



PROJECT ANALYSIS
SALES & MARKETING

PLANNING SERVICES
INTERIOR DESIGN

CONSTRUCTION SERVICES
LANDSCAPE DESIGN

Formal Submission

Craigieburn West PSP Public Consultation Submission

Prepared by Whiteman Property & Associates
on behalf of Ricky Duggal

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AND
ASSOCIATES
ESTABLISHED 2010

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Victorian Planning Authority
c/- Craigieburn West PSP
Level 25, 35 Collins Street
Melbourne VIC 3000

Submitted via email: amendments@vpa.vic.gov.au & James.Paull@vpa.vic.gov.au

Dear James,

Re: Formal Landowner Submission to the Craigieburn West PSP

Whiteman Property & Associates (WPA) act on behalf of Ricky Duggal who owns the property at 250 Olivers Road, Mickleham. This property is identified as parcel number 10 in the Draft Craigieburn West PSP, which is currently on public exhibition.

WPA have prepared this submission to the Victorian Planning Authority (VPA) in response to the current public consultation period seeking feedback on the proposed Craigieburn West PSP. The proceeding paragraphs under each sub-heading provide WPA's comments in response to the draft documentation. A context plan has also been prepared which is shown as Figure 2 on Page 3.

1. Walkable Catchment to Existing Schools

It is submitted that the proposed public school on the subject site would be better located within the northern extent of the PSP area to assist with servicing the external catchment (Lindum Vale PSP area), which does not have a school designation.

There are two primary schools designated in the adjacent Craigieburn R2 PSP area within close proximity to the proposed school on the subject property, as well as a designated secondary school to the southeast. There is also an existing primary school in the northwest corner of the Craigieburn West PSP area and a future school in Merrifield further to the north of the Lindum Vale PSP.

Therefore, based on the current layout, the northern catch-

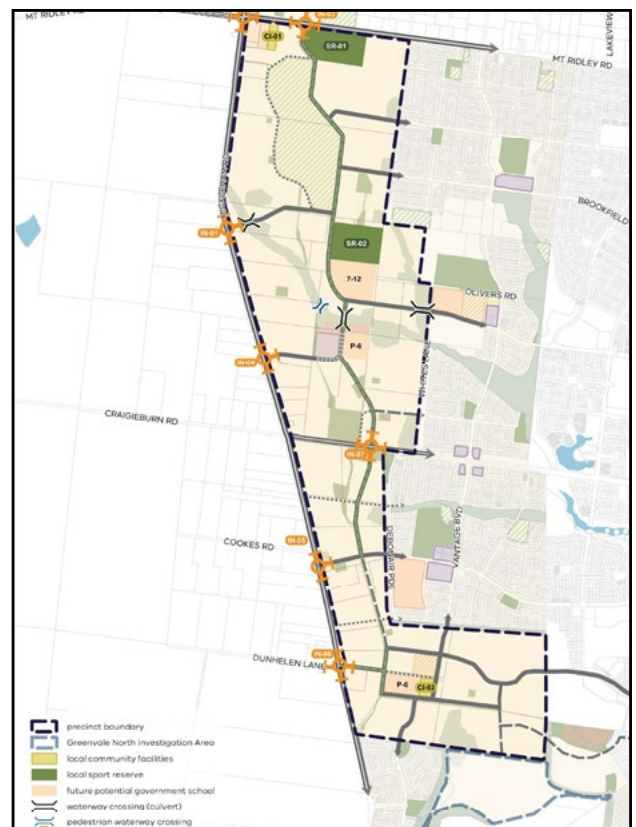


Figure 1: Plan 11 - Precinct Infrastructure Plan
Source: Craigieburn West PSP

ment of the Craigieburn West PSP and a large portion of Lindum Vale PSP will not be within convenient proximity of a secondary school.

2. Proximity of Existing Active Open Space

The proposed location of the local sports reserve on the subject site is not supported.

There is an existing local sports reserve designated immediately east of the PSP area within the Craigieburn R2 PSP, which raises the question of whether or not another 8ha reserve is warranted in this location.

Furthermore, it is considered to be better suited in the southern extent of the Craigieburn West PSP area to service the southern catchment, as the central portion of the Craigieburn West area can leverage off the location of the nearby existing designation. With an additional local sports reserve proposed in the northern extent of the Craigieburn West PSP, this would result in three local sport reserves within considerably close distance to each other. There is also another substantial local park area proposed relatively central to the Craigieburn West PSP. Conversely, there is minimal public open space (POS) proposed in the southern extent of the Craigieburn West PSP.

Consequently, it is submitted that the southern extent will be comparatively underserved with POS, while the northern extent will have access to multiple large areas of POS. Therefore, it is believed that the proposed local sports reserve on the subject property is not logical or equitable for the future community, and should be either removed or relocated.

3. Land Equity and Fairness of Process

The proposed urban structure results in over 91% of the subject property (Property 10) being designated for undevelopable land uses. Conversely, 32 of the 40 properties in the PSP achieve a minimum of 60% developable land or significantly higher, with another 4 properties achieving approximately 40% developable land or higher. In total, 90% of properties achieve 40% or greater of developable land, as opposed to 8.8% for the subject property. The only other properties with no developable land consists of 1.36ha for an existing and proposed government school with a combined area of only 3.41ha. This raises issues of equity and fairness considering the size of the subject property in the context of other developers in the precinct.

Prior to the release of the updated and revised Future Urban Structure, the land use designation for Ricky's property had incorporated predominantly residential land use. As such, an explanation is required as to why after a series of workshops, these fundamental changes were not deliberated and consultation was not undertaken with WPA before the release of the wider plan to the landowners.

Should the land use designations remain the same, we need to highlight that our client will almost certainly activate the panel hearing to challenge the new layout.

4. Depth of Designated Residential Area

Your attention is drawn to the strip of residential land at the northern boundary of the subject property. The nominated depth of the residential area cannot be developed without an access road, unless this is to be provided by the adjoining neighbour, which cannot be guaranteed. As such, the left over land after a one sided 16m road is constructed, does not allow for the standard 30m depth applicable for lots in the growth areas. It is also not economically viable for a developer to pay for construction of a road to develop only one row of residential lots.



Figure 2: PSP Context Plan
Source: PSP's prepared by VPA - edited by WPA

Conclusion

The revised layout has made fundamental changes to the urban layout previously exhibited, resulting in what we believe is a disproportionate and inequitable amount of undevelopable land on the subject property (Property 10).

This includes the location of a proposed school and local sports reserve situated close to similar facilities within both the Craigieburn West PSP and Craigieburn R2 PSP. Furthermore, there is no obvious justification from an urban design perspective why this has occurred. Therefore, it is submitted that the proposed school is better suited in the northern extent and the sports reserve in the southern extent.

Additionally, the strip of residential land designated on the subject property is not considered viable to develop for residential purposes due to being too narrow.

The current plan is fundamentally unacceptable to our client and if not satisfactorily resolved, we will look to raise these matters at the Planning Panel.

We hope you carefully consider our comments and we look forward to being involved in the proceeding stages of the PSP process.

If you have any questions in relation to this submission, please feel free to contact me on 9466 8819 or via email (ken@kwhiteman.com).

Thanks & regards,



Ken Whiteman
Managing Director
Whiteman Property & Associates