

PSP 1068 Craigieburn West

Precinct Structure Plan

Part A Submission



April 2021

Version Control

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1. Introduction

This Part A submission is made on behalf of the Victorian Planning Authority (VPA) in relation to the draft amendment for the Craigieburn West Precinct Structure Plan (the PSP) 1068 to the Hume Planning Scheme.

The draft amendment seeks to incorporate a new document into the Hume Planning Scheme titled 'Craigieburn West PSP'. The amendment would see the rezoning of the land within the study area to Schedule 12 to the Urban Growth Zone (UGZ12) to facilitate the development of the land generally in accordance with the PSP and makes a number of other consequential changes to the Hume Planning Scheme to support implementation of the PSP.

Public consultation on the draft amendment commenced on 17 November 2020 and concluded on 18 December 2020. A total of 42 submissions were received. The VPA has worked to resolve as many of the submissions as practicable, engaging with stakeholders where required.

1.1 Whole of Government Position

This submission by the VPA, represents a whole of government position, unless otherwise indicated. The VPA received submissions from several State Government agencies and departments. This document provides the agreed position (unless otherwise stated) of the following:

- Department of Transport
- Department of Education and Training (Victorian School Building Authority)
- Melbourne Water¹
- Yarra Valley Water (in its capacity as utility provider)
- Department of Environment, Land, Water and Planning (DELWP) – Melbourne Strategic Assessment
- Department of Environment, Land, Water and Planning – Land Management

1.2 Standing Advisory Committee Directions Hearing– Preliminary Issues Raised

A Directions Hearing was held on Friday 26 March 2021. The Directions outlined a number of matters for the VPA and other parties to consider.

¹ Noting, however, that in accordance with the hearing timetable Melbourne Water will present separately.

2 PSP 1068 Craigieburn West Background

2.1 Fast Track Program and Implications for PSP 1068

On 17 July 2020, the Minister for Planning established the VPA Fast Track Planning Program and directed the VPA under section 36 of the *Victorian Planning Authority Act 2017*, to lead the preparation, engagement and implementation of draft plans identified on the VPA fast-track program.

Craigieburn West PSP is one of the 18 projects included in the Fast-Track program. A streamlined planning process has been established for projects included in the program to meet the agreed timeframes. This process was designed to expedite preparation, assessment, and - if appropriate - approvals of planning controls to assist Victoria's post coronavirus (COVID-19) economic recovery.

The VPA engaged with key agencies, including DELWP, on the preparation of this draft amendment and has carried out extensive community consultation, as outlined in the Public Consultation Report (see **Appendix 4**).

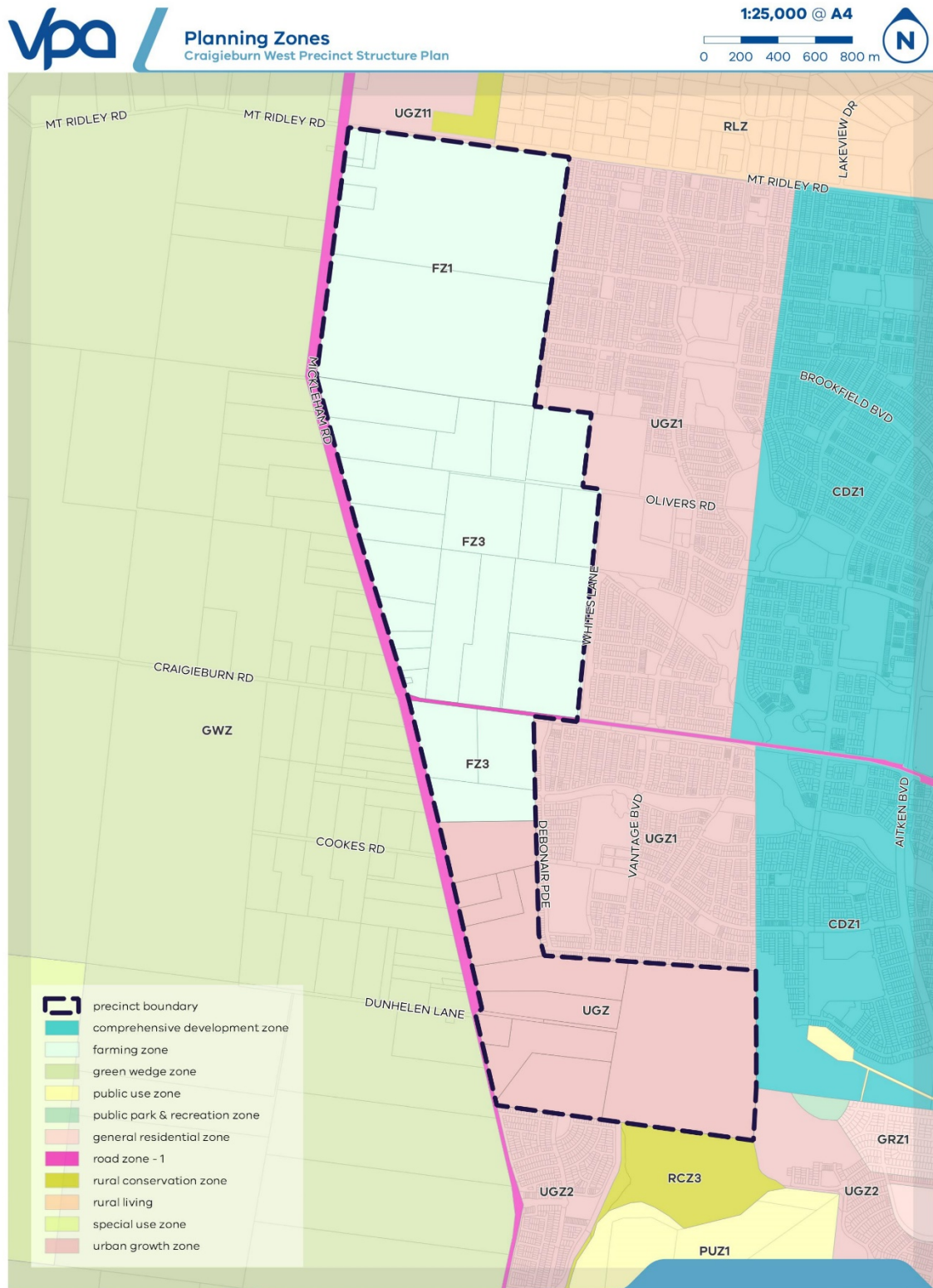
2.2 Land Subject of the Draft Amendment

Craigieburn West PSP covers an area of 562 hectares (ha), consisting of 40 land parcels, ranging in size from approximately 0.14 ha (Property 21) to 79ha (Property 6). The majority of these parcels contain single dwellings on farmland. As highlighted in the submissions received by the VPA, multiple lots are also developed with places of worship. In some areas this provides a slightly fragmented land ownership pattern. The PSP is an irregular shape, with a North South linear orientation.

The subject PSP area is around 1.5 kilometres at its widest point and is located at the western edge of the North Growth Corridor's Urban Growth Boundary (UGB) at Mickleham Road. The Craigieburn PSP (also referred to as R2) forms the eastern boundary of the Craigieburn West PSP and was approved in 2010. While the Craigieburn PSP is still under development, it is expected to be fully constructed within 2–3 years. The Greenvale North PSP (also referred to as R1) was approved in 2010 and adjoins Craigieburn West to the south. The Greenvale North PSP provides for urban development in two areas, east and west, with an 'investigation area' zoned Rural Conservation Zone Schedule 3 in the central area north of the Greenvale Reservoir. The northern boundary of the PSP is represented by Mt Ridley Road and the Lindum Vale PSP. This PSP was approved in 2018 and provides a semi urban interface between the Craigieburn West PSP and the existing low-density areas north of Mt Ridley Road. Mickleham Road forms the western boundary of the PSP, which also represents the western extent of the UGB. Land west of Mickleham road is generally occupied by low density/rural living areas.

The development frameworks provided by the surrounding PSPs highlight the key connection points to adjoining areas and provide logical extensions of the main east-west and north-south connector streets into Craigieburn West. Similarly, the proximity of the PSP to the existing adjoining development areas provides for logical extensions of the linear open space corridors associated with creeks and streams which traverse the PSP area.

Figure 1 - Current Planning Zones Map



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2.3 Key Features

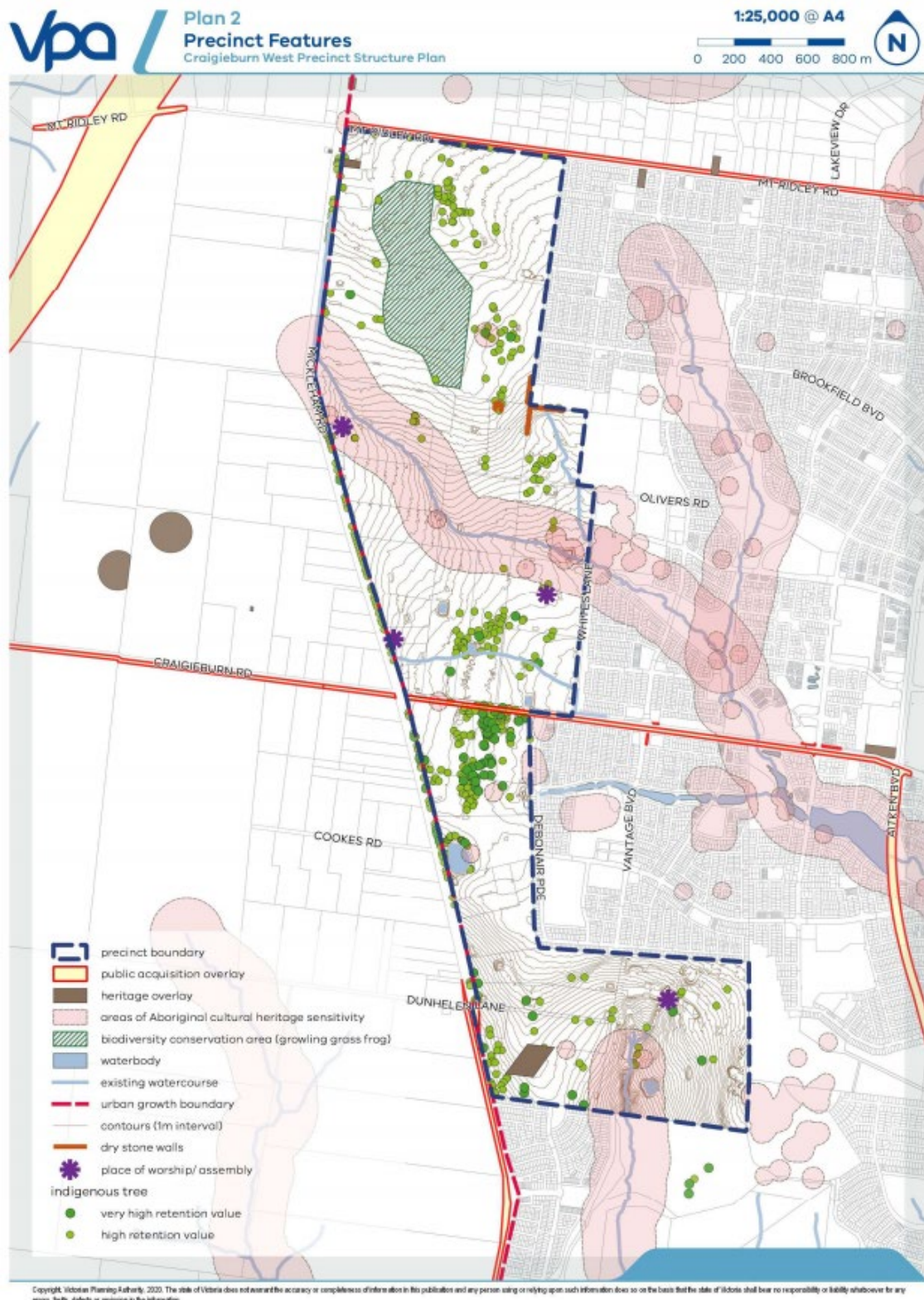
The Precinct has historically been used for agricultural production, reflected by land in the north being within the farming zone.

