

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 38 and 39 - Mr Murray Mansfield**

Tract Consultants act on behalf of Mr Murray Mansfield regarding this matter

### **Background**

The Mansfield property is in two titles in the South of the Precinct Structure Plan area and is identified as properties 38 and 39 in the PSP.

### **Overview of the PSP**

The subject site is in the south of the PSP with approximately 50% of the site falling within the catchment to the Greenvale Reservoir. This is significant, not as much from the outcome of the PSP but more from the perspective of cost of development.

While not yet confirmed, land falling to the reservoir will require the construction of a protective bund to prevent stormwater entering the reservoir, designed to a one in 1-million-year flood event. This will add considerably to the cost of the drainage scheme within the reservoir catchment with initial indications of levies of up to \$500,000 per hectare. This is a considerable imposed on the cost of development. Equally the connector Rd network and significant number of roundabouts required to be constructed with the current PSP layout will further add construction costs.

In addition, a state government primary school, which largely falls within the catchment, is not exempt from paying these drainage levies (as it is exempt with ICP's and GAIC levy's). This potentially adds approximately \$3,000,000 to the construction of the school if the drainage levee is in the order of \$500,000 per hectare currently speculated upon.

Overall, the siting of the school is not central to its catchment population and in the context of the connector road network results in a tortuous travel route east/west across the PSP with multiple roundabout intersection treatments not only complicating movement around the school precinct but adding significantly to the cost of development.

### **Primary School location**

The primary school and collocated community centre Located in the South of PSP area is not central to the catchment that it seeks to serve. In addition, the obstacle created by the combined schools results in a convoluted connect to Rd design around the schools with multiple roundabouts. In analysing the catchments for primary schools this primary school

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will largely service an area South of Craigieburn road including part of the Aston estate site and potentially part of existing development to the immediate South of the PSP.

By and large, however, the catchment to the South forms part of the Greenvale West primary school catchment which is serviced by the Greenville West PSP being the western part of the R1 PSP area and the Greenvale Central PSP. The schools main catchment is to its north.

#### Response

Given the considerable traffic implications and the school not being central to its catchment, it should be relocated further to the north, on the north/south connector road.

This will have the advantage of:

- Placing the school more central to the catchment
- Providing a safer intersection treatment around the school, reducing the number of roundabouts
- Placing the school outside of the drainage catchment for the Greenvale Reservoir, reducing drainage levies for the school as part of its provision.

#### Connector Road alignment

The integrated school, community centre and independent school places a considerable obstacle to the east west movement within the connector road network. To accommodate what is affectively two connector road linkages through the South of the PSP, ultimately 8 roundabouts are required to be constructed within 3 individual land ownership's. More than 50% of all roundabout intersections (8 out of 14) within the PSP are within the small southern enclave. This has the combined impact of:

- Providing a complex traffic movement network around the schools precinct
- Adds a considerable individual cost to each development impacted by the planned response, in the construction of roundabouts at a considerable cost to affected landowners to the benefit of the wider PSP area.

#### Response

By relocating the school, a more efficient connector road network will be able to be provided, reducing the number of roundabout intersections.

Regardless of school location, a more effective and less costly traffic management solution is required. A direct road link from the existing connector at the south of the PSP to the eastern most connector (east of the community centre should be provided.

This will enable a more efficient subdivision layout as the re aligned connector will parallel the linear park and it will reduce one roundabout.

#### Drainage

No detail has been provided regarding the final design and costing of the drainage scheme for the Greenvale Reservoir catchment has been provided. 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.

