

17 December 2020

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

Via: Online submission

Dear Sir / Madam,

SUBMISSION TO THE CRAIGIEBURN WEST PRECINCT STRUCTURE PLAN

Thank you for the opportunity to provide a submission to the Craigieburn West Precinct Structure Plan (“the PSP”) and associated documents.

Satterley Property Group (“SPG”) own a majority of the land referred to as ‘Investigation Area’ in the Greenvale North R1 Precinct Structure Plan, refer to figure 1.

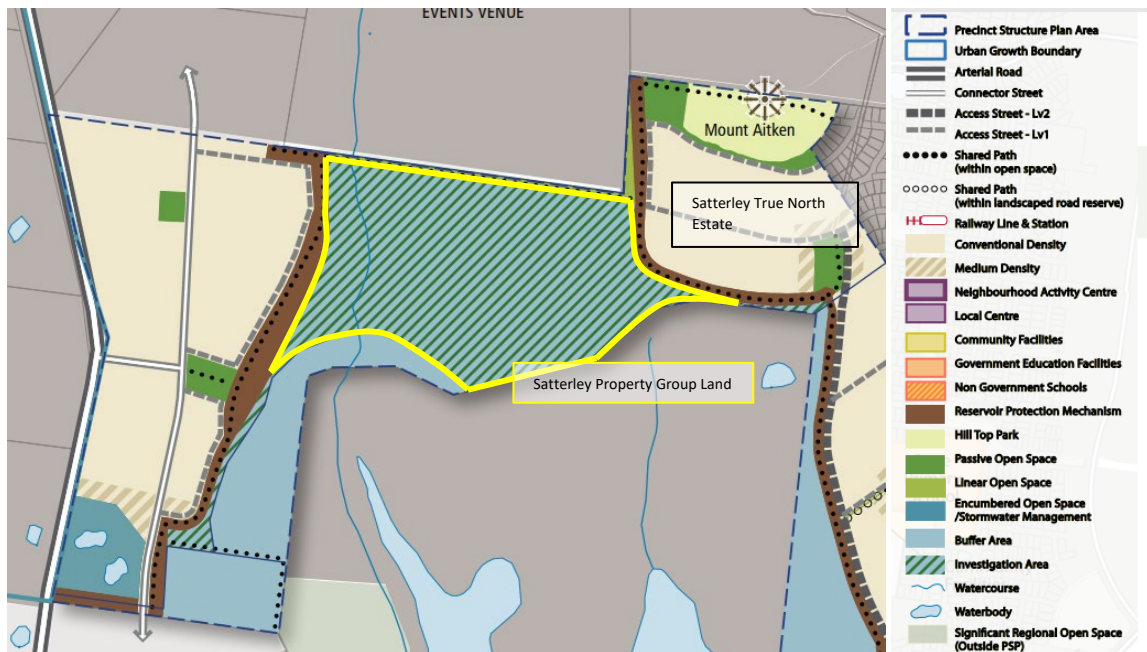


Figure 1: Excerpt from the R1 PSP (Source: VPA)

We support the preparation of the Craigieburn West PSP, particularly its objective to protect the Greenvale Reservoir. However, we are concerned that the approval of the Craigieburn West PSP will not result in the protection of the Reservoir, despite it being a key objective of the PSP.

It is submitted that the full development of the Craigieburn West PSP and the protection of the Greenvale Reservoir can only occur if:

- The SPG landholding is rezoned to enable residential development, thereby providing a mechanism that facilitates the construction of a bund on the southern boundary of the SPG land.

It is also recommended that:

- The mismatch between the proposed east-west road from Satterley's True North Estate into property 40 of the PSP be amended to reflect existing conditions.

THE SPG LANDHOLDING

SPG is developing the True North Estate in Greenvale which is being delivered across a series of neighbourhoods. The land nominated in the Greenvale North R1 PSP as 'Investigation Area' for future development is within Neighbourhood 4 of the True North Estate.