The Precinct is bisected by Craigieburn Road running east/west and Aitken Creek running north-west/south-east. Notable features of the Precinct in addition to Aitken Creek include established tracts of native vegetation, including Biodiversity Conservation Area 29, and views to external landscape features including remnant volcanic cones and hilltops.

Biodiversity Conservation Area 29 was identified in the Melbourne Strategic Assessment program's *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (BCS). The Melbourne Strategic Assessment (MSA) was undertaken in 2009 in response to the *Commonwealth Environment Protection and Biodiversity Conservation Act* 1999 (EPBC Act). The MSA focuses on matters of national environmental significance. Four conservation strategies were developed as part of the MSA commitments, including the BCS. The BCS covers the biodiversity offsets required under the EPBC Act. The BCS, known in the program as Mickleham Road, Mickleham, identifies a 37.69 ha site identified for Grassy Eucalypt Woodland that contains habitat for the Golden Sun Moth. The BCS area is limited to sites identified within the PSP as Properties 4 and 6.

There is a post contact heritage feature, known as the Dunhelen House & Barn (Barn), identified within the Hume Planning Scheme Heritage Overlay, Schedule 31 (HO31). HO 31 is limited to a portion of site 39 within the PSP area. The Barn is a bluestone barn erected circa 1860, with the house being built at a similar time and is of local heritage significance.

Figure 2 - Precinct Features Plan



2.4 Draft Craigieburn West PSP Amendment

The draft Craigieburn West PSP amendment proposed several changes to the Hume Planning Scheme to facilitate the development and use of land within the Craigieburn West PSP. The draft amendment rezones most of the land to UGZ12 and makes consequential changes to the Hume Planning Scheme to support implementation of the PSP.

More specifically, the amendment proposes the following changes to the Hume Planning Scheme:

- Inserts Schedule 12 to Clause 37.07 UGZ12, rezones most of the Precinct to UGZ12 and requires land use and development to be generally in accordance with the incorporated Craigieburn West PSP.
- Rezones land identified in the PSP for conservation outcomes from Farming Zone (FZ1) to Rural Conservation Zone (RCZ).
- Applies Schedule 10 to the Environmental Significance Overlay (ESO10) to land identified in the PSP for conservation outcomes.
- Deletes the Environmental Significance Overlay (ESO11) from land within the Precinct.
- Inserts Schedule 6 to Clause 43.03 Incorporated Plan Overlay (IPO6) into the Hume Planning Scheme.
- Applies IPO6 to land identified in the PSP for conservation outcomes.
- Amends the Schedule to Clause 45.01 Public Acquisition Overlay (PAO) to insert PAO5 allowing acquisition by Head, Transport for Victoria for the widening of Craigieburn Road. PAO5 is proposed to affect 1530 Mickleham Road, Mickleham, 700 Craigieburn Road, Mickleham and 680-690 Craigieburn Road, Mickleham.
- Amends the Schedule to Clause 52.17 Native Vegetation to identify native vegetation that is exempt from a requirement to obtain a planning permit for its removal.
- Amends the Schedule to Clause 52.33 Post Boxes and Dry Stone Walls to identify dry stone walls at 220 and 250 Olivers Lane which require a planning permit for removal.
- Amends the Schedule to Clause 66.06 Notice of Permit Applications Under Local Provisions to require:
 - Notice to Melbourne Airport of applications for specific land uses within the Melbourne Airport N-Contours.
- Amends the Schedule to Clause 72.03 What does this Planning Scheme consist of? to incorporate updated maps relevant to the PSP
- Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to incorporate the *Craigieburn West Precinct Structure Plan, November 2020* and amend the *Craigieburn R2 Precinct Structure Plan (March 2011, Amended November 2020)*.

2.5 Chronology

The following provides a timeline for the preparation of the PSP and amendment to the Hume Planning Scheme:

December 2018: **Project Commencement**

- Preparation of preliminary background and site context studies.

May-October 2019: **Stakeholder Engagement**

- Stakeholder pitching and workshops undertaken to inform the preparation and drafting of PSP Place Based Plan, PSP Document and Ordinances.

November-June 2019: **PSP Preparation and Drafting**

- VPA undertake testing, preparation and drafting of the PSP.

July-October 2020: **Agency Validation**

- Confirmation of approach and receipt of Agency feedback.

November 2020: **Public Consultation**

- Public consultation on the PSP and draft planning scheme amendment.

January 2021: **Submissions Review Analysis**

- VPA reviewed submissions received, confirmed captured correctly and resolved items where possible.

26 March 2021: **SAC Directions Hearing**

2.6 Background Documents

Table 2, located in Section 7, Background Documents, provides the list of background studies and reports prepared to inform the Craigieburn West PSP.

2.7 Infrastructure Contribution Plan (ICP)

A working draft Craigieburn West ICP has been prepared for the Precinct to specify infrastructure that is appropriately levied in accordance with the Ministerial Direction. The Craigieburn West ICP will be introduced via a separate Planning Scheme Amendment and will introduce the associated schedule to the Infrastructure Contributions Overlay (ICO) applying to the land within the amendment area. The VPA intends that the PSP and ICP will be submitted for approval concurrently.

The current draft of the Craigieburn West ICP indicates that it will be a standard levy ICP. A number of items will be apportioned with the Lindum Vale PSP.

The infrastructure identified in the PSP to form part of the future ICP is considered to be 'basic and essential' to the health, wellbeing and safety of the community. Public purpose land is identified for the construction of that infrastructure. The Precinct Infrastructure Plan (**Figure 3** below) has also adopted the principles of timely and orderly provision of infrastructure, need and nexus, equity, certainty and accountability and transparency.

Figure 3 - Precinct Infrastructure Plan



3 Strategic Context and Assessment

Growth area planning is guided by a hierarchy of plans including *Plan Melbourne 2017-2050* (Plan Melbourne), Growth Corridor Plans (GCPs), and Commonwealth environmental approvals to provide a framework for growth area planning and development that achieves the objectives of the State Planning Policy Framework.

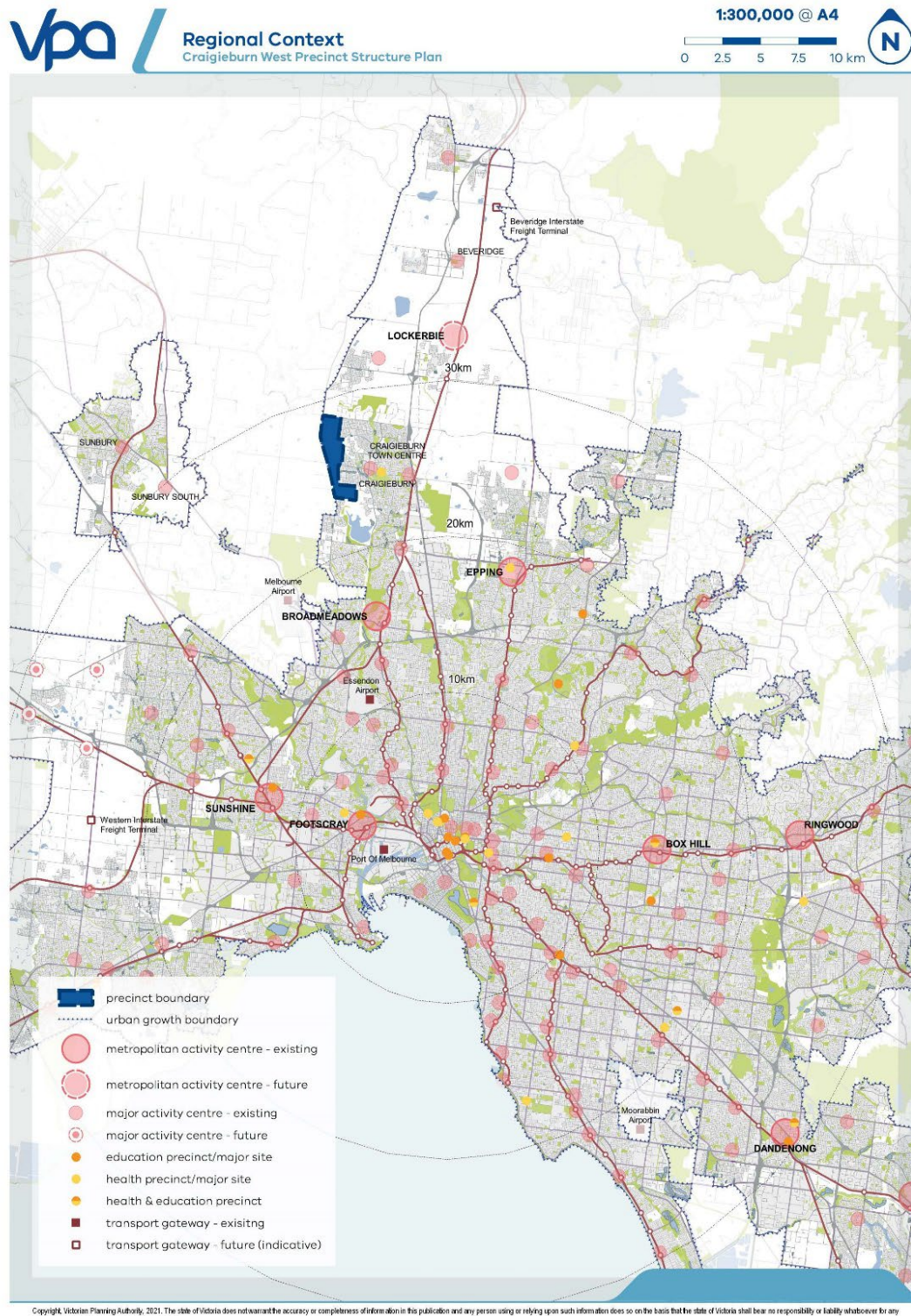
3.1 Plan Melbourne 2017-2050

The UGB designates the long-term limits of urban development and where non-urban values and land uses should prevail in Metropolitan Melbourne, as outlined by Plan Melbourne. The UGB first came into effect in 2002 in conjunction with the release of *Melbourne 2030: Planning for Sustainable Growth*. The metropolitan strategy established a long-term plan for land within the UGB, including the intention to review the boundary at an appropriate time in the future.

On 6 August 2010, VC68 was gazetted which expanded the UGB, rezoning the land in the Casey, Hume, Melton, Whittlesea, and Wyndham Planning Schemes. VC68 implemented *Melbourne 2030: A Planning Update - Melbourne @ 5 million* which identified that an additional 600,000 dwellings, including over 284,000 dwellings in growth areas, were needed in Melbourne within a 20-year period.

Plan Melbourne outlines a target of 1.6 million new homes and 1.5 million new jobs over the next 35 years, setting a strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. This is further supported by policy 2.1.1 "Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city". Plan Melbourne reinforces the use of PSPs to guide the development of land within the UGB. **Figure 4** below depicts the proposed PSP within Plan Melbourne.

Figure 4 - Regional Context Plan



3.2 North Growth Corridor Plan

The GCPs were released by the Minister for Planning in June 2012. The plans seek to accommodate a substantial amount of Melbourne's future housing and employment land supply over the next 30 to 40 years by providing a framework to guide the planning of new communities in each corridor.

The GCPs identify:

- The intended long-term pattern of land use and development
- Committed transport networks as well as network options for investigation
- Committed regional open space networks as well as investigation sites
- Opportunities for creating green corridors.

It is policy under the Planning Scheme to implement the strategic directions of Growth Area Framework Plans. The GCP informs the development and review of local planning schemes and the preparation of future strategies, structure plans and other planning tools. They also provide a strategic basis for infrastructure and service planning as well as sequencing of land release. The preparation of PSPs is the primary vehicle for the implementation of the GCP.

