

Hume Planning Scheme Amendment C207 and C208 – Sunbury South and Lancefield Road PSPs

Summary of consultation in response to Panel Recommendations

No	Panel Recommendation	Consultation/Outcome
Overarching Recommendations		
8	<i>The VPA should consult the Hume City Council and affected landowner stakeholders on an appropriate package of additions to the PSP to reflect a high priority for the early delivery of the southern crossing. These additions should incorporate a degree of flexibility as to the timing of delivery of the southern crossing in recognition that circumstances may change which could affect the priority for the crossing.</i>	<p>Three specific additions were made to the PSP at Section 2.1, Section 3.7.1, and Table 10 to clarify that the relative priority of delivery of the southern link (Jacksons Creek road crossing) will need to be reviewed if there is an early commitment to delivery of the Bulla Bypass.</p> <p>All changes were discussed with Council and affected landowners.</p>
19	<p><i>Implement the following recommendations in relation to the gas transmission pipeline:</i></p> <p>a) <i>The VPA should consider the SMS report for the Derrimut to Sunbury (T62-150mm) gas transmission pipeline when it is available in consultation with the APA and make any associated changes to the PSP and UGZ9.</i></p>	<p>The SMS was finalised following the conclusion of the Panel Hearing, and was endorsed by relevant stakeholders, including the VPA and APA. There were no specific implications associated with the endorsed SMS upon the final PSP and the PSP and associated planning ordinance respond appropriately to the gas transmission pipeline.</p>
26	<i>The VPA should consult with the Hume City Council and relevant landowners to confirm the ‘break of slope’ at relevant locations within the two PSP areas.</i>	<p>Landowners were invited to provide alternative ‘break of slope’ lines on their specific parcels for review. The VPA, Council and Melbourne Water jointly reviewed these alternative lines and supported a number of relatively minor adjustments to the break of slope as depicted in the final PSP.</p>
32	<i>The VPA and Council should further investigate options for the reconfiguration of employment land in the Old Vineyard Road area</i>	<p>The VPA commissioned a review of employment land provision across the Sunbury South precinct to allow it to respond to a series of Panel recommendations. The review concluded that a reduction and reconfiguration of the Old Vineyard Road employment area as proposed by the submitter was appropriate to deliver the employment objectives across the precinct, with some modifications. The VPA accordingly updated the Future Urban Structure and relevant concept plan. The change was discussed with both affected landowners and Council.</p>
45	<i>Identify amendments to the vision/objectives within the PSP to appropriately reflect the future strategic role of the Redstone Hill District Park.</i>	<p>In response to the Panel Recommendations, updates were made to the Vision (Section 2.1) and Objectives (Section 2.2) to better reflect the unique</p>

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46	<i>Prepare a concept plan for inclusion within the PSP that reflects the agreed strategic role.</i>	landscape and district open space function of Redstone Hill in serving the wider Sunbury area.
47	<i>Identify the appropriate scope of preliminary improvement works consistent with the agreed strategic role to form the basis of a new requirement in the PSP.</i>	<p>A new concept plan was included in the PSP to provide high level direction on key land uses and development of the district park, and the PSP now requires (at Section 3.3.1) that a master plan for the reserve should be prepared prior to subdivision, generally informed by the high-level concept plan.</p> <p>Minor updates were made to Section 3.6.3 to better reflect improvements to the Redstone Hill reserve as distinct from the regular open space network.</p> <p>The VPA consulted with Council and the landowner in relation to all of these changes as they are stakeholders directly affected by the changes.</p>
55	<i>Undertake further detailed investigations to determine the appropriate size and location of the retarding basin at 60 Buckland Way in consultation with Melbourne Water, Hume Council and affected land owners; and to reflect any amendments made by Melbourne Water to the Development Services Scheme prior to the adoption of the Sunbury South PSP.</i>	The VPA engaged with Melbourne Water and the relevant landowners in relation to this retarding basin following the conclusion of the Panel Hearing. It was ultimately decided that additional work would need to be undertaken by the landowners to justify a potential change to the configuration of the retarding basin, but that such work could be considered by Melbourne Water and Council as 'generally in accordance with' the PSP and agreed between these parties in greater detail at the subdivision permit stage. Therefore the work did not need to be finalised prior to the approval of the PSP.
61	<i>The VPA should draft further provisions for inclusion within the Lancefield Road PSP relating to the extent of development and protection of the conservation corridor; further guidance on requirements for visual and physical linkages; and further guidance in relation to visual sensitivity of development.</i>	The VPA prepared updated provisions and sought feedback from Council and the affected landowner to ensure there was a suite of additions to the PSP to address those matters set out by the Panel in this recommendation. This included the introduction of a new Guideline (G27 in the approved PSP) generally addressing those matters, as well as a series of Development Principles (Table 4 in the approved PSP) for the site.
63	<i>The VPA should further refine the Racecourse Road Residential Design Controls in consultation with Council and Villawood, and test them against the Section 96A application, before incorporating them into the Lancefield Road PSP.</i>	VPA prepared changes to design controls and sought feedback from Council and the landowner. VPA requested streetscape and building bulk analysis to demonstrate that alternative designs satisfied the objectives of the PSP. These were reviewed and supported by the landowner and Council.

