

Our File: HCC18/665
Enquiries: Caroline Rollis
Telephone: 9205 2372



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address
PO BOX 119
DALLAS 3047

TELEPHONE 03 9205 2200
FACSIMILE 03 9309 0109

Friday 3 July 2020

Mr Hugh Stanford
Victorian Planning Authority
Level 25
35 Collins Street
MELBOURNE VIC 3000

Dear Mr Stanford

**RE: PLANNING SCHEME AMENDMENT 243HUME – SUNBURY SOUTH AND
LANCEFIELD ROAD INFRASTRUCTURE CONTRIBUTION PLAN**

I refer to Amendment 243hume to the Hume Planning Scheme (Amendment) undertaken by the Victorian Planning Authority (VPA) and advise that Council considered the Amendment at its meeting on Monday 22 June 2020.

Council resolved to forward a submission to the Victorian Planning Authority indicating:

1. support for the Sunbury ICP as exhibited;
2. support for the inclusion of all infrastructure projects as proposed (design/costing/priority) within the standard and supplementary levy;
3. support for the application of the Public Acquisition Overlay over the land required to deliver Yirrangang Road and the removal of the existing Public Acquisition Overlay; and
4. requesting the opportunity to be involved in discussions between the Victorian Planning Authority and any submitting party prior to the resolution of any outstanding matters or any forthcoming Planning Panel for the amendment.

Following is Council's submission to Amendment 243hume to the Hume Planning Scheme.

The Sunbury ICP

The development of the Sunbury South and Lancefield Road PSPs is expected to occur over the next 20 years. Over this time Council is required to manage the delivery of community, recreation and transport infrastructure in line with emerging community need.

The total cost of the infrastructure in the exhibited Sunbury ICP is \$567 million. This is a significant financial obligation placed upon Council. The implications on the Hume community and Council in the event that infrastructure is not appropriately costed would be significant.

It is therefore pleasing that Council is able to support the ICP as exhibited, including the proposed design, costing and priority of all infrastructure items.

Council's support for the costings in the exhibited ICP is based on the strong alignment in costings arrived at by two specialist infrastructure costing consultants commissioned by the VPA and by Council.

It is recognised that the levies in the exhibited ICP are significant and one of the highest under the ICP regime. However, Council considers that the list of infrastructure items included within the exhibited ICP and their apportionment is consistent with the Ministerial Direction and the ICP guidelines.

Yirrangan Road

Council supports the inclusion of the road projects that comprise Yirrangan Road (an extension of Buckland Way to connect to Jacksons Hill) and the proposed Public Acquisition Overlay (PAO) over the alignment of these projects. The PAO will provide Council with the means to acquire the land for this priority new road at an early date.

In the unlikely event that the infrastructure projects aligned with the proposed PAO are removed from the ultimate Sunbury ICP through the next stages of the amendment process, Council requests the opportunity to reconsider its support for the application of the PAO.

Infrastructure Apportionment

Cost apportionment across the four Sunbury PSP areas (Sunbury West, Sunbury North, Sunbury South and Lancefield Road) was considered by the Sunbury Road and Lancefield Road PSP Panel and the recommended apportionment has been reflected in the exhibited Sunbury ICP.

Council considers the apportionment of all infrastructure items in the exhibited ICP to be appropriate.

Jackson Creek Crossings

The two bridges over Jacksons Creek are by far the most substantial infrastructure projects in terms of cost and complexity, particularly the northern bridge (LR-BR-01). The Panel for the Sunbury South and Lancefield Road PSPs confirmed the inclusion of these infrastructure projects and the apportionment to future adjoining PSPs. Council does not object to their inclusion and supports their costing and apportionment as exhibited.

The costs have been peer reviewed by costing experts commissioned by Council and include/allow for a design that will help to minimise their visual impact in the Jacksons Creek. This is considered a crucial outcome given the creek's significant heritage and landscape values.

It is noted that a number of the landowner submitters seek to reduce the Sunbury ICP contribution to the cost of the bridge infrastructure projects on the basis that the connections afforded by the bridges are regional. Some submitters have suggested the use of GAIC for partial funding.

Council has previously contended that the bridges should be entirely funded through GAIC though this has not been supported by State Government and so Council is focused on ensuring that the bridges are appropriately funded through the ICP.

If the concept of using GAIC funding is considered further by the VPA and planning panel, Council seeks certainty from the State Government that the GAIC funding would be

available when required to ensure that there is no delay in the delivery of the infrastructure project or associated/dependent projects.

In summary, Council:

- does not object to the two bridge projects being included in the ICP; and
- supports the costings for these projects and the proportional contribution in the exhibited ICP.

Delivery of key Infrastructure Items

Whilst not a matter for the VPA or a planning panel to consider as part of this amendment, Council notes that the two major bridges and the grade separated rail crossing are projects that extend beyond the scale and complexity of typical Council projects. They are more akin to the scale of projects delivered by specialist State agencies like the LXRA and MRPV.

For this reason, Council will likely be seeking the support and assistance of these or similar specialist State agencies in delivering these project items in the future and will seek VPA support for this at the relevant time.

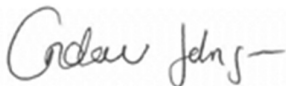
Administrative Matters

As exhibited the Sunbury ICP apportioned road project LR-RD-03 to both the Standard and Supplementary Transport Levies. This means the item is represented twice in the total cost of infrastructure provision however correctly in terms of cost apportionment to the ICP.

Council requests the opportunity for its officers to be involved in discussions between the Victorian Planning Authority and any submitting party prior to the resolution of any outstanding matters or any forthcoming Planning Panel for the amendment.

Council is pleased to be able to support this amendment as exhibited. This support reflects the effort and commitment made by the VPA and Council officers to prepare a sound and justified ICP that includes appropriately costed and apportioned infrastructure projects to meet future community needs in the PSP areas.

Yours sincerely,



ANDREW JOHNSON
MANAGER STRATEGIC PLANNING