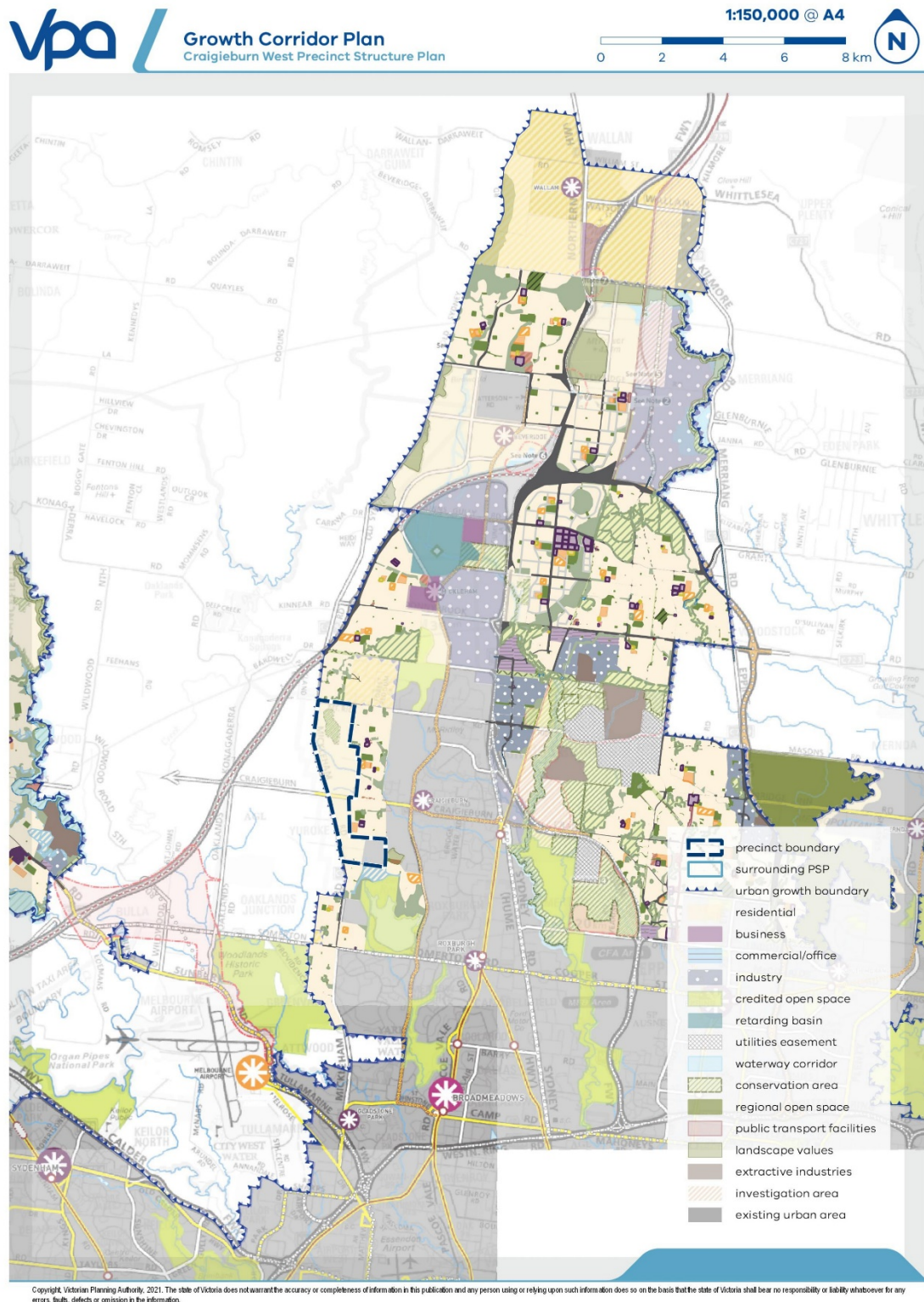
The North GCP guides structure planning within the Northern Growth Corridor (NGC). The Craigieburn West PSP area is in the NGC which includes land in the municipalities of Hume, Whittlesea and Mitchell. At the time the plans were drafted, the NGC area was projected to accommodate a population of approximately 260,000 people and has the capacity to provide around 83,000 jobs.

The projected growth within the NGC has informed the broader sub-regional network of service and infrastructure provision. This means that in addition to providing its own local services, the PSP planning needs to ensure that it complements the broader growth area context.

The NGC plan (**Figure 5**, below) identifies the Craigieburn West PSP area as 'residential', with a Biodiversity Values area in the north and a small amount of existing urban development in the south-east of the Precinct.



Figure 5 - Northern Growth Corridor Plan



Precinct Structure Planning and the Urban Growth Zone

The former Minister for Planning released the Precinct Structure Planning Guidelines (7 October 2009)². The guidelines provide a tool for designing and delivering better quality communities in growth areas. They set out the key objectives of growth area planning and include a step-by-step guide on how to achieve the identified objectives.

The overarching objectives for PSPs as set out in these guidelines, are to:

- Establish a sense of place and community
- Create greater housing choice diversity and affordable places to live
- Create highly accessible and vibrant activity centres
- Provide local employment and business activity
- Provide better transport choices
- Respond to climate change and increase environmental sustainability
- Deliver accessible, integrated and adaptable community infrastructure.

The UGZ applies to land that has been identified for future urban development within the UGB. The UGZ sits within the suite of zones within the Victorian Planning Provisions (VPPs). It has been specifically designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.

The UGZ includes two parts:

- Part A, which applies to land when no PSP applies; and
- Part B, which applies to land when a PSP applies.

The UGZ includes zone provisions that seek to provide certainty about the nature of future development, streamline the approval process and ensure that any land use and/or development within a Precinct does not prejudice its future growth.

A schedule to the UGZ is drafted for each PSP area and can include requirements for land use, buildings and works, application/advertising requirements, decision guidelines and any other conditions/requirements. The UGZ schedule applies a suite of VPP zones to guide future uses and development of the Precinct. In addition, the UGZ specifies permit triggers, application requirements, referral and/or notification requirements, and permit conditions so that land use and development within the Precinct is generally in accordance with the PSP.

In the Craigieburn West PSP, the southern half of the Precinct is within the UGZ without a schedule to the zone while the northern half of the Precinct is within the farming zone. The UGZ12 is proposed to be applied to both areas (except for the BCS area where it is proposed to apply the Rural Conservation Zone with accompanying overlays) to guide the future development of the area generally in accordance with the PSP.

The drafting of UGZ12 promotes consistency in the manner that planning authorities deal with land use issues and ensures that the zone implements the Planning Policy Framework (PPF). It has been structured in such a way that ultimate translation to conventional VPP zones can occur in a timely and efficient manner once the land has been developed.

State Planning Policy Framework

The State Planning Policy Framework (SPPF) ensures that the objectives of Section 4 of *Planning and Environment Act 1987* (the Act) implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development. The explanatory report accompanying the exhibited Amendment outlines how the State planning policies, local planning policies and Ministerial Directions relevant to the Amendment were considered.

² The VPA has more recently prepared “Guidelines for Precinct Structure Planning in Melbourne’s Greenfields 2020” and published a draft for public engagement. At the time of writing that document remains in draft form.

Ministerial Directions

The Amendment complies with the applicable Ministerial Directions as outlined in the explanatory report. More broadly, the Amendment complies with the following Ministerial Directions relating to the preparation of an amendment within the urban growth areas, including Ministerial Direction 11 – Strategic Assessment of Amendments, and Ministerial Direction 12 – Urban Growth Areas, as detailed below.

Ministerial Direction 11 – Strategic Assessment of Amendments

The Amendment has been assessed in accordance with the assessment criteria set out in Ministerial Direction 11. The Amendment will implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use of land identified for urban purposes. The Amendment has addressed environmental effects as the pattern of land use and development was guided by studies of the area relating to flora and fauna, flooding and drainage. The Amendment has addressed the relevant social and economic effects. It is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities. The Amendment has considered the relevant social, environmental and economic effects, and the amendment will result in a net community benefit.

Ministerial Direction 12 – Urban Growth Areas

This Direction applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the UGZ. Therefore, the Direction applies to the amendment.

Surrounding Precincts and Structure Plans

Craigieburn (R2) PSP

- Directly adjacent to the Precinct to the east
- Predominantly residential
- Traversed by two waterways: Aitken Creek and a northern tributary
- Provides for connector and local road connections to the east of Craigieburn West.

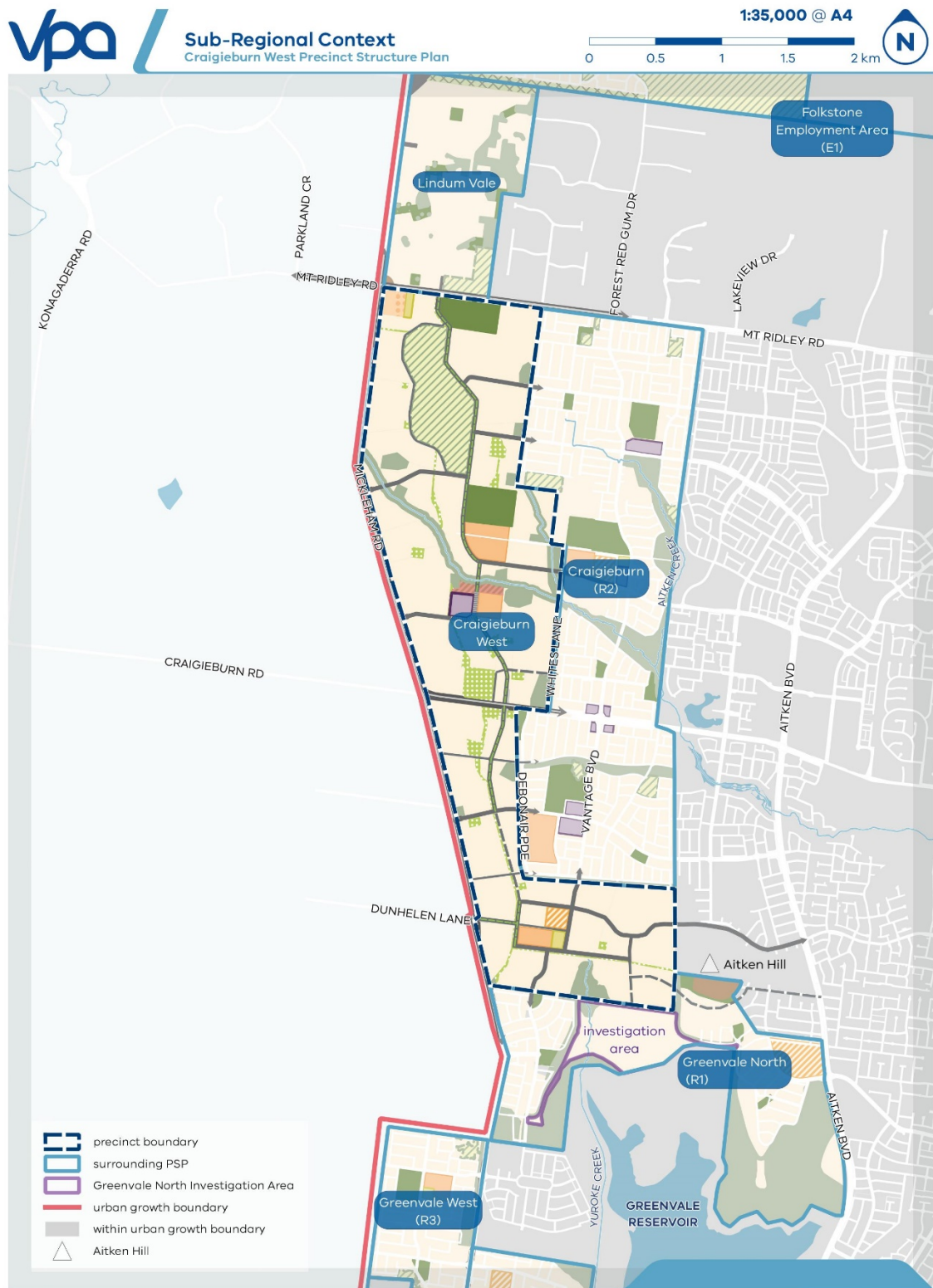
Lindum Vale

- Lindum Vale PSP area to the north is identified as a 'Logical Inclusions Area'
- Directly north of Craigieburn West, across Mt Ridley Road
- Predominantly residential land uses.