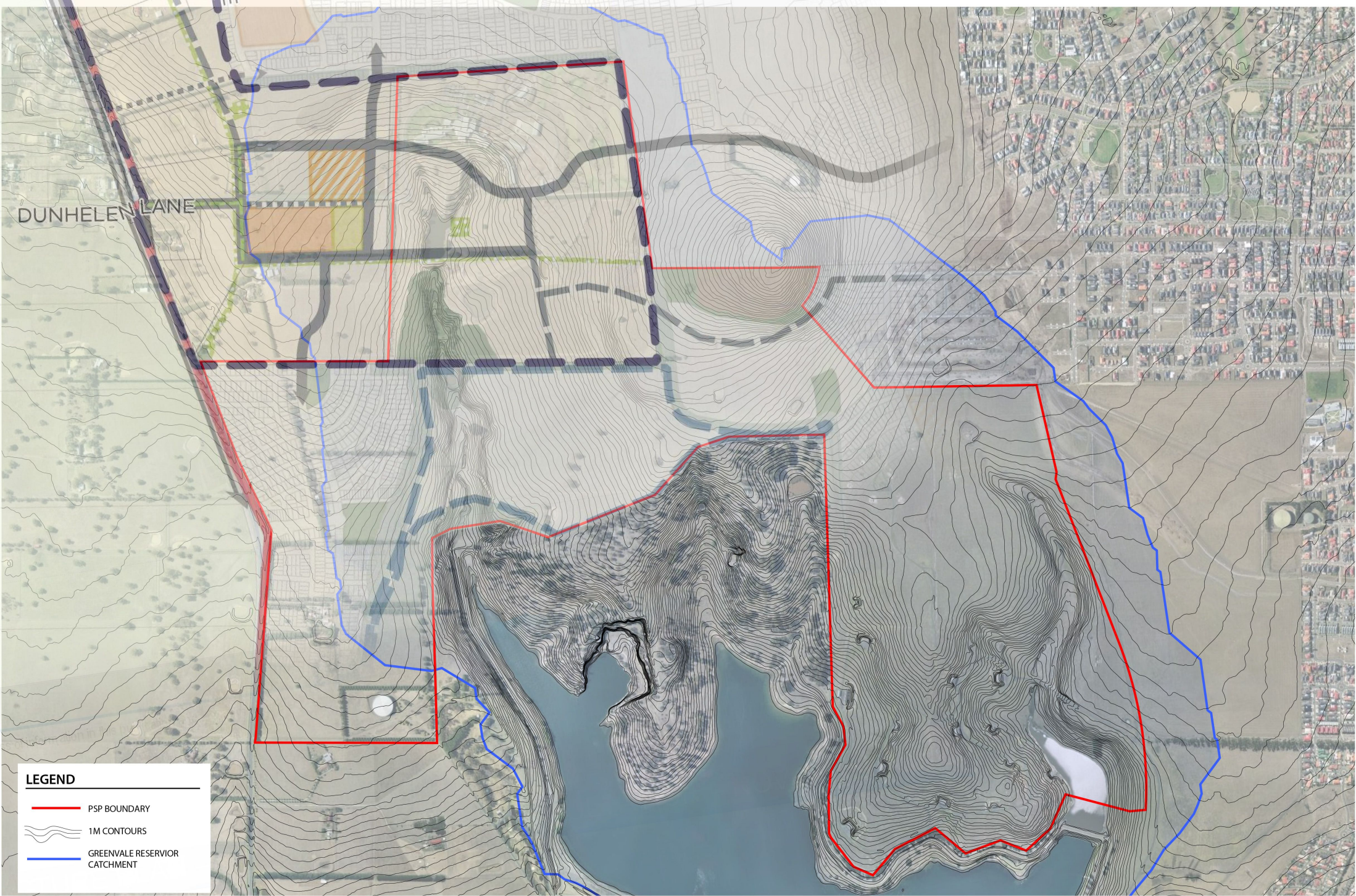
Should you have any queries Please contact me on 9429 6133.

Yours faithfully



Greg Wood  
Senior Principal Town Planner  
**Tract Consultants Pty Ltd**





**LEGEND**

- PSP BOUNDARY
- 1M CONTOURS
- GREENVALE RESERVOIR CATCHMENT



SCALE 1:10,000 @ A3  
0 100 200 500

**EXTENT OF GREENVALE RESERVOIR CATCHMENT**  
HUME R1

TRACT CONSULTANTS - LANDSCAPE ARCHITECTS & PLANNERS  
PROJ NO 308158 DWG NO PD P 03 REV 00 DRWN MC CHKD KM DATE 08.04.2009