

Robert Panozzo

Expert Witness Statement

**Review of Government Secondary School &
Active Open Space Provision in the Draft
Craigieburn West Precinct Structure Plan**

Addendum

May 4, 2021

Prepared on behalf IRD Developments Pty Ltd

C/O - Gadens

Level 13, Collins Arch, 447 Collins Street

Melbourne 3000

I, Robert Panozzo, provide the following Addendum to my earlier evidence.

Since my April Report was circulated, additional material has been distributed by the Victorian Planning Authority (VPA) and Stockland, which proposes alternative layouts of and relocation of public open space and related facilities.

Gadens have instructed me to consider the map on page 18 of the Stockland submission which proposes a realignment of facilities including public open space adjacent to the conservation reserve. This proposed change is shown in Figure 1 below.

Figure 1 - Alternative Place Based Plan for Northern Section of the Craigieburn West PSP Proposed by Stockland

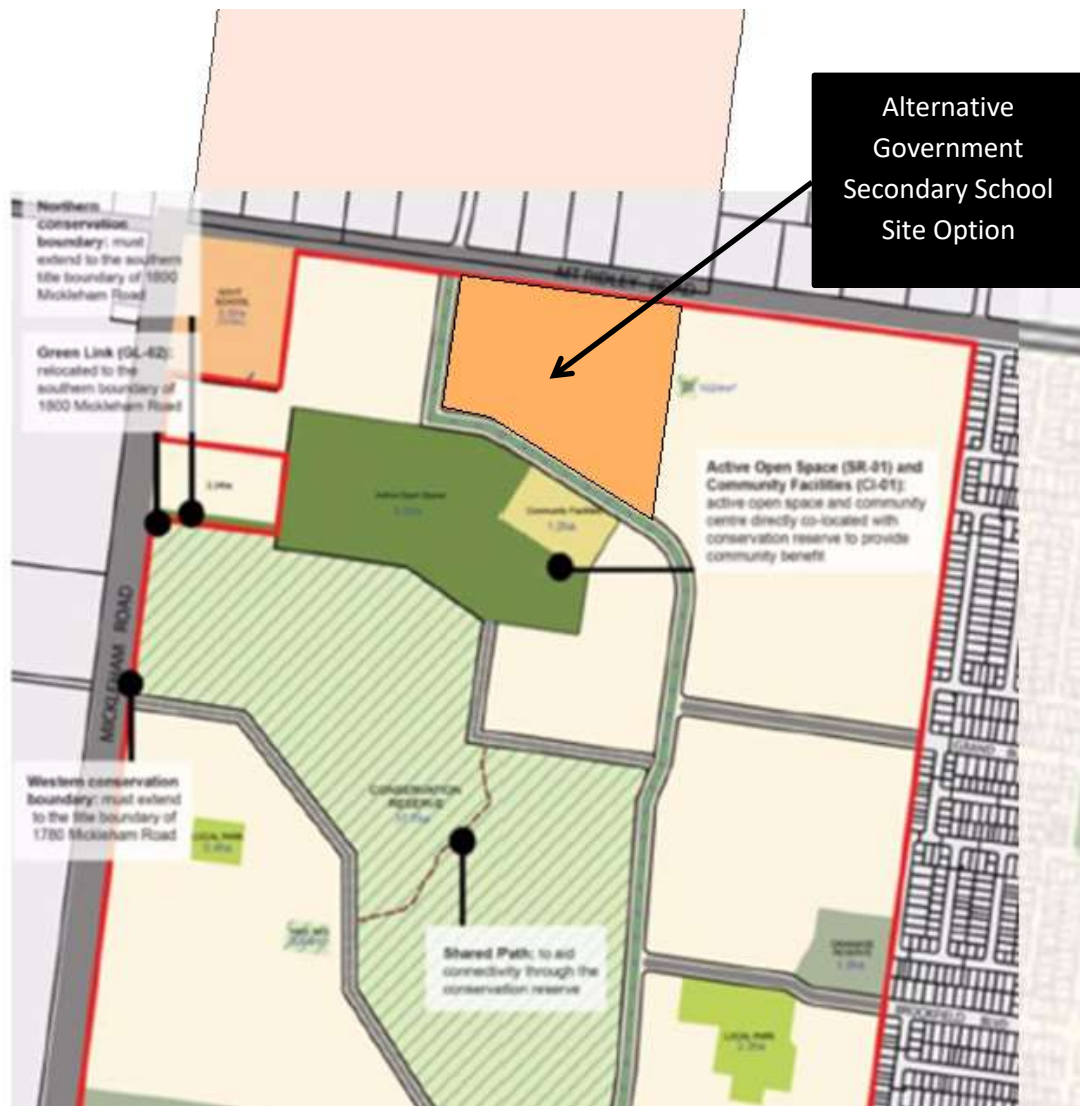


Figure 1: Proposed Place Based Plan demonstrating Conservation Reserve boundary amendment and subsequent co-location of the Active Open Space and Community Facilities.

I note that the proposed alternative active open space has been relocated south west of the location proposed by the Draft PSP, and the proposed community facility has been relocated south east of the location proposed by the Draft PSP.

My evidence has recommended that the Government Secondary School proposed by the Draft PSP be shifted further north to achieve a more efficient and equitable catchment outcome. In my opinion, the proposed changes recommended by the Stockland submission do not adversely impact my recommendation. Indeed, I believe it adds weight to my position by providing an opportunity to move the Government Secondary School catchment further north while still maintaining the community facility co-location objectives outlined by the PSP Guidelines. Figure 2 below illustrates my view about how this may be achieved.

Figure 2 - Proposed Alternative Government Secondary School site in relation to Changes Proposed by Stockland Submission



In summary, I believe the changes proposed in Figure 2 will result in the following enhanced community outcomes:

- It provides a more efficient and effective distribution of Government Secondary School catchments given both existing and other planned Government Secondary Schools in neighbouring PSP areas. This also improves access for future students living in the Lindum Vale PSP and southern end of the Merrifield West PSP.
- It retains community facility co-location objectives and attributes encouraged by the PSP Guidelines (i.e. active open space, school and community centre).
- It provides the Department of Education and Training / Victorian School Building Authority with the ability to acquire the alternative site much earlier than that offered by the current location, given its frontage to Mt Ridley Road.
- It will also make it much easier for the Department of Education and Training / Victorian School Building Authority to acquire the site given it is owned by one landowner (Stockland) rather than the multiple land ownerships associated with the current proposed location.
- It will also provide earlier access to the existing and future public transport network along both Mt Ridley Road and Mickleham Road.
- A secondary benefit from the perspective of my assessment, but no less important benefit from a broader planning perspective, relates to achieving higher residential density outcomes closer to the proposed Craigieburn West PSP Town Centre. As shown in Figure 3 on the following page, the 400 metre walkable catchment of the proposed Town Centre includes a large portion of the current location of the Government Secondary School proposed by the PSP. By relocating the School further north as I have recommended, it allows this land to be better utilised to achieve higher residential densities in a more optimal location.

Figure 3 - Proposed Craigieburn West PSP Town Centre