Greenvale North (R1) PSP

- Located directly adjacent to the south of Craigieburn West
- Predominantly residential' areas to the south-west and south-east that are separated by open space to the north of a large waterbody (Greenvale Reservoir).
- An area with landscape values (Aitken Hill) is identified adjacent to the south-east of Craigieburn West
- Includes the "Greenvale Investigation area" which is located directly south of Craigieburn West.

Figure 6 - Sub-Regional Context



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4 Craigieburn West PSP

4.1 Role and Function of the Plan

The Craigieburn West PSP is a long-term plan for future urban development of the site. It describes how the land is expected to be developed, and how and where services are planned to support development. The Plan provides a high-level structure to guide subsequent detailed planning and development and thus will be subject to further refinement through this process.

The PSP provides a guide for the delivery of an urban environment that will be a logical extension of the development profile to be established generally in accordance with neighbouring PSPs. The PSP, and Amendment to implement the Plan, enable the transition of 'urban identified' land to urban land, giving effect to necessary applied provisions to allow development to occur in accordance with the Plan.

The PSP outlines the projects required to ensure that future residents, visitors and workers within the Precinct are provided with essential services and timely access to key infrastructure necessary to support proposed land uses and the future community.

The PSP includes a Precinct Infrastructure Plan (PIP), which details infrastructure that is required by development, including that which is to be incorporated within the ICP and ensures Government agencies, Hume City Council (Council), developers, local communities, and investors have certainty about future development requirements of the Precinct.

The VPA will finalise an ICP, based on the ICP items that are detailed in the PIP. An exemption from public exhibition can be sought under Section 20(A) of the Act, as per the ICP guidelines, if the ICP does not trigger a supplementary levy.

The purpose of the PSP is to embed the vision for the Craigieburn West Precinct through the preparation of an orderly and integrated place-based spatial plan. To this end, the PSP will³:

- Support the timely delivery of integrated transport options, including public and active transport. Active transport is facilitated via a north south green 'spine' linear reserve.
- Support the retail and services catchment of the proposed Local Town Centre, Craigieburn Central and town centres proposed in Aston Village and Highlands Village.
- Facilitate the final drainage outcomes of the development services schemes for the Aitken Creek, Yuroke Creek and Upper Brodies Creek catchments, including the protection of the Greenvale Reservoir.
- Integrate areas of significant vegetation and biodiversity into the future urban landscape and open space network and promote connections to greenspace.
- Integrate with and deliver community facilities and open spaces to complement the adjoining Precincts of Lindum Vale PSP, Craigieburn R2 PSP and the Greenvale North PSP.

³ PSP, at 2.2.

4.2 Objectives for the Precinct

There are eight (8) key objectives set out in the PSP to describe the desired outcomes of the Precinct's development and guide the implementation of the vision⁴:

1. Housing, subdivision & built form

To facilitate housing diversity and choice within Craigieburn West, including densities that support access to local services, jobs and sustainable transport options.

2. Transport & movement

To facilitate 20-minute neighbourhoods by providing a transport network that integrates with the adjoining established areas and supports active and public transport options, movement of goods and connections to jobs within Craigieburn West and the surrounding areas.

3. Public realm, open space & heritage

To provide a framework for a high amenity and integrated urban environment within Craigieburn West that encourages a sense of place and community, as well as responds to the existing natural, cultural and built form features.

4. Water, utilities & safety

To facilitate safe, resilient and water sensitive urban environments in Craigieburn West that respond to climate change, bushfire management and final drainage outcomes including the protection of the Greenvale Reservoir Drinking Water Catchment.

5. Biodiversity & ecosystems

To facilitate the retention and protection of Conservation Area 29 and landscape features within Craigieburn West including scattered trees and waterways as key community assets that are integrated with the urban landscape.

6. Education & community infrastructure

To identify and facilitate the delivery of adaptable and multi-purpose open spaces, community facilities, schools, and other essential community infrastructure to support development.

7. Centres, employment & economic activity

To facilitate investment in an innovative and vibrant local and regional economy within a network of highly accessible activity and employment centres that support jobs and business activity for residents in Craigieburn West and surrounding areas.

8. Precinct infrastructure delivery

To identify and guide the timely delivery and staging of key essential infrastructure required for Craigieburn West.

4.3 Vision for the Craigieburn West Precinct Structure Plan

The PSP sets out the documents vision as follows⁵:

⁴ PSP, at 2.3.

⁵ PSP, at 2.1.

Craigieburn West will develop as a series of predominantly residential neighbourhoods supported by a local Town Centre and adjoining residential areas.

The Precinct will leverage its unusual linear form by creating a series of walkable neighbourhoods arranged along a north–south spine comprising open space links and key road connections. The Precinct will also seek to embed heritage and landscape features within and around it by capitalising on opportunities to maximise views to nearby volcanic cones and integration with established native vegetation.

The central spine will support the primary place-making focus - creating energy and activation. The PSP features schools, community hubs, and diverse housing typologies linked with a range of open spaces, including conservation reserves, active open space, and a network of local parks.

The PSP will complete the structure planning process for the area, completing the delivery of green links within and beyond the PSP boundaries and provision of a sensitive built form interface to rural land west of Mickleham Road/UGB.

The PSP will also complete the catchment to surrounding activity centres external to the PSP, including Craigieburn Central, Aston Village and Highlands Village, while also providing for local facilities, including a centralised activity centre co-located with open space and community facilities, and a series of proposed government and potential non-government schools.

4.4 Public Consultation and Engagement

Agency, Council and landowner consultation progressed throughout the preparation of the draft PSP. Specifically, this included:

- **May/June 2019:** Stakeholder pitching sessions
- **August 2019:** Co-design stakeholder workshop
- **February 2020:** Stakeholder update presentation
- **June 2020:** Agency validation
- **17 November – 18 December 2020:** Public consultation period
 - Including a 'virtual drop-in session' on 30th November 2020
- **December 2020 – March 2021:** Submission confirmation and resolution with submitters.

Following public consultation, submissions were received from 42 submitters. The list of submitters is attached in **Appendix 1: Submissions Response Table**.

4.5 Late Submissions Referred to SAC

One submission was received after the closing of consultation. This submission was included in the brief to the Minister, as it was provided within a week of submission closing.

No further late submissions have been received.

4.6 Formal Response to Submissions

The VPA provided a written response to each submitter, confirming receipt of submissions. The VPA also met with major submitters to discuss and confirm the content of their submission. A table outlining a summary of submissions and their status is included at **Appendix 1 - Submissions Response Table**.

The VPA provided submitters with a proposed draft response to their submission on the 12 March 2021, and sought to confirm if an item was resolved, unresolved or pending. As of 12 April 2021, responses have been received from 15 submitters which are outlined in **Appendix 1 - Submissions Response Table**.



5 Summary of Proposed Changes in Response to Submissions

In response to the submissions received through the public consultation period, the VPA has agreed to make changes to the PSP Document and planning scheme ordinance as outlined in **Appendix 2: Part A Tracked Changes PSP Document – April 2021** and **Appendix 3: Part A Planning Scheme Ordinance Track Changes – April 2021**.

Table 2, below, summarises the changes within the **Part A Tracked Changes PSP Document – April 2021** and **Part A Planning Scheme Ordinance Track Changes – April 2021**.

The changes outlined are generally minor in nature and relate to:

- Vision and objectives (wording and intent)
- PSP requirement and guideline (wording and intent)
- Planning scheme ordinance (wording and intent)
- Plan set and cross sections.

It is important to note that the **Part A Tracked Changes PSP Document – April 2021** does not include any changes to the Place Based Plan or the Land Use Budget Table, however notations/comments are provided where a change has been agreed.

Table 1: Summary of Proposed Planning Scheme Ordinance and PSP Changes

Document/Section	Changes resulting from Public Consultation process	Submission Number
UGZ12	Update Plan 1 in the UGZ12 to be consistent with updated Place Based Plan in the PSP.	40.03; 22.03
	Update Table 1 Applied zone provisions to apply the Mixed-Use Zone to land shown on plan 1 as Mixed Use.	17.02
	Preliminary Site Investigation application requirement updated in accordance with advice from the Environment Protection Authority and identify sites that are of low-moderate and moderate potential for contamination requiring the preparation of this report if use and development is for a sensitive use.	13.01
	Delete the Affordable Housing Assessment application requirement as per the recommendations of Amendment C106mith Beveridge North West PSP Panel Report.	17.53, 26.01, 28.03, 28.04, 29.10, 29.11, 30.16
	Update the Affordable Housing decision guideline as per the recommendations of Amendment C106mith Beveridge North West PSP Panel Report.	17.53, 26.01, 28.03, 28.04, 29.10, 29.11, 30.16
	Delete the Salvage and translocation condition as not applicable to the Craigieburn West PSP.	40.13.
Schedule 6 to Clause 43.03 Incorporated Plan Overlay	Delete the Kangaroo Management Plan condition as not applicable to this area.	40.12
	Delete the Salvage and translocation condition as not applicable to this area.	40.12
Schedule to Clause 52.17 Native Vegetation	Updated text as recommended by DELWP MSA.	40.11
Explanatory Report	Update description of drainage infrastructure and stormwater quality treatment assets in the report.	25.14; 25.15
PSP Document – Vision & Purpose	Update Section 1.4 - include additional features.	17.46
	Update Section 2.2 purpose - clarify drainage outcomes.	25.03; 29.03
	Update Objective 4 - clarify drainage outcomes.	25.04;

Document/Section	Changes resulting from Public Consultation process	Submission Number
	Update Objective 5 - clarify conservation outcomes.	40.02
PSP Document – Requirements & Guidelines	Updated Descriptions in Table 1 - regarding schools and conservation areas	39.03; 39.04; 40.03
	Updated Requirement 1 – Remove reference to Old Mickleham Road.	17.52; 29.07
	Updated Requirement 4 – Include reference to Figure 1 (Mickleham Road Interface Cross Section)	14.01-02; 17.52; 28.02; 29.08; 29.39; 30.10;
	Deleted Requirement 5 – Affordable Housing Provision (as per recommendations of Amendment C106mth Beveridge North West PSP Panel Report)	17.53; 26.01; 28.03; 28.04; 29.11; 30.11; 30.16
	Updated Guideline 4 – Affordable Housing Provision (as per recommendations of Amendment C106mth Beveridge North West PSP Panel Report)	17.53; 26.01; 28.03; 28.04; 29.11; 30.11; 30.16;
	Updated Guideline 6 – clarify paper road width and responsible authorities.	29.13; 17.54
	Updated Guideline 10 – clarify facilities as part of the roadway.	17.56
	Updated Requirement 7 - include numbering on requirements and renumbering of subsequent requirements.	29.15
	Updated Requirement 11 – clarify wording of requirement.	25.02; 25.06; 28.09
	Updated Requirement 12 – clarify wording of requirement.	17.60; 25.02; 25.07
	Updated Requirement 15 – to include reference to “stormwater harvesting and/or passive irrigation.	16.10
	Updated Requirement 16 – correct grammar mistake.	17.61
	Updated Guideline 22 – correct grammar mistake.	25.08
	Updated Guideline 25 – correct table references.	17.63
	Updated Guideline 29 – correct grammar mistake and include additional management methods.	17.64; 25.02; 25.09
	Updated Requirement 19 – correct table references.	17.65
	Updated Requirement 20 – clarify utilities must be outside conservation area.	40.04
	Updated Guideline 34 – correct reference Appendix 4.7.	14.07
	Updated Requirement 22 – allow for discretion with bushfire setbacks.	16.05; 17.34; 17.70; 28.12; 28.13; 28.17; 38.08
	Updated Requirement 25 – clarify master plan requirements for linear parks.	17.72; 18.07; 28.19; 29.28
	Updated Requirement 26 – clarify road to provide access.	17.73

