

6<sup>th</sup> October 2019

Victorian Planning Authority  
c/- Amendment C106 or Beveridge North West  
Level 25, 35 Collins Street  
MELBOURNE VIC 3000

Dear Sir/Madam,

**MITCHELL PLANNING SCHEME - AMENDMENT C106**  
**CRYSTAL GROUP OUTLINE OF SUBMISSION**

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**INTRODUCTION**

1. Crystal Group (CG) makes the following submission in response to the changes proposed by the Victorian Planning Authority (VPA) pursuant to Amendment C106.
2. CG is a privately owned and operated property development and investment management firm dedicated to enhancing the lives of everyday Australians through the provision of quality residential, commercial and industrial developments. Collectively versed in engineering, sales, media, community representation and design sustainability our shared experience and expertise extends across all aspects of property and development from concept to delivery.
3. CG are the owners of approximately 500ha of property adjoining the northern boundary of the Beveridge North West Precinct Structure Plan (BNW PSP) area situated at 175 Northern Highway, Wallan. The subject site is included within the proposed Wallan South Precinct Structure Plan (WS PSP) and is comprised of multiple titles (Subject Site).
4. The ability for CG to recognise the full potential of the subject site may be significantly impacted by Amendment C106 as it is currently contemplated. While the BNW PSP does not directly apply to the subject site, we submit that there are a number of strategic matters that should be considered and addressed as part of BNW PSP process to avoid the known, and potential unintended consequences regarding the future development of CG's strategic land holding within the WS PSP.

**THE SITE**

5. The Subject Site:
  - a) Is generally rectangular site with a smaller rectangular parcel in the north west corner adjoining the norther boundary.
  - b) The subject site titles are generally contiguous with the exception of 5 Macsfield Road, Wallan which is a small rectangular parcel situated on the eastern side of the Northern Highway.
  - c) The majority of the subject property is actively used for farming and agricultural purposes and contains several individual dwellings.

- d) The Subject Site is approximately 530 hectares in area.
- e) Has a frontage of 1.6 km to Northern Highway and a depth of 3.5 km east to west.
- f) Topography of the site is dominated by the existing ridgeline that runs north-south along the subject sites' western boundary. Falling west to east, the subject site is generally flat from the base of the ridgeline with minor undulations and natural drainage lines.

## **SITE CONTEXT**

- 6. The subject site abuts the southern boundary of the established Township of Wallan.
- 7. Situated between Old Sydney Road to the west and the Northern Highway to the east, the subject sites northern boundary is predominantly formed by Taylors Lane.
- 8. The southern boundary of the subject site abuts the northern boundary of the BNW PSP area.
- 9. The subject site comprises approximately 66% of land within the WS PSP and being situated between the Wallan Township and the proposed BNW PSP, it effectively completes the northern growth corridor west of the Hume Freeway.

## **PROPOSED AMENDMENT C106**

- 10. CG is aligned with the VPA's aspirations for BNW in that it seeks to facilitate new urban development and associated infrastructure provision including open space and community outcomes.
- 11. CG's key concerns with respect to the subject site are summarised by the comments and clarifications outlined below.

### Image, Character, Heritage & Housing

- 12. How is the location of the indoor recreation facility (presumably a large building) consistent with the 'open plan' landscape values identified in the *Landscape & Visual Assessment Report* prepared by Planisphere dated September 2014?
- 13. How have the dimensions and areas attributed to landscape value either side (east and west) of open space park SR-01 been determined / justified?
- 14. Slope management plan should be required for slopes up to 30% not 20% as proposed. Additional consideration should also be given to the direction of the slope (i.e side slope versus front to back)
- 15. To what extent have the VPA sought to incorporate affordable housing within the BNW PSP?

### Town Centres & Employment

16. We assume the *Economic Assessment Report* prepared by Essential Economics dated July 2019 referred to in the BNW PSP Background Report is the same document as the *Economic Assessment Report* prepared by Ethos Urban dated July 2019. Please confirm our understanding is correct.
17. The location of Northern and Western Local Town Centres (LTC's) within the BNW PSP share a 'disputed' catchment in the north western corner of the precinct. Seemingly there remains a relatively un-serviced catchment in the south-west corner of the BNW PSP area. To what extent has the VPA considered alternate positioning of the northern and western LTC's to better serve these immediate densities and catchments?
18. Alternate positioning may assist to provide better integration with future LTC's and Local Convenience Centre's (LCC) within the future WS PSP providing improved coverage across both PSP's.

