

17 December 2020

Victorian Planning Authority
 Re: Craigieburn West PSP
 Level 25, 35 Collins Street
 Melbourne 3000

To Whom It May Concern

Re: Craigieburn West PSP 1068

Property 40 - Aitken Hill

Tract Consultants act on behalf of Capital Group, owner of the former Aitken Hill Conference Centre site regarding this matter.

Background

The property is wholly within the Greenvale Reservoir catchment and as such will need to be respondent to any specific requirements of Melbourne Water regarding the bund provisions for the protection of the reservoir and the ultimate drainage scheme.

There is, at the time of writing some considerable uncertainty around how much land will be developable on this site based on the requirements of Melbourne Water

Net Developable Area – PSP land budget

The specific details of the bund to protect Greenvale Reservoir location and associated drainage scheme requirements, including costing, is not available as part of the package of PSP supporting documents.

Preliminary discussions with civil engineers, relative to this site have indicated that:

- The bund location has several options from the immediate interface with the south of the site to further south, well outside this site.
- The cost of the drainage scheme is yet to be confirmed, a significant component of which is the construction of the bund
- Melbourne Water, on the advice provided, have indicated that rising mains will not be permitted within the catchment to the reservoir. This will define a contour at which development can occur based on the need to provide a gravity fed system.

Overall, until the above detail is confirmed, it will not be possible to define a developable area. Given the ICP and drainage costs, which are extensive, are based on the PSP land budget, the potential exists for levies to be collected on land which is not developable. If this amounts to several Hectares, the cost could be considerable.

Based on preliminary servicing advice and observations on the current nominated residential area within the PSP there is.

- a potential that more developable land to the west of the “gully” leading to the reservoir should be identified

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- Potentially, considerably less developable land to the east of the gully. This is not confirmed and cannot be until Melbourne Water requirements are confirmed.

Response

The PSP needs to notate, through a cross hatch on the plan or the use of a broken line around the gully boundary to indicate that *the ultimate encumbered land boundary is to be resolved through detailed design approved by Melbourne Water.*

An additional REQUIREMENT should be included after R 19 to state that: *The ultimate net developable area for property 40 should be resolved at development stage with the agreement of Melbourne Water and the Responsible Authority and that the developable area should form the basis of ICP and drainage scheme contribution levies.*

Drainage

No detail has been provided regarding the final design and costing of the drainage scheme for the Greenvale Reservoir catchment. It is anticipated that because of the detail design and bund location options changes may be required to the PSP. In lodging this submission, we seek the right to respond to any change as a result of the detailed drainage scheme.

General

In lodging this submission, the right to respond to the outcome of public exhibition more generally is sought and in making this submission we reserve the right to present to a panel appointed to hear submissions and respond to other submissions made to the amendment.

Should you have any queries Please contact me on 9429 6133.

Yours faithfully



Greg Wood
Senior Principal Town Planner
Tract Consultants Pty Ltd