Document/Section	Changes resulting from Public Consultation process	Submission Number
	Updated Guideline 42 – correct table references.	17.74
	Updated Guideline 43 – correct table references.	17.75
	Removed Guideline 48 – PSP does not reflect this guideline.	28.20
	Updated Requirement 30 – clarify public road.	40.08
	Updated Requirement 32 – delete reference to concept plan.	40.09
	Updated Requirement 34 – clarify unless otherwise agreed by the RA.	22.06
	Insert new Requirement 37 – regarding school land use and separation.	39.06
	Updated Guideline 65 – reference emergency service facilities.	17.81
	Updated Requirement 38 – include reference to Local Convenience Centres.	14.12; 17.01
	Updated formatting of Requirement 39.	25.13
	Updated Requirement 40 – include land and works for water services, remove duplicated dot point.	33.03; 29.33
	Updated Requirement 41 – Correct table reference.	14.16; 17.91; 29.34
PSP Document – Tables and figures	Updated Table 3: Water Infrastructure – rename catchment.	25.10
	Updated Table 5: Credited open space delivery guide – correct school reference.	39.03; 39.04
	Updated Table 6: Craigieburn West Town Centre Hierarchy – include reference to connector road frontage.	17.82
	Updated Table 7: Craigieburn West Local Town Centre performance requirements & guidelines – change Town Centre are to 2.6ha.	22.01
PSP Document – Plan Set (plans still to be updated)	Updated to Plans 2 – 11 to include the up-to-date surrounding road networks.	15.02
	Updates to Plan 2 - Precinct Features Plan <ul style="list-style-type: none"> • Include notes and areas for prescribed airspace and n-Contours. • Include patch of trees north of Craigieburn Road. • Remove reference to Growling Grass Frog in legend. • Update Base plans to reflect existing road network. 	16.13; 17.47; 37.02; 37.03; 37.04; 40.03;
	Updates to Plan 4 - Place Based Plan <ul style="list-style-type: none"> • Legend to refer to BCS Conservation Area. • Relocate Local Town Centre to the northern boundary of Property 23. • Upgrade E/W connector road 1 (Parcels 6 & 7) to a boulevard connector. • Upgrade Vantage Boulevard – north of Fairways Boulevard (Parcel 35) to a boulevard connector. • Upgrade Fairways Boulevard – West of Vantage Boulevard (Parcel 35) to a boulevard connector. 	40.03 22.03 17.15-17.30

Document/Section	Changes resulting from Public Consultation process	Submission Number
	<ul style="list-style-type: none"> Upgrade Elevation Boulevard – west of N/S Connector 1 (Parcel 31) to a boulevard connector. Downgrade N/S Connector Road 1 – south of Craigieburn Road (Parcels 29, 30, 31) to a connector street. Downgrade N/S Connector Boulevard 2 – south of Dunhelen Lane (Parcel 38) to a connector street. 	
	Updates to Plan 5 – Transport <ul style="list-style-type: none"> Reference ‘signalised T intersection’. 	14.04
	Updates to Plan 8 – Open Space Plan <ul style="list-style-type: none"> Update legend to state “BCS Conservation Area”. Relocate LP-15 to the west, adjacent to the green link. 	40.03; 17.39; 36.02
	Updates to Plan 9 – Heritage and Public Realm Plan <ul style="list-style-type: none"> Reference Place of Worship at both 1550 & 1540 Mickleham Road. 	14.09
	Updates to Plan 10 – Biodiversity and Vegetation Plan <ul style="list-style-type: none"> Update Plan name to “Biodiversity and Native Vegetation Plan”. Update Legend to state “BCS Conservation Area”. Remove reference to trees within the Mickleham Road Reserve (i.e. trees outside of the PSP boundary). 	40.03; 15.02; 14.10
	Updates to Plan 11 – Precinct Infrastructure Plan <ul style="list-style-type: none"> Update legend to “Proposed Government School”. 	39.03; 39.04
PSP Document – Cross-sections and concepts (changes still to be made)	Insert new Mickleham Road Interface Cross section.	14.01-02; 17.52; 28.02; 29.08, 29.39; 30.10
	Amend Conservation Interface BCS Area 29 Cross Section to: <ul style="list-style-type: none"> Locate the vehicle exclusion fence on the boundary of the conservation area, not within the nature strip. Remove first dot point as first two dot points in the notes are contradictory. In the boundary fence note, specify it is to allow pedestrian access at specified access points. Update plan caption to BCS Conservation Area 29. Specify light pole to be designed and baffled to cast light away from the conservation area. 	40.10

Document/Section	Changes resulting from Public Consultation process	Submission Number
PSP Documents - Appendices	Precinct Infrastructure Table <ul style="list-style-type: none"> Community Building and Education Projects <ul style="list-style-type: none"> CI-01 – Updated description. CI-02 – Updated description. Updated title of existing and proposed schools. Open Space and Conservation Areas <ul style="list-style-type: none"> SR-01 – Updated description. SR-02 – Updated description. 	17.42; 17.93; 39.03; 39.04
	Parcel specific land use budget table <ul style="list-style-type: none"> Updated description of proposed government schools. 	39.03; 39.04
	Craigieburn West Local Town Centre – design principles <ul style="list-style-type: none"> Removed dot point in Principle 4 as references LTC Concept Plan. 	14.13
	Update Table 9: Anticipated employment creation within the Precinct.	39.03; 39.04

6 Summary of the Main Issues & VPA Position

Overview

Submissions were received from a total of 42 submitters. The VPA sequentially numbered each submission. No submissions have been formally withdrawn after the close of public consultation.

Submission 38 is comprised of submissions 38(a) & 38(b), following a formal request to separate the development proponent submission and the landowner submission, as these were submitted together and considered part of the same submission.

Submissions were received from a range of parties including:

- State Agencies
- Landowners
- Development proponents
- Local Government
- Community Groups
- Residents
- Utility Providers.

The 42 submissions have been analysed and coded into 404 individual submission points. A full list of submission points, including the VPA's response and the status of the submission point is provided in **Appendix 1: Submissions Summary and Response Table – April 2021**.

The VPA will continue to work to resolve matters in the period leading up to the Panel Hearing and will document any further recommended revisions in the Part B Submission. A revised Submission Summary and Response table will be circulated with the Part B submission to reflect any progress made on individual submission points, along with a further tracked changes version of the PSP – if required.

Summary of Main Issues

Four key issues were identified through the public consultation of the Craigieburn West PSP:

- Mickleham Road
- Aitken Creek Development Services Scheme
- Yuroke Creek Development Services Scheme
- Melbourne Airport.

All other submissions to the exhibited PSP can be categorised into eight broad areas that reflect the chapter headings at Part 3 of the PSP:

- Housing, subdivision & built form
- Transport and movement
- Water, utilities & bushfire safety
- Public realm, open space & heritage
- Biodiversity, vegetation & landscape character
- Educations & community infrastructure
- Centres, employment & economic activity
- Precinct infrastructure and staging.

The following sections describe the matters raised by the exhibited submissions and VPA position.



6.1 Mickleham Road

Overview

Craigieburn West PSP is located adjacent to Mickleham Road, which forms the western boundary of the PSP. Mickleham Road is a declared arterial road, under the management of the Department of Transport (DoT).

Eleven submissions were received in relation to the duplication of Mickleham Road (1, 2, 5, 7, 8, 9, 11, 14, 17, 21, 28). The submission points generally:

- Asserted a need for alignment of state road infrastructure and development to ensure that the existing poor traffic management levels (i.e. high traffic volumes on Mickleham Road) are not further exacerbated once development commences in the Precinct.
- Submitters requested alignment of development with capacity increases on Mickleham Rd, with one submitter withholding support for approval of the PSP until Mickleham Road is duplicated.

VPA Position

Need for greater synergy in the planning and delivery of State infrastructure

Submissions generally seek an integrated response from government on the delivery of infrastructure, particularly the upgrade of Mickleham Road.

The Craigieburn West PSP planning process has included consideration of the future of Mickleham Road, which is an arterial road under the care and management of the DoT.

DoT has undertaken planning work to determine that Mickleham Road will ultimately become a six-lane road in the future, and the land required has been reserved.

The VPA is working with DoT to ensure coordination between development of the Precinct and the necessary road upgrades. The PSP supports the future widening of Mickleham Road through matching intersection designs and additional road connectivity within the PSP.

It is important to note that the duplication of Mickleham Road cannot be funded by the ICP, however the PSP outlines a range of major road improvements that will provide additional road connections throughout the vicinity and through the PSP area. These improvements are expected to significantly address the current traffic management levels by completing the suburban road network throughout Craigieburn.

The Victorian State Government budget (October 2020/21) provided \$9 million for installation of new traffic lights at the entrance to Aitken College on Mickleham Road and planning for duplication from Somerton Road to Dellamore Boulevard. The Government also announced several road projects to reduce congestion and improve safety in the northern and north-western suburbs. The 2018-19 State Budget invested in upgrades to Craigieburn Road West, Childs Road, Epping Road and Sunbury Road.

Further upgrades to Mickleham Road will be considered under a future funding program in a state-wide context. DoT will continue to work with Councils, planning authorities and developers to improve safety and relieve congestion across the road network.

Alignment of development with upgrading of Mickleham Road/Delay of approval of the PSP

Submissions (generally from residents) requested alignment of development with the upgrading of Mickleham Road. These submissions cite the poor performance of Mickleham Road under existing conditions at peak times in support of their contention.

One Submission from Council noted that whilst they support the PSP, they note the amendment should not be approved until budget for Mickleham Road upgrade is confirmed.

The current traffic volumes experienced on Mickleham Rd are not unusual for similar roads in other growth areas and would be the expected “normal” within Inner and Middle Melbourne. Currently, delays are only experienced during peak periods and traffic volumes are relatively low during the remainder of the day.

The VPA's position is that the PSP, as a long-term strategic plan for an area, is not the appropriate location/mechanism to respond to the short-term capacity constraints currently being experienced. As indicated above, DoT has undertaken planning work to determine that Mickleham Road will ultimately become a six-lane road in the future, and the land required has been reserved. The long-term strategic planning and transport planning are aligned.

The VPA observes that the approval of the PSP is not the source of the congestion experienced at peak times on Mickleham Road. Regardless of the approval of Craigieburn West PSP, Mickleham Road will need to be upgraded to accommodate the development already approved within the area.

Planning for Craigieburn West is logical and ensures orderly planning of the remaining development portion within the sub-region. The approval of the Craigieburn West PSP will provide certainty regarding the development of this area which will help in planning and prioritising budgeting for the upgrade of Mickleham Road.

Approval and subsequent development of Craigieburn West PSP will assist in completing the transport network by providing east – west connections between Mickleham Road and Aitken Boulevard, signalised access onto Mickleham Road (interim form of intersections to be ICP funded – project IN-07) and facilitating additional north south connectivity through a Boulevard Connector parallel to Mickleham Road. This will provide alternative options in the transport network to Mickleham Road which will improve network resilience and add capacity.

Delaying the approval of Craigieburn West because of traffic congestion on Mickleham Road will not solve the core problem, and traffic congestion on Mickleham Road will continue to build due to existing approvals and development already occurring. Delaying the approval, however, will delay the completion of the connector road network - resulting in an extended period of sub-optimal network performance while preventing the delivery of well-located residential development.

Ultimately, approval of the PSP constitutes appropriate strategic planning for the sub-region and will assist in budget prioritisation. Matters of short-term traffic congestion can be managed at permit stage and should not preclude the approval of necessary and appropriate strategic planning.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved without revisions in respect of Mickleham Road, as the long-term strategic transport and land use planning align.



6.2 Aitken Creek Drainage Services Scheme

Overview

The Craigieburn West PSP reflects the proposed Draft Aitken Creek Drainage Services Scheme (DSS), which is currently undergoing stakeholder consultation by Melbourne Water.

Eight Submissions (16, 18, 25, 26, 28, 29, 34, 38) were received relating to the provision of waterways and drainage assets associated with the Aitken Creek DSS. In general, the submissions relate to:

- The use of constructed as opposed to natural waterways
- Proposed waterway widths
- Sizing and location of stormwater assets.

The VPA notes that Melbourne Water is working with submitters to review information provided and respond to the issues raised through the Craigieburn West PSP public consultation.