### Open Space & Landscape Values

19. Has the VPA undertaken a community infrastructure / open space and recreation needs assessment to support the location, size and type of open space and recreation facilities and reserves throughout the PSP? If so, what are the total population forecasts being utilised?
20. Without the benefit of any previous needs' assessment that may have been undertaken, could the VPA please provide further explanation and detail regarding the nature of indoor recreation facilities proposed within open space park SR-01?
21. The visual and landscape character of Spring Hill Cone is proposed to be protected through the application of RCZ. We submit that there are elements of Spring Hill Cone that could be maintained by designating the area as open space rather than RCZ. Has the VPA considered parts of Spring Hill Cone that could be enhanced (eg. Natural amphitheatre) be included as credited open space?
22. Further consideration regarding permissible uses within the RCZ should be contemplated.

### Transport & Movement

23. *Plan 2 – Precinct Features* of the BNW PSP identifies a number of "gateway entry points" along the precinct's northern boundary. The intention of these is relatively clear but the rationale for determining their location is not. While they currently represent PSP boundaries, ultimately, they will be within a single residential area and will not reflect the threshold entry point between PSP's from an urban design land use perspective.
24. *Plan 3 – Future Urban Structure* identifies walkable catchments with a dashed red line. It is not clear what is the driving / informing the location of this walkable catchment boundary.

25. The two north-south arterial roads are in very close proximity to each other. Traffic volumes appear to dissipate moving north and return east to the Northern Highway and Hume Freeway. A stronger rationale is required to demonstrate the necessity for both north south arterials.
26. Adjoining the precincts northern boundary, there is a residential area between the western arterial road and open space park SR-01. How is access to this future residential area to be achieved?
27. Given the close proximity of the north-south arterials and the location of the open space SR-01, detailed infrastructure costings are required to better understand the funding requirements to deliver these works.
28. The BNW PSP Background Report references an *Infrastructure Designs and Costings Report* by Cardno Victoria dated July 2019. A copy of this was not provided with the background documents online. Can this report please be made available for review?
29. The BNW PSP study area does not appear to include the Old Sydney Road reserve, however the *Traffic Report* prepared by GTA Consultants dated December 2018 states that Old Sydney Road “will ultimately consist of a two-lane cross section (one lane in each direction) through the study area”. We request the VPA please provide further clarity regarding what is proposed for Old Sydney Road.
30. The BNW PSP includes limited ICP provisioning for two 4-way signalised intersections with Hadfield Road reservation, however there does not appear to be any ICP provision for the east-west construction of Hadfield Road itself.
31. The location of these 4-way signalised intersections divides the residential area as they are not located where their natural desire lines are situated (activity centres, schools, indoor recreation facilities etc) and therefore may not be required.
32. There appears to have been a very limited assessment of public transport requirements and design beyond bus capable roads. Have other opportunities to improve public transport patronage and facilitate a more efficient public transport network been considered?
33. Given the size of the BNW PSP area and its location relative to existing rail infrastructure, has the VPA considered alternate forms of transport which would benefit from strategic provisioning and integration within the BNW PSP?

#### Integrated Water Management & Utilities

34. The *Utilities Servicing & Infrastructure Assessment* undertaken by Cardno Victoria Pty Ltd in March 2014 is based on the expectation that the BNW PSP precinct will eventually accommodate approximately 11,000 residential lots. CG note the current proposed BNW PSP *Housing Density Guide* at *Table 4* contemplates approximately 16,286 dwellings.

35. Noting Section 13 of the BNW PSP Background Report on page 26 which states that an update to the Cardno Report is currently being undertaken. What is the current status of this revised report and when it is expected to be made available to enable us to review?
36. A portion of the precinct adjacent the northern boundary is within the Taylors Creek DSS. Can the VPA advise what analysis has been undertaken to ascertain the developability of this land noting there are no DSS infrastructure items within the BNW PSP area?

Precinct Infrastructure Plan & Staging

37. Has the VPA undertaken infrastructure cost analysis for the works identified in the BNW PSP? If so, when will a copy be made available for review?
38. The absence of an ICP creates significant uncertainty regarding the future development of the precinct. What is the anticipated timing and process for the completion of the ICP for the BNW PSP?
39. CG welcome the opportunity to clarify and discuss any aspect of the above submission.
40. CG would like to be involved in any future Panel Hearing process in relation to the amendment and should you have any questions, please do not hesitate to contact the undersigned.

Yours Sincerely



Alister Oldham  
Development Director  
Crystal Group