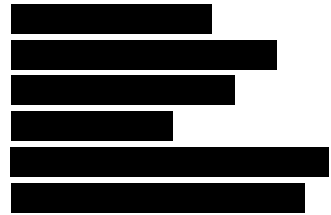


16th December 2020



Victorian Planning Authority
C/- Craigieburn West Precinct Structure Plan
Level 25, 35 Collins Street
MELBOURNE VIC 3000
(Sent via email)
amendments@vpa.vic.gov.au

**CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN AND
DRAFT AMENDMENT TO THE HUME PLANNING SCHEME**

Thank you for the opportunity to make a submission to the above.

As a resident of the urban/rural interface on the west side of Mickleham Road (Green Wedge), I have been following the progress of the Craigieburn West PSP and have tried to be informed of updates as they have become available over the years.

I am extremely disappointed that the community was denied the opportunity to have any input into the Draft Plan prior to this Planning Scheme Amendment Consultation Process, yet the PSP Co-Design Workshop Outcomes Report (7th November 2019) Recommendation C-1 and C-2 was to:

“Hold a community consultation campaign around the precincts vision and mission”; “Include community members or representatives to ensure community views are canvased and included in the planning”.

I realise the difficulty with COVID19, but this process, still could have been achieved.

Due to this absence of community input, I hope my views will be seriously considered.

With such uncertainty over the past 10 years with the extension of the Urban Growth Boundary and the absence of the UGZ applied, we do look forward to the finalisation of the Precincts, Planning Scheme Amendment to give clarity, regulation and prevent the planning permits outside of the PSP which have recently occurred over the past 12 months.

With regards to the Fast Track Program and Standing Advisory Committee, I have uncertainty about the process and can only hope, that this works as anticipated, for all parties and has complete transparency.

After reviewing the Draft Planning Scheme Amendment documents, there are concerns and issues throughout that I would like to address and request changes too, that I have outlined in this submission.

Urban/Rural Interface

2.1 Vision (page 10)

The vision statement quotes (midway through paragraph 4)

“Provision of a sensitive built form interface to rural land west of Mickleham Road/Urban Growth Boundary”.

Requirement R4 (3.1 Housing, subdivision & built form (page 15)

“Development along Mickleham Road and Mt Ridley Road must provide a sensitive rural interface through design treatment, which include a landscaped nature strip between the row of housing and road reservation”.

I did discuss the interface during the Zoom Meeting with the VPA to get an indication of what the urban/rural interface would look like but an answer was not able to be provided.

The issue is, the Draft Plan does not include a cross section for this interface, as it has done for other areas in the PSP (refer Page 58 to 65, 4.5 Street Cross Sections).

R4 quoted above, is too open to interpretation and unclear of the intent. This could mean that the row of housing faces east and the back fence faces Mickleham Road.

The walkable catchment (400m) extends to the rural interface (which includes lots 17,18 & 19 within the PSP) refer plan 4, page 12. This will have a higher density of housing and built type directly up to the interface (26.5 dw/ndha) – refer Table 2, page 17 and Requirement 2, page 15.

We are seriously concerned with the density and type of housing that could interface this section of Mickleham Road. The possibility of FOUR story apartment buildings, terraced homes, townhouses and other discretionary uses of the GRZ would be inappropriate and completely contradict the “VISION” purpose of the “Sensitive built form Interface to the rural land west of Mickleham Road”.

Requested Change:

Include a cross section for the Mickleham Road Interface as other PSP’s have done into their Draft Plan, for example Lindum Vale, Beveridge North West and Merrifield West. Have a landscaped nature strip (3 – 4 metres) behind the arterial road reserve boundary, then the local road and housing.

Include in table 2 (page 17) of the Draft Plan, the Mickleham Road interface to include the sensitive design built form to be more in line with convention residential housing density and built form, for the first row of housing along this interface.

Also include the above into Schedule 12 to clause 37.07 UGZ table 1.

2.3 Objectives (page 11)

Objective 01: Housing, subdivision & built form

Requested Change:

Include “Sensitive built form to the rural interface west of Mickleham Road” to objective 01.

Add an additional Objective 09:

Support and work with the Department of Transport to ensure development of the Precinct occurs in line with the upgrade and duplication of Mickleham Road from Donnybrook Road to Somerton Road.

3.2 Transport & Movement (Page 19) Plan 5 - Transport Plan (page 18)

The Signalised T Intersections north of Craigieburn Road on Mickleham Road are marked, within the legend on the map as only being T Intersections.

Requested Change:

Change the legend on Plan 5 to remove the T Intersection and replace with Signalised T Intersection. (As supported by the traffic assessment report and indicated in appendices 4.1 page 44, IN-04 AND IN-01).

3.2.1 Public Transport (page 19)

As there will be a reliance on Mickleham Road to have a high frequency bus service and bus stops in convenient walking distance for households within the PSP, the need for the PSP to be developed in line with the Mickleham Road duplication is confirmed.

3.3 Water, utilities & bushfire safety

A Utilities Plan has not been incorporated into the Draft Plan but from viewing the Service Report by Taylors in the background studies, the lot numbers do not correspond with the sequence of lot numbering in the Draft Plan. How does this effect, where these services go?