VPA Position

Melbourne Water is currently reviewing and proposing to substantially revise the Aitken Creek DSS. The VPA acknowledges that the draft revised DSS includes substantial changes from the approved DSS, particularly relating to additional assets and land-take required.

The VPA has prepared the PSP to reflect the draft revised DSS provided by Melbourne Water. The issues raised in submissions seek changes to the draft DSS rather than taking issue with features proposed through the PSP.

The VPA considers the content of the DSS is a matter for Melbourne Water to resolve under its own legislative framework and the PSP appropriately captures the current designs provided to the VPA by Melbourne Water. The VPA's position on this issue is consistent with that put to the Panel considering the Shenstone Park PSP, where similarly submitters sought to vary the alignment and design of drainage infrastructure through the PSP process rather than a DSS review. Having considered the issues, the Shenstone Park Panel ultimately considered the issues put in submissions could be resolved through detailed design and that changes proposed by the VPA to afford greater flexibility in drainage infrastructure delivery were appropriate.⁶ The VPA proposes similar changes here to those recommended to the panel considering the Shenstone Park PSP. Relevantly, the revised Requirement R11 references the need for drainage infrastructure to be delivered in accordance with the relevant DSS and to the satisfaction of Melbourne Water and the Responsible Authority. The VPA submits that with these revisions, the PSP will provide appropriate flexibility to respond to detailed design changes - such as narrowing or straightening waterways (if approved by Melbourne Water and the Responsible Authority) - as is sought by submitters.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked changes on drainage issues set out in the **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

6.3 Yuroke Creek DSS

Overview

The Craigieburn West PSP reflects the proposed Draft Yuroke Creek DSS, which is currently undergoing stakeholder consultation by Melbourne Water. The Yuroke DSS covers the southern portion of the PSP

⁶ *Whittlesea C241wsea (PSA) [2021] PPV 10*

(Property Numbers 35, 36, 38, 39, 40). The PSP reflects the proposed retarding basin asset within the Yuroke Creek DSS, which is required to facilitate the protection of the Greenvale Reservoir.

Five Submissions were received (17, 25, 28, 29, 38) relating to the Yuroke Creek DSS. In general, the submissions relate to:

- Status of Greenvale Investigation Area.
- Lack of detail regarding the assets and costing for the Yuroke DSS.

The VPA notes that Melbourne Water is working with submitters to review information provided and respond to the issues raised through the Craigieburn West PSP public consultation.

VPA Position

The VPA repeats the submissions made above in the context of the Aitken Creek DSS regarding the roles of the DSS and PSP (and in turn the Panel process) in determining drainage infrastructure provided in a PSP area, and shown on the PSP.

However, the VPA agrees that the design of the Yuroke DSS will impact the developability of the southern section of the PSP. The VPA's position on the matters raised are summarised below.

Status of Greenvale Investigation Area

The central issue raised in submissions regarding the Greenvale Investigation Area is that the draft Yuroke DSS design requires drainage infrastructure to be delivered to facilitate the development of the southern part of the PSP area, but places some key infrastructure on land outside the PSP. A bund is required to be constructed within the Greenvale Investigation Area to protect the Greenvale Reservoir.

The Greenvale North Part 2 (Investigation Area) is listed on the VPA Business Plan as "Pre-Commencement" and currently being explored as a future VPA project within the Partnered Delivery Pilot program. This notwithstanding, the VPA notes that the properties in the south are undevelopable until the Yuroke DSS assets have been constructed – whether that be through development following the rezoning of the Investigation Area or other arrangements between landowners.

The VPA has considered this matter and propose a notation on Plan 6 – Integrated Water Management Plan. Whilst the PSP is unable to resolve DSS issues, it will make clear that the development of this southern area, subject to the Yuroke DSS, is reliant on the provision of protection assets in an area outside of the control of the PSP.

Lack of details regarding DSS Cost and Designs

The availability of details regarding the costs and design for the Yuroke DSS is subject to consultation, which has recently been commenced by Melbourne Water.

The PSP has been prepared to reference the drainage assets required as per the most recent draft DSS prepared by Melbourne Water. This is currently being reviewed and undergoing consultation with landowners. The VPA notes that it is not the role of the PSP to delineate scheme rates and designs, which is within the remit of Melbourne Water.

The VPA has advised landowners to discuss these matters with Melbourne Water, and the matters were noted.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked changes on drainage issues set out in the **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.



6.4 Melbourne Airport

Overview

Melbourne Airport (MA) has prepared a Submission (37) in response to the Craigieburn West PSP, with the following key issues:

- Aircraft Noise (N-Contours).
- Prescribed Airspace.

Aircraft Noise (N-Contours)

MA notes that the PSP is currently impacted by 'N-Contours' and want the N-Contours reflected in a Plan in the PSP and explained in Section 3.1 of the PSP document.

The draft Planning Scheme Ordinance includes a notice requirement to the Airport lessee company of MA in accordance with the *Airports Act 1996* (Cth) under Clause 66.06 for development within the N-Contours.

Prescribed Airspace (Obstacle Limitation Surface)

MA advise that the north-west corner of the PSP is within "Prescribed Airspace". According to MA, this area requires approval under the *Airports Act 1996* (Cth). MA request the VPA apply to the Department of Infrastructure, Transport, Regional Development and Communications for "Controlled Activities" within the Prescribed Airspace.

The control of development in prescribed airspace is through the *Airports Act 1996* (Cth) and not carried over to the Act. Under the *Airports (Protection of Airspace) Regulations 1996* (Cth), either a Registered Building Surveyor or the Municipal Building Surveyor of Hume City Council is required to give notice to MA (Regulation 8).

VPA Position

Aircraft Noise (N-Contours)

This issue was raised at the Lindum Vale PSP and Sunbury South PSP Planning Panels (Amendment C205 & Amendment C207 respectively).

The VPA response in the current matter therefore builds on, and is consistent with, the adopted Panel recommendations in the above matters:

- Include N-Contours on Plan 2 – Precinct Features Plan
- Include a Note on Plan 2 – Precinct Features Plan stating (as per Lindum Vale PSP):

"The land within the PSP area is partly affected by the Melbourne Airport N-Contours. The effect of aircraft noise and the boundaries of the Melbourne Airport N-Contours can vary over time with changes to Melbourne Airport's operations, traffic volumes and types of aircraft using Melbourne Airport.

The most up-to-date information should be sought concerning aircraft noise and can be obtained from Melbourne Airport and its website, which can be accessed at: <http://www.melbourneairport.com.au/>."

Prescribed Airspace (Obstacle Limitation Surface)

This issue was raised at the Lindum Vale PSP Panel and whilst the findings indicated this was not a matter to be dealt with through the PSP, in this instance the VPA has sought to alleviate concerns from MA as outlined below:

- Include Prescribed Airspace on Plan 2 – Precinct Features Plan
- Include Note on Plan 2 – Precinct Features Plan stating (as per Lindum Vale PSP):

The land within the PSP area is partly affected by the Melbourne Airport Prescribed Airspace. Certain activities (“controlled activities” as defined by the Act) within prescribed airspace may require additional referrals under the Airports Act 1996 (Cth).

Further information concerning prescribed airspace can be obtained from Melbourne Airport and its website, which can be accessed at: <http://www.melbourneairport.com.au/>.

These proposed changes have been noted in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

These changes to the PSP will increase awareness of the requirements under the *Airports Act 1996* and associated regulations. It is submitted that while this will assist compliance with the system which exists outside the planning system, the issue of compliance with Commonwealth legislation is beyond the scope of the PSP.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the proposed tracked changes on airport issues set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.



6.5 Housing, subdivision & Built Form

Overview

The main items regarding Housing, subdivision & built form relate to:

- Affordable Housing Provisions
- Walkable Catchments/Density.

An overview of these issues and an outline of the VPA's position is indicated in the sections below.

Affordable Housing Provisions

The Craigieburn West PSP and Scheme Ordinance indicated a series of Requirements, Guidelines and Application Requirements to address affordable housing provision within the PSP area. These provisions were drawn from previous work undertaken as part of the Beveridge North West (BNW) and Shenstone Park (SP) PSPs, which recently proceeded through a Planning Panel process.

Five Submissions (17, 26, 28, 29, 30) were received in relation to the affordable housing provisions. In general, the submissions relate to:

- Application of affordable housing provisions
- Requests to revise provisions in line with Beveridge North West Planning Panel recommendations.

The VPA notes that whilst the recommendations of the Beveridge North West Planning Panel report regarding affordable housing have not been formally adopted, there is widespread support (amongst submissions that do not seek to entirely omit affordable housing provisions) for the recommended provisions as presented by the Beveridge North West Panel.

VPA Position

The VPA, proposes changes to the affordable housing provisions to align with the recommendations of the Beveridge North West PSP Planning Panel report. Please see **Appendix 2: Part A Tracked Changes PSP Document – April 2021** and Table 2 in Section 5 of this report.

Specifically, these changes include:

- PSP Document
 - Deleting Requirement 5
 - Modify Guideline 6
- Planning Scheme Ordinance (UGZ12)
 - Deleting the Application Requirement for an affordable housing assessment
 - Modify the Decision Guideline regarding affordable housing.

As noted above, these changes are consistent with previous panel determinations and are considered to address the submissions regarding the affordable housing provisions.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked changes on affordable housing issues set out in the Part A PSP and UGZ12 which are consistent with the approach recommended by the Beveridge North West Planning Panel.

Density & Walkable Catchments

The Craigieburn West PSP currently proposes a walkable catchment of 400m around the Town Centre, with a density of 26 dwellings/ha within the walkable catchment (Medium Density) and 18.5 dwellings/ha outside the walkable catchment (Standard Density).

Seven Submissions (18, 22, 26, 29, 30, 34, 38b) were received relating to the proposed density and walkable catchments. In general, the submissions dealt with:

- Concerns regarding higher density
- Location of the walkable catchment boundary.

VPA Position

Concerns regarding higher density

The VPA is reviewing the proposed density in Craigieburn West PSP to ensure that the land can be developed to community and stakeholder expectations. The submissions raise concerns that the proposed density will inhibit the developability of the land subject to the walkable catchment.

The VPA notes that Policy 2.2.5 of *Plan Melbourne 2017-2050* sets a minimum average density of 20 dwellings/ha for greenfield areas. To achieve this target, higher densities are required in areas that offer higher amenity – the walkable catchments. This also means that reduction in the density targets for the walkable catchment will require a corresponding change in the density targets outside the walkable catchment to achieve the Plan Melbourne Policy.

The VPA notes that this issue was considered in the Beveridge North West PSP Planning Panel, where the Panel supported the VPA's density target of 25 dwellings/ha density for a walkable catchment.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved with the proposed revised densities.

Location of the walkable catchment boundary

Submissions highlighted that the walkable catchment crosses over the PSP Boundary into (and beyond) Mickleham Road. This creates a potential conflict with Requirement 4, which entails the provision of a 'Sensitive Rural Interface' along Mickleham Road.

The VPA reviewed these submissions and propose to realign the walkable catchment within the PSP boundary. This will allow the first row of lots (approx. 90 m inboard from the PSP Boundary) to develop at Standard Density, and not at the higher density outlined by the PSP.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked changes to the walkable catchment set out in the **Part A Tracked Changes PSP Document – April 2021**.



6.6 Transport and Movement

The main items regarding Transport and Movement relate to:

- Mickleham Road (addressed in section 6.1)
- Precinct road network and traffic assessment.

An overview of these issues and an outline of the VPA's position is indicated in the sections below.

Precinct Road Network and Traffic Assessment

The Craigieburn West PSP provides an extensive connector road network, including:

- a north-south connector street (boulevard connector) and a four-way intersection at Craigieburn Road
- four connector road intersections onto Mickleham Road
- connections east into the existing developed areas of Craigieburn.