We have been working with Hume Council and the Victorian Planning Authority ("VPA") for the past 5 years to progress a rezoning that eventuated in SPG submitting a request to Hume City Council to have the Investigation Area (i.e. Neighbourhood 4 of the True North Estate) rezoned in late 2017. We fully documented the amendment request, completing all planning scheme ordinance, and drafting of controls and explanatory reports. In late 2018 Council indicated it was not supportive of a stand-alone amendment but would be supportive if the land was rezoned as part of the Craigieburn West PSP process, which was being led by the VPA.

We approached the VPA in late 2018 and as a result of discussions, the VPA extended the scope of background reports for the Craigieburn West PSP to include the SPG land. SPG entered into a third-party funding agreement with the VPA for the reporting.

Despite the VPA and Council indicating support for a rezoning and the inclusion of the SPG land in the PSP technical reports, from our perspective there has been little to no other progress made to rezone the land.

THE PROTECTION OF THE GREENVALE RESERVOIR

The SPG land must be rezoned to fully protect the Greenvale Reservoir Drinking Water Catchment and to develop land within the Yuroke Drainage Catchment located in the Craigieburn West PSP. This is known to both the VPA and Council.

The Yuroke Creek Drainage Strategy area affects the southern part of the Craigieburn West PSP, the SPG land, and zoned land within the Stockland Highlands Estate further to the north, refer to Figure 2.

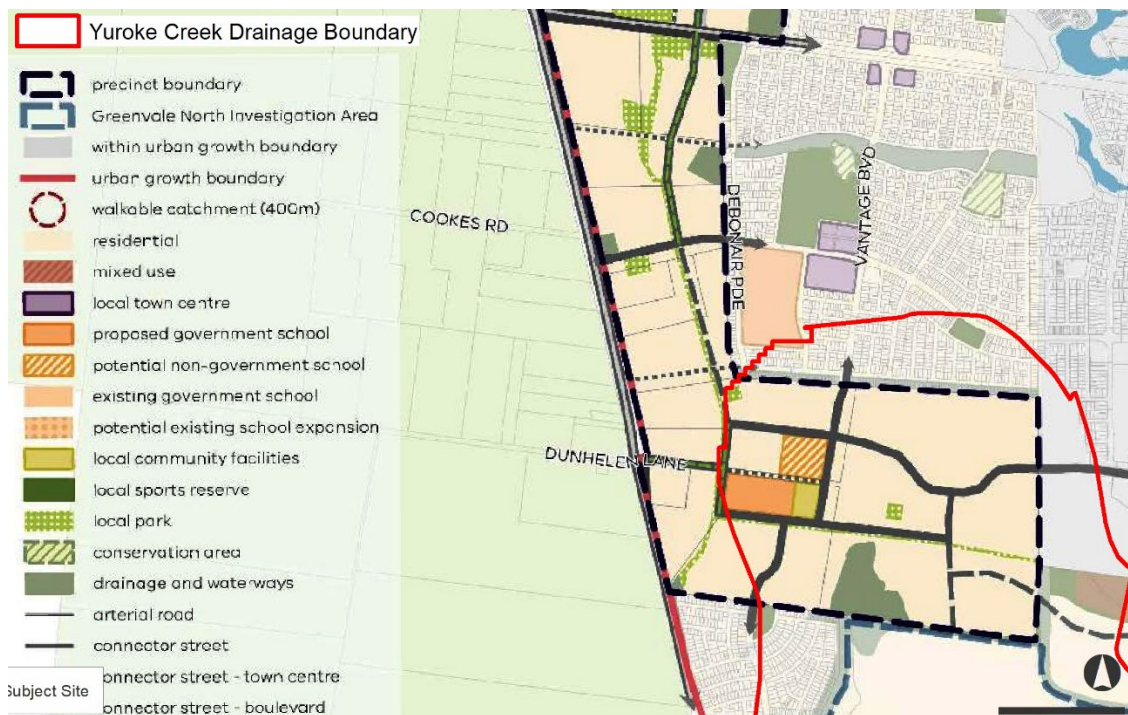


Figure 2: Location of the Yuroke Creek DS

To protect the water quality of the Reservoir, a bund needs to be constructed on the SPG land in addition to a retarding basin on the Aitken Hill conference facility before any land in the Yuroke Drainage Catchment area can be developed. The bund on the SPG land would redirect overland flow away from the reservoir.