An example – On the Taylors report the Electricity Substation is positioned at lot 27 but this is lot 28 on the Draft Plan. This also seems to effect the proposed sewer main and how this will cross the Aitken Creek and tributary's. The proposed portable water main also appears to cross the creek and conservation area 29.

One of the three Mobile Towers also has a lot number discrepancy.

Also Guideline G34 refers to Appendix 4.6 this should be Appendix 4.7.

3.4 Public realm, open space & heritage (page 29)

Plan 8 – Open Space Plan (page 28)

LP-09 - Local Park 09, Lot 24 (fronting Craigieburn Road)

I originally thought this was a great idea to retain the cluster of existing River Red Gums for the habitat, until I read the draft LP-09 concept plan.

There is a lot going on in this plan with multiple paths including pedestrian paths, wild walk path, primary shared path and also picnic areas, nature play elements, picnic benches, etc.

This is high activity, into an area that the Arborist Report (Treetec) suggests to Limit Access (refer: Tree number 804, cluster of greater than 600 trees). I believe this could also pose a Public Safety Issue with high activity around the large canopy trees and from my experience of living in the area, these trees constantly lose limbs in the very high winds we have in this area.

Maybe some of the elements could be removed, in particular the wild walk path and nature play equipment.

Plan 9 – Heritage & Public Realm Plan

The Place of Worship at Lot 20 (1540 Mickleham Road) has not been identified on this plan. This must be included considering the Requirement R27 (3.4.2 page 33)

“Where a Place of Worship/Assembly is proposed to be retained, subdivision and development adjacent to existing and future Places of Worship/Assembly as indicated on Plan 9 must:

- *Ensure the site becomes a feature of the precinct.*
- *Provide a Buffer between the Places of Worship & Assembly and new dwellings.*
- *Ensure the building is contained on a parcel that provides appropriate curtilage to the building.*
- *Maintain convenient access to the site.*
- *Ensure the parcel containing the Place of Worship & Assembly has access to the internal subdivision street network.*

All to the satisfaction of the responsible authority.”

Requested Change:

Include the Place of Worship at Lot 20 into Plan 9.

3.5 Biodiversity, vegetation & landscape character (page 37) Plan 10 Biodiversity & Vegetation Plan (page 35)

I was advised by the VPA that the trees along Mickleham Road (Avenue of Honour) that were marked on the map to be removed, is an error and that reference to these trees will be removed.

The Biodiversity Conservation Strategy area 29 is indicated on plan 4 (page 14) and schedule 12 as the Boundary being subject to review. I was advised during the Zoom Meeting with the VPA that the Developer was working with Council to move these boundaries to provide a better environmental outcome. So I assume this will be a planning scheme amendment to the PSP at a later stage.

3.7.1 Town Centres (page 38)

There is an error in Requirements R36, the reference to table 5 should be table 6 and the reference to table 6 should be table 7.

The Draft Plan has not included a proposed Concept Plan for the Town Centre and Mixed Use area as other Greenfield PSP's have done during the draft stage. Yet 4.3 (page 51) Principle 4 quotes:

“Land uses should be located generally in accordance with the locations and general land use terms identified on the Local Town Centre Concept Plan.”

Why has this not been included in public consultation?

The Mixed use area is very close to the Aitken Creek and will be built over the original wetland area. How will the discretionary uses that could have environmental impacts such as Service Stations be managed?

With a proposed 8,300 lots and 25,800 residents, the extra 74,700 vehicle movements per day to the local area will be significant to the road network. Does the main connector Road (boulevard) around the Town Centre have the capacity for this increase?

3.8.2 Subdivision works (page 42)

Requirement R39, the last dot point refers to Table 4, this should be Table 5.

CONCLUSION

Our main concern is the Urban/Rural Interface and in particular the 400 metre catchment that extends to the rural interface, this important component has been overlooked and needs serious attention to provide a "Sensitive Interface" as proposed in the PSP's VISION.

After reading the Landscape Assessment Report (Spiire) over 12 months ago, I had a much higher expectation, of a soft edge and visual character to the interface. The Landscape Assessment at page 51, Objectives & Recommendations and the Background Report for the planning scheme amendment clearly indicates a sensitive interface as quoted below;

7. *Interface/Edge Treatments:*
Create a complementary and sensitive interface to the adjacent existing landscape character.
- 7.1 *Consider lot density, generous built form offsets and providing open space provisions along Mickleham Road to provide a subtle transition between new residential area and existing rural landscapes on the western side of Mickleham Road.*

The draft plan does not provide any concept plan for the interface. There is no "open space provision" planned for the Mickleham Road interface. There is no subtle transition to the character of the rural landscape. The only inclusion is an entry and exit point for the linear park to the north and south of the precinct.

As it stands at the moment, the Mickleham Road interface will be rural to the west and a sea of housing to the east, without any landscape components to diversify the hard edge.

Over the 21 years we have lived here, we have been active in being aware of the changes adjacent to our property and have consulted with the Growth Authority now the VPA over the years. We were always assured that a Sensitive Interface was the Strategic Planning.

As Such my request for a small change, to housing density and built type for the first row of housing along the Mickleham road interface, is a minor change. It will not affect the proposed outcome of the PSP's expected average of 20 lots per hectare or effect any other planning outcomes.

Thanking you,

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