Twelve Submissions were received in relation to the Precinct's road network and traffic assessment (10, 14, 15, 16, 17, 18, 20, 28, 29, 34, 40, 41). The submission points generally focused on:

- Concerns with the data and assumptions of the background technical assessment including the traffic modelling, assumed lot yield, land use assumptions, and trip generation rates.
- The need to amend the street network to better support land use and development on a specific parcel by parcel landowner basis.
- Removal of intersections or new intersections, including additional Left-In Left-Out intersections on Mickleham Road.
- Amending street cross sections and/or including new street cross sections to:
 - reflect better land use and transport outcomes
 - addressing interface issues, trees, and acknowledging the inclusion or not of specific infrastructure requirements including drainage.

VPA Position

Concerns with modelling & assumptions

The VPA reviewed the Traffic Impact Assessment prepared by One Mile Grid (dated November 2020) and agreed with the submissions from Council that the yields used as the basis for the assessment were too low.

Accordingly, the VPA requested One Mile Grid revise the modelling and prepare an addendum to the traffic report (see Appendix 5: Transport Impact Assessment – Addendum 1). This addendum:

- explains the changes to the yield (increased to 8,200 lots)
- updates traffic volumes based on the increase lot yield.
- makes recommendations to address the increase in vehicle movements, including increasing the capacity of some roads.

The revised modelling indicates that certain connector roads shown on the exhibited PSP exceed their theoretical capacity, and as such should be upgraded to boulevard connectors. The VPA proposes changes to the status of these roads in line with the One Mile Grid addendum; however, these changes are **not shown** graphically in the **Part A Tracked Changes PSP**. The proposed revisions are as follows:

- Upgrade E/W connector road 1 (Parcels 6 & 7) to a boulevard connector.
- Upgrade Vantage Boulevard – north of Fairways Boulevard (Parcel 35) to a boulevard connector.
- Upgrade Fairways Boulevard – West of Vantage Boulevard (Parcel 35) to a boulevard connector.
- Upgrade Elevation Boulevard – west of N/S Connector 1 (Parcel 31) to a boulevard connector.
- Downgrade N/S Connector Road 1 – south of Craigieburn Road (Parcels 29, 30, 31) to a connector street.
- Downgrade N/S Connector Boulevard 2 – south of Dunhelen Lane (Parcel 38) to a connector street.

The VPA considers that the proposed changes outlined above address both the concerns regarding the traffic modelling and the need to amend the street network to ensure roads are operating within theoretical capacity.

Intersections Locations and Left-In Left-Outs (LILOs)

The VPA reviewed the submissions received regarding the locations of intersections and LILOs as indicated by the draft PSP for public consultation.

The intersection locations identified in the draft PSP for public consultation are supported by the updated traffic modelling and are generally supported by DoT. Accordingly, the VPA does not support changes to the location of proposed intersections.

The requests for additional LILOs to be shown on the PSP were assessed against the VPA's approach for LILO identification in a PSP:

- a) where there is a strategic justification for LILO access in a specific location, or
- b) where LILO access must be shown in a specific location, due to existing road alignments (i.e. connections from the East).

The VPA submits that the requests for additional LILOs do not meet the criteria outlined above, except for the LILO required to provide internal access to Mickleham Primary School. This LILO should be provided south of the existing Mickleham Primary School, noting the final location is subject to discussion with DoT, Department of Education and Training (DET), Council and the landowner.

Additional/Modified Cross-Sections

The VPA reviewed the submissions requesting additional cross sections to be included in the PSP and respond as follows:

- Agree to include Mickleham Road interface cross-section to provide clarity on the interface treatment and further strengthen Requirement 4 (see **Appendix 2: Part A Tracked Changes PSP Document – April 2021**).
- Agree to include linear park cross-sections and document references to provide example treatments for the linear park and adjoining roads. The cross sections are currently being prepared and have not been reflected in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.
- Agree to update Whites Lane cross-section. The cross section is currently being prepared and have not been reflected in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.
- Agree to amend the Conservation Interface Cross-section (see **Appendix 2: Part A Tracked Changes PSP Document – April 2021**).
- Disagree with including full cross-sections for Mickleham Road (entire road reserve), Craigieburn Road, and Mt Ridley Road.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked changes on traffic and transport matters set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021** and described in this section of the submission.



6.7 Water, Utilities & Bushfire Safety

The main items regarding Water, Utilities & Bushfire Safety relate to:

- Aitken Creek and Yuroke Creek DSS (addressed in sections 6.2 and 6.3)
- DSS Gap Catchment
- Bushfire setback provisions.

An overview of these issues and an outline of the VPA's position is indicated below.

Gap Catchment (non-DSS)

Craigieburn West PSP contains a small section of land which is not subject to a Melbourne Water DSS. This area, known as the Gap Catchment (non-DSS) will be developed with a Council controlled asset to provide drainage infrastructure for this relatively small catchment.

Three Submissions (17, 20, 29) provided comment regarding this matter, relating to the size, location and wording reflected within the PSP.

VPA Position

The VPA requires confirmation of the final asset size and location, as agreed by PEET, Porter Davis and Council for inclusion into the PSP. This may also require confirmation from Melbourne Water if the boundary to the existing DSS catchments is proposed to change to facilitate the drainage of this area.

Bushfire Setback Provisions

Craigieburn West PSP indicates setback requirements for areas subject to bushfire hazard, to address bushfire risk and provide certainty to development in the future.

Eight Submissions (16, 17, 18, 25, 28, 29, 38, 40) queried the bushfire management provisions within the PSP, particularly in relation to the application of the setback provisions indicated on Plan 7, and referenced in R20, R21, R22 & Table 4.

Generally, the submissions request the ability to review the setbacks, with a view to potentially reduce the setback requirements. These submissions are made on the basis that the bushfire setbacks do not reflect the final development outcomes sought under other provisions of the PSP.

VPA Position

The VPA has reviewed the submissions and agree with the principle of allowing further detailed assessment at permit stage to potentially reduce the required setback outlined in Table 4 of the PSP. Requirement 22 has been proposed to be updated to allow for a site specific assessment to refine and review the bushfire hazard area, vegetation classifications, as well as the setback distance at the permit application stage (see **Appendix 2: Part A Tracked Changes PSP Document – April 2021**).

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked changes on bushfire management made to R22 as set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

6.8 Public Realm, Open Space & Heritage

The main items regarding Public Realm, Open Space & Heritage relate to:

- Provision and location of Sports Reserves
- Provision and location of Local Parks & Linear Park

An overview of these issues and an outline of the VPA's position is indicated in the sections below.

Sports Reserves

Craigieburn West PSP provides two Sports Reserves, one in the north (SR-01) in proximity to Lindum Vale PSP, and one centrally located (SR-02) adjacent to the proposed secondary school.

Four Submissions (16, 17, 28, 35) raised matters regarding the location and provision of the Sports Reserves.

The PSP shows SR-01 located adjacent to Mt Ridley Road. Submissions 16 and 17 propose relocating SR-01 in response to the proposed realignment of the BCS. The VPA notes the adjoining landowner in Lindum Vale PSP does not support the proposed relocation of SR-01, as it is partially apportioned to Lindum Vale through the ICP.

Submitters 28 and 35 requested a review of the location of SR-02 as well as a minor resizing to allow for a row of lots to be included within the boundaries of the respective parcels.

VPA Position

The VPA considers relocating SR-01 to align with the proposed BCS realignment has merit. This realignment will have limited impact on Lindum Vale as the Sports Reserve will be relocated along the connector road and shared path network, facilitating both vehicular and active transport access. This change cannot be made or supported until alignment of the BCS is confirmed. The VPA does not support relocation of SR-01 in the absence of the BCS realignment.

The VPA does not support relocating SR-02 as it is centrally located within the PSP and serves the wider catchment both internal and external to the Craigieburn West PSP. Its co-location with the proposed secondary school represents a positive planning outcome. The VPA supports a minor reorientation to SR-02 (and the secondary school) by approximately 15 metres to the south to enable the development of lots along the boundaries of parcels 9 and 10.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked minor change to the location of SR-02 as outlined in the **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

Local & Linear Parks

In addition to two Sports Reserves, the Craigieburn West PSP provides an extensive local park network. These include 16 local parks and 12 green links (linear park). Submissions 14, 16, 17, 18, 22, 26, 27, 28, 29 generally seek changes to either reduce or relocate open spaces.

The VPA generally supports the open space configuration as presented in the Draft PSP. However, the PSP allows minor relocation of open spaces where it can achieve the locational attributes as outlined under G43 and does not move the land outside of a specific parcel – due to ICP requirements.

The VPA also notes issues with the wording of R24, relating to the provision of a masterplan for the Green Links. The intent of R24 is to provide an overarching masterplan and design for linear parks, relating to each 'section' listed under Table 5 in the PSP (i.e. GL-01, GL-02 etc.).

VPA Position

The VPA agrees to relocate LP-15 (see **Appendix 2: Part A Tracked Changes PSP Document – April 2021**), as requested by both the landowner and Council.



As outlined above, the VPA contends other changes proposed to local parks can be managed under G43, which provides flexibility in terms of park locations and configurations.

The VPA submits that the proposed wording of R24, as outlined in the Part A Tracked Changes PSP, clarifies the intention of the masterplan design for the linear parks, and outlines the circumstances in which a masterplan is required to be prepared.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the tracked minor change to the location of LP-15, and the revised wording of R24 as outlined in the **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

6.9 Biodiversity, Vegetation & Landscape Character

Key issues raised in relation to biodiversity, vegetation and landscape character are:

- Kangaroo management
- Vegetation retention
- BCS Conservation Area 29.

An overview of these issues and an outline of the VPA's position is indicated below.

Kangaroo Management

The VPA prepared a Kangaroo Management Strategy to guide and inform the preparation of site-specific Kangaroo Management Plans, required to be prepared as per the Draft Schedule 12 to the UGZ. The Kangaroo Management Strategy forms part of the background reports to the draft amendment.

Two Submissions were received (17, 40) on the content, implementation, and structure of the Kangaroo Management Strategy. In general, submissions related to:

- Request for additional planning controls to manage development staging and sequencing
- In-situ- population retention and movement corridors in the PSP
- Feasibility of culverts and crossing points over Mickleham Road.

VPA Position

Draft Kangaroo Management Strategy

The VPA notes the Kangaroo Management Strategy remains a draft document. The VPA published the draft Ecology and Heritage Partners, November 2020 for consultation and intends to update this document to produce the final Kangaroo Management Strategy.

Under the UGZ12, Kangaroo Management Plans are required to be prepared by developers and approved by DELWP prior to the commencement of development.

Request for controls to manage development staging and sequencing.

Submissions from Council and DELWP seek clarification on the scope of the PSP to control development staging and sequencing to reduce the likelihood of landlocking kangaroo populations.

Whilst the risks of landlocking kangaroo populations are noted, the VPA submits that controlling the sequencing of development through the PSP is not considered the most appropriate solution. Sequencing of development within the PSP risks market distortion and other unintended consequences. Accordingly, the provision of a Kangaroo Management Strategy coupled with a permit trigger for Kangaroo Management plans – a settled approach to the matter in other PSPS – is considered most appropriate.

Kangaroo Management Plans generally attempt to control staging of development within subdivisions to reduce the likelihood of landlocking kangaroos as each parcel is developed. The proposed UGZ12 includes a Kangaroo Management Plan application requirement that will require these issues to be further considered at the application stage.

The Kangaroo Management Strategy will outline a decision-making flow chart to assist landowners (see the November 2020 draft). The chart provides a series of questions to determine the risks posed by development on each specific site and provides guidance around the necessary measures to reduce the impact of development on kangaroo populations.

In-situ- population retention and movement corridors



Submissions discussed the potential for the retention of an 'in-situ' population of kangaroos, within the Precinct, within areas such as the BCS, waterways corridors, Greenvale Reservoir as well as areas further east of the PSP.

The Kangaroo Management Strategy specifically indicates that an in-situ population of Eastern Grey Kangaroos is not considered appropriate in this area. The strategy seeks to address risks regarding the interaction between kangaroos and human activity. The retention of an in-situ population would increase the likelihood of kangaroo and human interactions. Accordingly, the VPA does not support the retention of an in-situ kangaroo population within the PSP.