Without it, approximately 112 hectares in the Craigieburn West PSP (within the Yuroke Drainage Catchment area) is left undevelopable, equating to 20% of the Craigieburn West PSP or approximately 2,500-3,000 lots, which would otherwise contribute approximately \$24,000,000 of infrastructure contributions. The absence of development on the southern portion of the PSP would also mean that the provision of essential community facilities planned for this area will be delayed indefinitely. This has broader community impacts beyond the boundary of the Yuroke Drainage Catchment and the Craigieburn West PSP. It would result in road connections to the south, community facilities and schools being delayed, impacting residents outside the Yuroke Drainage Catchment area.

We note that the cost of the Drainage Strategy works are borne by all landowners developing within the Drainage Strategy area. In the absence of developing all the land in the catchment, the cost of this bund may become prohibitive. We do not intend to erect the bund in the absence of being able to develop the land which would eventually be Neighbourhood 4 of the True North Estate.

In order to resolve this issue, the rezoning for the SPG controlled land needs to be addressed as a matter urgency by the VPA. SPG is prepared to dedicated time, resources and third-party funding to the amendment in order to progress it and we look forward to the VPA facilitating the process.

RECOMMENDATIONS TO THE CRAIGIEBURN WEST PSP

The mismatch between the proposed PSP road alignment and the approved road in the True North Estate should be addressed.

Plan 5 (Transport Plan) of the PSP shows a 20m wide local access street level 2 into the SPG True North Estate at a location that has an approved 14m wide road. The True North higher order road is located to the south of the estate, refer to the figure below.

Since the True North Estate has an existing approval via Planning Permit P20720.01 it would be appropriate for the Draft Craigieburn PSP to align with an existing approval by moving the proposed higher order road further south to align with the True North Estate.

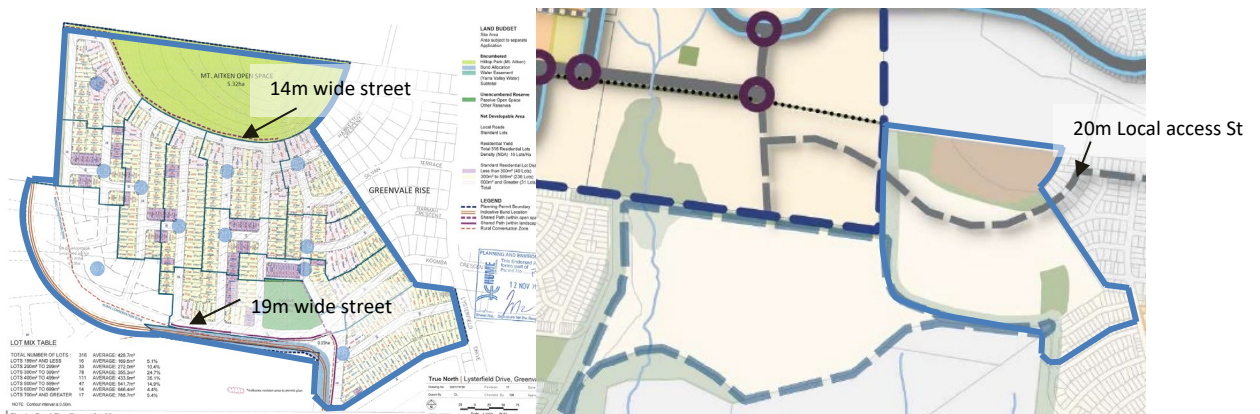


Figure 3: Endorsed True North plan (left) and excerpt of Plan 5 (Transport Plan) from the Draft Craigieburn West PSP (right)

CONCLUSION

We thank you again for the opportunity to make a submission and look forward to working together with the VPA and Hume City Council with regards to the concerns raised in this submission. We would appreciate your attention on the matter and seek your intervention to ensure that the amendment process needed to facilitate the proper and orderly planning of the Craigieburn West area can proceed as soon as possible.

Kind Regards,

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