

18 October 2019

318175

Tony Marks
Strategic Planning Manager

Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne, VIC 3000

Dear Mr Marks,

RE: Submission to Beveridge North West Precinct Structure Plan

We represent Mondous Property Australia, who are the owners of a substantial land holding at 295 Hume Freeway, Beveridge within the Beveridge South West Precinct Structure Plan.

Our holding is located on the western side of the Hume Freeway within the Beveridge South West PSP. Our land accounts for approximately 400 hectares and is one of the largest holdings identified for residential and commercial development in the Beveridge growth front. Specifically, the North Growth Corridor Plan designates the location of a Major Town Centre on the Mondous land, south of the existing Mandalay Estate.

We acknowledge the preparation of the Beveridge North West Precinct Structure Plan and specifically note the inclusion of four (4) local town centres and two (2) local convenience centres within the PSP area.

Table 7 of the Beveridge North West PSP outlines the hierarchy of proposed town centres. The southern, northern and western town centres are all noted as comprising 6,300m² of retail floor space and 2,700m² of commercial floor space. Despite the thresholds as stipulated, the Beveridge North West PSP specifies that the Southern Town Centre is nominally the larger of the three local town centres proposed.

Table 6, in the PSP, outlines the hierarchy of town centres external to the PSP area. Mandalay Estate Town Centres and Beveridge Central Convenience Centre are noted as having proposed retail floor areas of 5,000m² and 3,000m² respectively. These two centres are located in close proximity to the proposed Southern Town Centre within the Beveridge Northwest PSP. Whilst the centres as proposed are all deemed to be separate and distinct, it is likely that the Southern Town Centre, The Mandalay Town Centre and the Beveridge Central Local Convenience Centre will ultimately operate in unison as a broader commercial area.

As identified, the North Growth Corridor Plan designates the provision of the Beveridge Major Town Centre (BMTCC) south of Mandalay Estate. Although the preparation of the PSP for the Beveridge South West has not commenced the role and function of the centre has been clearly articulated by the North Growth Corridor Plan. We submit that the Beveridge North West PSP should clearly acknowledge the Beveridge Major Town Centre and should be explicitly referenced in Table 6 as a relevant town centre area external to the Beveridge North West PSP area. An amended table has been provided below.

Table 6 Town Centre Hierarchy – External to Precinct

Heading	Heading	Heading
Mandalay Estate Town Centre	5,000m ²	Located on the corner of Camerons Lane and Patterson Road south of the precinct to service the community in Beveridge Central and Mandalay Estate. The town centre is located with a State Primary School and Community Centre.

Heading	Heading	Heading
Beveridge Central Local Convenience Centre	3,000m ²	Located on the corner of Camerons Lane and Patterson Street, adjacent to the planned town centre in the Mandalay Estate. The centre may include a small line supermarket/specialty retail and small office uses.
Lockerbie North Northern Town Centre	9,000m ²	Located to service the community to the east of the Hume Freeway.
Beveridge Major Town Centre	TBD, but likely in excess of 25,000m ²	Located on the west side of the Hume Freeway, south of Mandalay Estate. The centre is the preeminent retail location within the Beveridge Growth Area providing a sub-regional role that is expected to include a wide range of shopping, employment, community, health, education and housing options.

In summary, we do not object to the location, designation or retail floorspace area as specified in the PSP, subject to the changes requested above. We also reserve the right to respond and object to any submissions and that seek to undermine the hierarchy of Activity Centres in the Beveridge Growth Area or seek to alter or influence future role and function of the Beveridge Major Town Centre. We request that you inform us immediately of any changes proposed by you or by other submitters that relate to the exhibition of the amendment any subsequent Panel Hearing or the ultimate finalisation of the amendment.

We trust the information provided herein is clear and precise. Do not hesitate to contact myself or Henry Wallis (hwallis@ethosurban.com) to discuss further.

Yours sincerely,



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