Feasibility of culverts and crossing points over Mickleham Road

Submissions were received relating to the feasibility of road crossings or culverts to facilitate the movement of kangaroos over/under Mickleham Road.

Based on the Kangaroo Management Strategy's specific objective of reducing kangaroo and human interaction, an in-situ population is not supported. If an in-situ population is not supported, there is no need for a permanent crossing solution for Mickleham Road i.e. culvert.

The VPA acknowledges that an interim solution may be required, as the kangaroo population is staged out of the area. As Mickleham Road falls outside of the PSP, it would be inappropriate for the PSP to specify crossing infrastructure and as an interim solution, it could not be incorporated within the ICP.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved without revision on kangaroo management, however, the VPA will comment further on updates to the *Eastern Grey Kangaroo Strategic Management Plan: Craigieburn West Precinct Structure Plan (PSP 1068)* prepared by Ecology and Heritage Partners, dated November 2020, after the filing of expert evidence on the topic.

Vegetation Retention

Craigieburn West PSP proposes to retain Very High and High Value vegetation within open spaces and the public realm, where practical, to achieve a balanced outcome between the retention of native vegetation (for character and amenity purposes) and development across the PSP.

Eight submissions (14, 16, 17, 18, 22, 27, 29, 40) were received generally relating to:

- Proposed inclusion and/or exclusion of additional vegetation.

VPA Position

The VPA's methodology for tree retention has focussed on:

- a) Indicating all Very High and High Value vegetation within open spaces (Green Link, Local Parks, Sports Reserves) as 'must be retained'
- b) Indicating Very High Value vegetation outside of open space as 'must be retained'.

It is noted that the trees indicated in City of Hume's submission are of High (13) and Medium (1) Value, and located outside of open space, which does not align with the VPA's methodology for tree retention.

The VPA understands the need to retain vegetation for character and amenity values. The methodology outlined above provides a balance between retention of high-quality vegetation and development of the Precinct.

It is noted that all trees required to be retained are considered 'lost' from a biodiversity and/or ecological perspective, as they are within the MSA area, and require offsets to be paid, whether they are removed or retained.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved as set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

BCS Conservation Area 29

Craigieburn West PSP contains Biodiversity Conservation Area 29 (**Melbourne Strategic Assessment Program Biodiversity Conservation Strategy for Melbourne's Growth Corridors (BCS)**).

Biodiversity Conservation Area 29 under the BCS is a 37.69 ha site identified for Grassy Eucalypt Woodland that contains habitat for Golden Sun Moth and a population of Golden Sun Moth. The BCS area is limited to sites identified within the PSP as Properties 4 and 6. The PSP notes the BCS boundary is currently under review, which is being led by Council, however the PSP includes the BCS area in its current approved form.

Five Submissions (14, 16, 17, 27, 40) seek the realignment of BCS Conservation Area 29. Submissions included the following key matters:

- Support for realignment of the BCS Conservation Area 29 boundary
- Realignment of BCS boundary could enable the colocation of the SR-01 with the BCS Conservation Area.

VPA Position

The PSP was prepared showing the current approved BCS area 29 boundary. VPA supports the intent of the BCS review to ensure that the best quality vegetation is retained within the conservation area and shares concerns about the timing of the BCS realignment and approval which is likely to occur after the approval of the PSP. However, the VPA considers that until the BCS review is completed the appropriate outcome is for the PSP to show the approved BCS boundary and acknowledges that a planning scheme amendment may be required to update zone maps to reflect any revised BCS boundary. Concerns regarding the practicality of such an arrangement are mitigated by the affected land being under the control of a single owner who is supportive of the proposal.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved without revisions on BCS matters and endorsing the proposed realignment of the BCS and relocation of SR-01, should Commonwealth approval be granted prior to gazettal of the PSP.

6.10 Education Facilities and Community Infrastructure

Main submission points regarding Education Facilities and Community Infrastructure relate to:

- Provision and location of Education Facilities.

An overview of these issues and an outline of the VPA's position is indicated below.

Education Facilities

The Craigieburn West PSP proposes:

- two new government primary schools
- one new government secondary school
- one non-government school
- proposed expansion of the existing Mickleham Primary School.



Four Submissions (18, 20, 28, 39) relate to the provision and location of education facilities of three Government schools:

- Secondary School
- Primary School (central)
- Primary School (southern).

VPA Position

Location of Government Secondary School

In response to Submissions (28, 35) regarding the Government Secondary School, the VPA notes the need for the school was identified after the co-design workshop and, accordingly, the location was determined in consultation with DET at that time.

The location of the school is driven by balancing the following considerations:

- Catchments – DET identified the need for a Secondary school in the Precinct north of Craigieburn Road.
- DET School location guidelines – the proposed location meets all of the school location guidelines, except that it is on multiple land parcels.
- Good planning practice:
 - Co-location and place-making principles – the proposed Secondary school is directly adjacent to a sports reserve, and in close proximity to the primary school located in Craigieburn R2 PSP and the local town centre. Co-location with the aforementioned community assets strengthens the desirability of the walkable catchment, increases the sense-of place, and improves the attractiveness of higher density living.

No other location within the PSP provides a balanced outcome to the considerations outlined above, to the extent that the proposed location does.

Location of Primary School (central)

In response to Submission 18 regarding the location of the primary school, the VPA's position is that the school location has been supported by DET and aligns with the co-location principles used to inform the location of schools. The proposal to move the school further north to is not supported.

Location of Primary School (southern)

Submission 20 is considered resolved (as indicated by the emailed response from the submitter, which is reflected in **Appendix 1 - Submissions Response Table** (Submission 20.01).

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the minor changes set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

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6.11 Centres, Employment and Economic Activity

Submissions about centres, employment and economic activity relate to:

- Size and location of the Local Town Centre
- Provisions relating to the Local Town Centre.

An overview of these issues and an outline of the VPA's position is indicated below.

Local Town Centre Size and Location

One Submission was made (22) with regards to the size and location of the Local Town Centre. The submission focused on:

- Reducing the town centre size to allow for additional alternative land uses within proximity to the town centre
- Relocating the town centre to the north by removing the mixed-use land which has the potential to create poor design outcomes.

VPA Position

Reduce Town Centre Size

The PSP currently requires the provision of a Town Centre, with a minimum size of three net developable hectares. However, the submission requests this requirement in Table 7 be amended and reduced to 2.1-2.5ha, based on a separate study prepared for the submitter.

The VPA notes the Retail Needs Assessment, prepared for the Craigieburn West PSP indicates a potential town centre size of 2.3-2.6ha is appropriate.

The VPA agrees that a requirement for 3ha is more than the supporting documentation. The area of three hectares was stated to provide 'future-proofing' for the town centre. However, the VPA considers a reduced Town Centre area, to at least 2.6ha would be an acceptable outcome. Such a figure is in line with the supporting documentation, noting that additional areas of mixed-use will be provided around the Town Centre to provide for additional commercial activity should sufficient demand arise.

The VPA supports the reduction of the Local Town Centre to a minimum of 2.6ha, as outlined and supported by the background documentation. This change has been reflected in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is approved subject to the minor changes set out in **Appendix 2: Part A Tracked Changes PSP Document – April 2021**.

Relocating the Local Town Centre

The VPA supports relocating the local town centre as indicated in **Appendix 2: Part A Tracked Changes PSP Document – April 2021** and will update the Place Based Plan to reflect this request.



Concept and Application Requirements

One Submission (17) was made in relation to an application requirement for a Town Centre layout plan and associated amendments to Schedule 12, specifically Clause 3.07 UGZ. The request seeks changes to the UGZ schedule to require the preparation of a 'concept layout plan' (in lieu of a concept being included within the PSP document) before a permit can be granted to use or subdivide or to construct a building or construct and carry out works.

VPA Position

The VPA does not agree that this application requirement is needed for the proposed Local Town Centre (as opposed to a Major Town Centre).

The VPA submits that the inclusion of Town Centre concept plans in the PSP does not assist assessment of permit applications as the plans are only indicative, providing a visual illustration of the desired design principles. Accordingly, the VPA submits that the desired designs outcomes are more appropriately expressed through the performance requirements and guidelines in Table 7 and the design principles outlined in Appendix 4.3 & 4.4. These can be assessed at permit stage without a UGZ requirement for the preparation of a concept plan.

Requested Outcome

The VPA respectfully requests the Committee recommend the Amendment is adopted without a concept plan being required for the Local Town Centre.

6.12 Precinct Infrastructure and Staging

The main items regarding Precinct infrastructure and staging activity relate to the:

- ICP.

An overview of these issues and an outline of the VPA's position is indicated below.

Infrastructure Contributions Plan

The Craigieburn West PSP proposes a Standard Levy ICP based on the items identified within the PIP.

Six Submissions (16, 17, 23, 26, 28, 29) were received on infrastructure contributions. In general, the submissions relate to:

- Inclusion of additional items in the ICP
- Need for bespoke intersections designs (i.e., non-standard intersections)
- Apportionments and relationship to Lindum Vale ICP.

VPA Position

Inclusion of additional items

Several submissions requested including additional items in the ICP, including:

- connector to connector street intersections
- connector roads
- other items such as LILOs.

The VPA considered the proposed items and concluded they did not meet the definition for inclusion in an ICP under the ICP Ministerial Direction.

Need for bespoke intersections designs (i.e. non-standard intersections)

Submission 29 requested that intersections be labelled within the PIP as 'non-standard' requiring a bespoke design.

The VPA is seeking further clarification as to why these intersections require a bespoke design, noting that the costings have been undertaken based on the benchmark designs and the corridor study prepared by VicRoads. On the information currently before it, the VPA submits that any site-specific matters can be addressed based on the benchmark designs, within the flexibility afforded by generally in accordance.

Apportionments and relationship to Lindum Vale ICP

Submission 23 raised queries regarding the apportionment of specific items between Lindum Vale PSP and Craigieburn West PSP.

VPA acknowledges, that the wording of the Lindum Vale ICP is not entirely clear. The VPA will investigate further to ensure alignment between Lindum Vale ICP and Craigieburn West PSP PIP.

Requested Outcome

The VPA continues to investigate this matter and will confirm it's requested outcome in the Part B submission.



7 Background Documents

The background studies and reports prepared to inform the Craigieburn West PSP is set out below.

Table 2: Background Documents

DOCUMENT NAME:	PREPARED BY:	DATE:
Craigieburn West PSP – Groundwater, Acid Sulphate Soil and Geotechnical Assessment	Beveridge Williams	February 2019
Craigieburn West PSP – Integrated Water Management (IWM) Issues and Opportunities	Alluvium	March 2019
Craigieburn West PSP – Landscape Character Assessment	Spiire	February 2019
Craigieburn West PSP – Arboricultural Assessment Report	Treetec	February 2019
Craigieburn West PSP – Aboriginal Cultural Heritage Impact Assessment	Biosis	August 2019
Craigieburn West PSP – Post Contact Heritage Assessment	Ecology & Heritage Partners	March 2019
Craigieburn West PSP – Land Contamination Assessment	Landserv	December 2018
Craigieburn West PSP – Services Investigation Report	Taylors	March 2019
Craigieburn West PSP – Co-Design Workshop Outcomes Report	Elton Consulting	November 2019
Craigieburn West PSP – Retail Needs Assessment	MacroPlan	February 2020
Craigieburn West PSP – Bushfire Development Report	Terramatrix	February 2020
Craigieburn West PSP – Kangaroo Management Strategy (Draft)	Ecology & Heritage Partners	November 2020
Craigieburn West PSP – Existing Traffic Conditions Assessment	One Mile Grid	February 2020
Craigieburn West PSP – Traffic Conditions Assessment	One Mile Grid	November 2020

8 List of Appendices

- 8.1 Appendix 1: Submissions Summary and Response Table – April 2021
- 8.2 Appendix 2: Part A Tracked Changes PSP Document – April 2021
- 8.3 Appendix 3: Part A Planning Scheme Ordinance Track Changes – April 2021
- 8.4 Appendix 4: Craigieburn West Public Consultation Report
- 8.5 Appendix 5: Transport Impact Assessment – Addendum 1