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30 September 2019

Stuart Moseley
Chief Executive Officer
Victorian Planning Authority
35 Collins Street
Melbourne, VIC 3000

Beveridge North West Precinct Structure Plan

Dear Mr. Moseley

FamilyCare writes in relation to the draft Beveridge North West Precinct Structure Plan (PSP).

We are a voluntary member of the Beveridge North West Partnership, and we are interested in guiding positive social outcomes for the future Beveridge North West community, with a focus on liveability; including both physical and social infrastructure, the environment, transportation and access to services (health, employment and education) to meet the needs of a growing community now and into the future.

Beveridge North West PSP presents an opportunity to set a benchmark for successful greenfield development, a place where people are proud to live, work, learn and play. The success of Beveridge North West requires early delivery of infrastructure and services that supports health, improves resilience, future proofs liveability and livelihoods and provides employment opportunities from the time residents move in. We acknowledge the spectrum of elements considered in planning for quality urban environments. In responding to the Beveridge North West PSP, we wish to express our disappointment at the inclusion of works authority for the proposed quarry (Precinct Features map page 3).

A proposed quarry in this location fundamentally alters the urban landscape; affecting liveability, viability of the nearby town centre, delivery of connected roads to Wallan South PSP and reducing the residential catchment that will support the planned open space and community infrastructure. It is a hostile land use that will quarantine land for decades that cannot be used for any other purpose other than protecting a quarry.

The physical landscape, consisting of picturesque rolling hills to the north of the precinct, is a significant feature to the area with potential wellbeing benefits. The hills add aesthetic appeal and lifestyle value, providing a link between the hilltops in the north east of the precinct and the hilltops in the North West. This will enable trails which will encourage walking and cycling. The proposed quarry would disfigure the landscape and interrupt the linear connection between the hilltops, reducing the open space in the precinct and therefore lesson the overall appeal of the Beveridge North West area.

We are aware the quarry would require a 500m buffer zone. This buffer zone would impinge upon the proposed Northern Local Town Centre by restricting access to the north and east. Viability of the town center would also be affected by disruption to planned roads.

The proposed quarry and buffer zone would block the proposed Eastern Arterial road (Patterson Road/E14 Extension), thereby decreasing connection with Wallan South, and affect the Boulevard Connector Street North. We are concerned this would hold up necessary development of the northern section of the Eastern Arterial, if not hindering the development of the road at all. The Eastern Arterial road is planned to be a bus route, disruption to this road would affect optimal public transport connectivity in the area.

The points raised above would affect residential development in the north east of the precinct. Development in the north residential catchment is required to activate the development of the planned open space and local indoor recreation center. This space is 20.01 hectares and is 36% of the identified credited open space and would be one of Beveridge North West's most significant local spaces. This land is immediately adjacent to the proposed quarry. It would be unlikely that a position next to a quarry would be suitable for any kind of active open space due to the likely health concerns and access challenges.

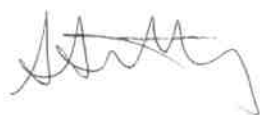
As noted it is critical that green-field development and communities are adequately supported with the necessary social, economic and environmental services and infrastructure. The quarry erodes the vision and opportunity of precinct structure plans to create communities that are diverse, sustainable, liveable and socially connected.

As a part of the Beveridge North West Partnership, we are committed to setting a new standard for successful green-field development, ensuring the early and timely provision of services and infrastructure with the view to creating neighborhoods and communities that are healthy, connected and sustainable now and into the future.

We trust that the comments provided here will be carefully considered by the Victorian Planning Authority.

If you would like to discuss any of the matters provided above in more detail, please do not hesitate to contact Ange Armstrong, by email: aarmstrong@familycare.net.au or call 03 5734 1000.

Yours sincerely



Ange Armstrong
Director of Service Development
FamilyCare