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66	<i>The VPA should continue to work with Wincity to resolve the alignment of the RCZ and UGZ on the Wincity land, and amend the PSP as required.</i>	The VPA undertook this review in association with Council and Melbourne Water, as part of the broader review of the ‘break of slope’ line on relevant properties (see Recommendation 26) and provided the landowner with opportunity to comment
71	<i>Consider alternative configurations for the government secondary school at 280 Lancefield Road to improve the overall efficiency of the urban structure plan.</i>	The landowner was invited to provide alternative configuration options for the secondary school for further consideration by DET and the VPA in response to this recommendation. The landowner did not provide any alternative options but asked that the PSP preserve some flexibility within the PSP such that alternative options can be considered in future, informed by detailed subdivision design. The PSP already made provision for this level of future refinement, so no changes to the PSP were necessary.
Further Recommendations		
	<i>The VPA, in consultation with Hume City Council, Melbourne Water and affected landowners, should review the specific location of local parks in the Harpers Creek/Fox Hollow area following finalisation of the Fox Hollow DSS. Subject to the outcomes of that review, Sunbury South PSP Plan 7 – Open Space should be amended accordingly.</i>	Minor adjustments were made to the location/configuration of two local parks, including reconfiguration of LP-04 to reflect revised retarding basin footprint, relocation of LP-07 west (SS-LP-09 in approved PSP), as well as the deletion of LP-09 based on reduction in size of adjacent retarding basin. All changes were discussed with Council, Melbourne Water and affected landowners.
	<i>The VPA should review whether the overall area of the industrial land in the Precinct remains sufficient if part of the Hi-Quality land is designated for bulky goods/light industrial.</i>	The VPA commissioned a review to inform its response to a series of recommendations in relation to employment land within the Sunbury South precinct (see discussion on Recommendation No 32 above).
	<i>The VPA should review the location of SR-01 in the Sunbury South Precinct Structure Plan in consultation with Council and affected land owners and the APA.</i>	The VPA contacted both landowners affected by the potential relocation of SR-01 (neither of whom were submitters to the amendment at exhibition or before the Panel) who indicated that they did not support the relocation. On the basis of this, and the significant late impact on these landowners if a change to the location were to be made, the VPA decided to maintain the exhibited location of SR-01, in consultation with Council.
	The VPA should consider the amendment proposed by Spiire to the wording of the new Requirement with respect to the preparation of the Urban Design Framework for the Yellow Box Town Centre land to the north of the Boulevard Connector.	The final Lancefield Road PSP was updated to require that an Urban Design Framework for the Yellow Gum Town Centre be prepared in consultation with landowners in the wider town centre area, as per the request from Spiire (Requirement 25 of the PSP)

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	<p>Further development of the concept for that part of the land in the Yellow Gum Town Centre to the north of the Boulevard Connector to be zoned mixed use should be done by the VPA in consultation with the affected land owner, the land owner to the south and the Hume City Council.</p>	<p>Minor refinement occurred to the concept plan for the Yellow Gum Town Centre including designation of land uses north of the boulevard connector, expansion of community centre footprint on Lancefield Road, minor adjustments to the indicative local street network east of the proposed future train station, and designation of a 'feature main street' between the community centre and core retail. VPA consulted with both affected landowners regarding proposed changes.</p>

Note: Only recommendations requiring consultation with other stakeholders following the conclusion of the Panel Hearing included. For a full list of recommendations, please refer to the Panel Report.