

Our Ref: 30042561P

18 December 2020

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

Issued via email to: amendments@vpa.vic.gov.au

ATT: Mr Tony Marks – Acting Director Outer Melbourne

Dear Mr Marks,

RE: Craigieburn West Precinct Structure Plan and Draft Amendment to the Hume Planning Scheme

On behalf of our Client, Porter Davis Projects Pty Ltd, we acknowledge receipt of the public consultation material issued by the Victorian Planning Authority (VPA) on 12 November 2020 relating to the Craigieburn West Precinct Structure Plan (PSP) and Draft Amendment to the Hume Planning Scheme.

We have reviewed the material as it is relevant to land at 1360 Mickleham Road, Craigieburn (properties 32 and 33 on Plan 3) and wish to confirm our support for the future land use along with the broader PSP provisions.

In particular, we support the:

- **Designated residential land use as depicted in Plan 4 of the PSP:**
Having regard to existing activity centres around the PSP area and proposed road layout, we consider that commercial or educational uses on the site would not be appropriate.
- **Minimum density of 18.5 dwelling per hectare:**
The density provides an opportunity to deliver a range of product types and diversity.
- **Inclusion of reimbursable park and linear reserve:**
This has potential to provide amenity to future residents and potential for increased density to the benefit of the development. It is noted that there is an opportunity to provide greater density along the linear reserve running parallel to the east boundary of the land. We would encourage VPA to allow for some flexibility in the specific location for local access street (level 2) to enable shallower lot depths to be delivered along this portion of the site .

Thank you for the opportunity to submit our feedback on this project. We look forward to having an ongoing involvement in the Craigieburn West PSP and future Infrastructure Contributions Plan when a draft becomes available.

Yours sincerely,



Jonathon Chapman
Team Leader - Planning