

Our Ref: 20623/P
 Doc Name: Sunbury South ICP Submission
 njh

21 May, 2020

Victorian Planning Authority
 Level 25
 35 Collins Street
 Melbourne 3000

Dear Sir/Madam

**Amendment C243hume to the Hume Planning Scheme
 Submission on behalf of Asia-Pacific Property P/L**

We act on behalf of Asia-Pacific Property P/L (Asia-Pacific) who are the owners of the following parcels of land:

SS-38	50 Fox Hollow Drive
SS-39	60 Fox Hollow Drive
SS-40	65 Fox Hollow Drive
SS-41	55 Fox Hollow Drive
SS-42	45 Fox Hollow Drive
SS-43	37 Fox Hollow Drive
SS-44	35 Fox Hollow Drive
SS-45	95 Watsons Road

Our client is generally supportive of Amendment C243hume and the associated Sunbury South and Lancefield Road ICP. There are a few items that they do object to and they are laid out below.

We note that the Sunbury South and Lancefield Road ICPs set out the infrastructure that is required at Section 3.7 (SSPSP) and Section 3.6 (LRPSP). Plan 13 (SSPSP) and Plan 13 (LRPSP) sets out the key roads, intersections, community facilities and local sports reserves.

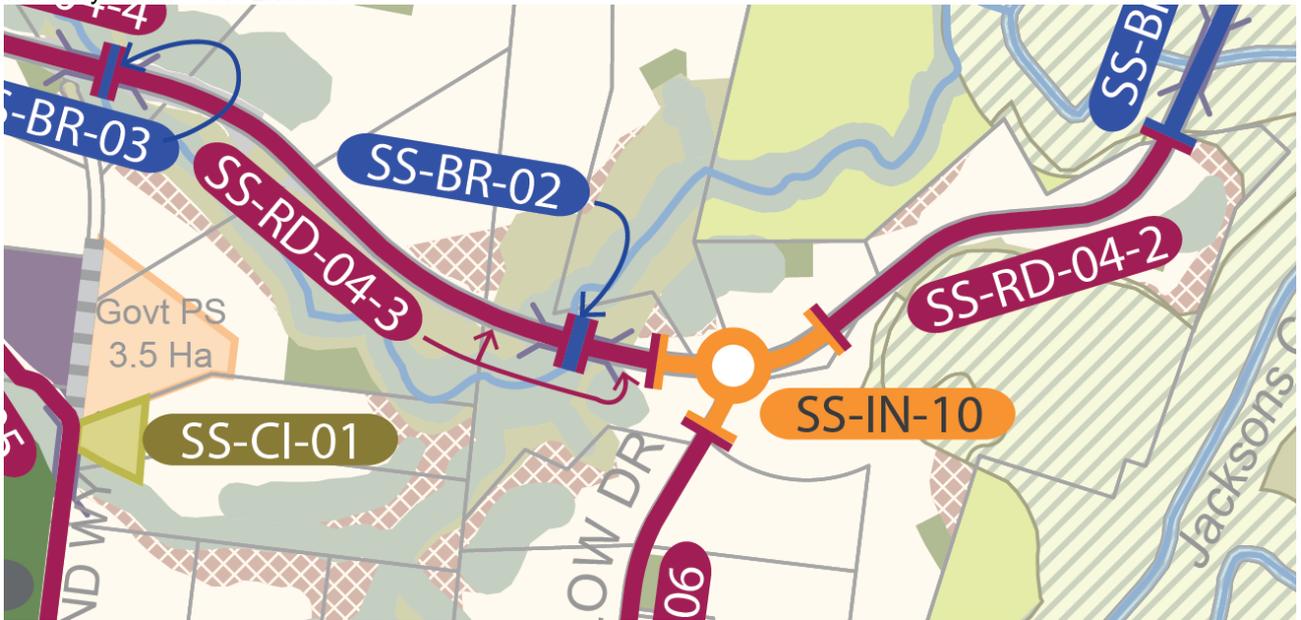
This provides the basis for the ICP which appears to include the same scope of items. Our client generally supports this approach.

Plan 5b

We do note what appears to be errors in Plan 5b of the exhibited ICP:

- SS-RD-04-3: land for the construction of this road should be extended to match the plans in the PSP and Plan 2b in the ICP
- SS-IN-10: the southern leg, in so far as it relates to road widening of Fox Hollow Drive, should be added to Plan 5b. This would then match the words on page 33 of the ICP which includes the *land for the ultimate configuration 3 way intersection*
- SS-RD-06: the road widening of Fox Hollow Drive should be noted on the plan, as per the words on page 32 of the ICP.

Sunbury South PSP Extract:



Plan 5b Extract from ICP:



Bridges LR-BR-01 & SS-BR-01

Our client's major concern is with the two bridges known as LR-BR-01 and SS-BR-01. It is acknowledged that both bridges are necessary and beneficial infrastructure items that benefit both PSPs. It is noted that 74% of the cost has been apportioned *internally* with \$76M and \$30M being added to the cost of this ICP.

The remaining 26% of the cost is being apportioned to the Sunbury North and Sunbury West PSPs.

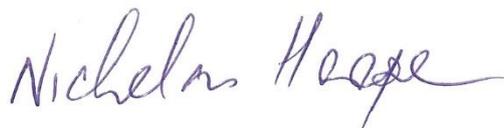
It is submitted that these bridges will serve the community beyond these four PSPs. These bridges are needed to provide connectivity not only for these PSPs but to assist with overall traffic flow in the Sunbury region. The current road network provides limited opportunities for north-south and east-west movement given historic decisions that force the majority of the traffic via the town centre and surrounding roads.

It is my client's view that a proportion of the funding for both of these bridges should be sourced from general Government revenue, perhaps GAIC funding. These bridges are key elements that provide, in part, a benefit to the State. LR-BR-01 provides an important east-west connection across Jacksons Creek connecting into the northern part of Sunbury. SS-BR-01 provides a critical north-south connection over Jacksons Creek linking the Lancefield Road/Sunbury Road intersection with Watsons Road, Crinnion Road and the Calder Freeway beyond. The bridges will facilitate movements that benefit traffic in the region and will relieve traffic movements through the Sunbury township.

At this point we do not have a suggested proportion that should be applied external to the ICPs. We would like to engage in discussions with the VPA in this regard and will provide further work to justify our position in due course.

If you have any queries please contact me on 0413702956 or at n.hooper@taylorssds.com.au

Yours faithfully



NICK HOOPER
Director

Enc

Cc Asia-Pacific Property P/L