

From: [Tony Marks \(VPA\)](#)
To: [Samuel Duff \(VPA\)](#); [Genna Walkley \(VPA\)](#)
Subject: FW: Submission to Amendment C158 Beveridge North West PSP and C161 Beveridge North West ICP
Date: Friday, 24 December 2021 8:26:30 AM
Attachments: [image001.png](#)
[SUBMISSION Bev Nth West PSP Balcon Beveridge Project Management - 231221.pdf](#)
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[image006.png](#)
[image007.png](#)

Hi Genna and Sam

Please acknowledge with standard response, capture and save.

Thanks

Tony

Regards

Tony

Tony Marks (*he/him*) | **Director - North**

Outer Melbourne

Level 25, 35 Collins Street, Melbourne VIC 3000

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The VPA acknowledges the Traditional Owners of Country throughout Victoria and pay our respects to them, their Elders past and present.

My personal commitment is to plan for great places that are welcoming and inclusive of all people.

From: Elizabeth Wright <elizabeth@insightplanning.com.au>

Sent: Thursday, 23 December 2021 5:43 PM

To: Tony Marks (VPA) <Tony.Marks@vpa.vic.gov.au>

Cc: Laurie Mitchell (VPA) <Laurie.Mitchell@vpa.vic.gov.au>

Subject: Submission to Amendment C158 Beveridge North West PSP and C161 Beveridge North West ICP

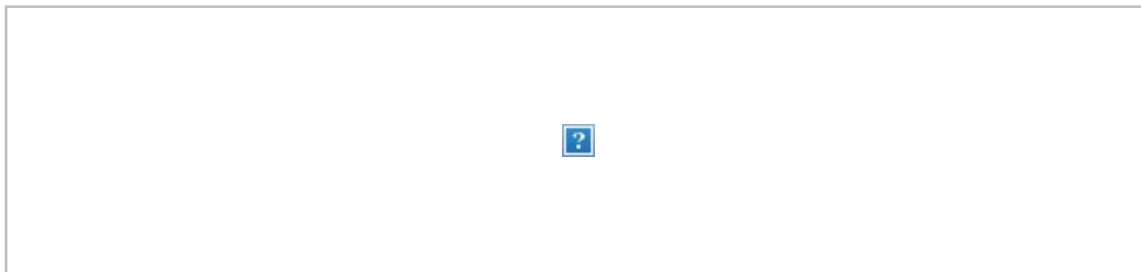
Good Afternoon Tony,

Insight Planning Consultants, on behalf of our client, are pleased to provide the attached submission to Amendment C158 Beveridge North West PSP and C161 Beveridge North West ICP. The submission has also been uploaded onto the Engage Vic website.

We trust that the contents of this submission is clear and look forward to working closely with the VPA and Mitchell Shire to resolve the matters outlined in the attached submission.

Regards,

Elizabeth Wright



Please note we will be closed from Monday 20th December, re-opening Monday 10th January, 2022

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23 December 2021

Tony Marks
Director – Outer Melbourne
Victorian Planning Authority
Sent Via Email: - amendments@vpa.vic.gov.au

**Beveridge North West Precinct Structure Plan
Amendment C158 and C161 to the Mitchell Planning Scheme
Lot 1, Camerons Lane (Property BN-14)**

Thank you for the opportunity to make a submission in relation to Amendment C158 and C161 to the Mitchell Planning Scheme and specifically the draft *Beveridge North West Precinct Structure Plan November 2021 (PSP)*, *Beveridge North West Infrastructure Contribution Plan November 2021 (ICP)* and accompanying planning scheme provisions.

Insight Planning Consultants, on behalf of the landowners of Lot 1, Camerons Lane, Beveridge who are represented by Balcon Beveridge Project Management, is pleased to provide the following submission in response to Amendment C158 and C161 to the Mitchell Planning Scheme.

In general terms, our clients support the approval of the Beveridge North West PSP and ICP and Amendment C158 and C161 to the Mitchell Planning Scheme, including the 'vision', 'objectives' and 'land use distribution', however there are some concerns regarding specific 'plans' and ICP items that are outlined in this submission that we seek be addressed.

Importantly, we believe that our requested changes will further improve the PSP's ability to guide change, respond to evolving markets, provide flexibility in design and most importantly encourage early investment in this precinct.

This submission relates to the 'Exhibited Documents' that are available on the VPA's website and seeks to outline each issue of concern and a requested change that we believe will enhance the deliverability of the PSP and ICP.

Site Context & Vision

The land is located at the gateway to the precinct being located on the north east corner of the future Camerons Lane / Patterson Street arterial road intersection. Camerons Lane will be the future arterial road connection to the Hume Freeway and Patterson Street will provide a major north south arterial connection between Beveridge and Wallan.

Given the location of existing services and the current development of the Mandalay estate to the south west it is envisaged that the development of our client's land will occur in the initial stages of development within the precinct. It should be noted that a ghost planning application has been lodged with Council and other authorities and has been significantly progressed to draft conditions.

The arterial gateway location supports the land use distribution that is shown in the PSP including the Local Convenience Centre on the abutting the arterial roads, which will accommodate typical highway uses and essential services as well as the broader residential subdivision which will be a natural continuation of the development of the land within the Beveridge Central precinct. The application currently with Council reflects the above understanding

of the key land uses outlined in the PSP and a copy of the Concept Masterplan has been provided as part of this submission. The key features of the masterplan include:

- Residential (Medium Density, Small Lot Housing Code and Standard Lots)
- Commercial
- Local parks and Sports Reserve
- Waterways
- Community Facility

The site is traversed by a future waterway which will provide a unique high amenity environment that will become a key feature of the site and the precinct.

Submission

The following submission is divided into two sections, the first addresses Amendment C158 – *Beveridge North West PSP* and the second addresses Amendment C161 – *Beveridge North West ICP*. The submission is provided to assist in ensuring that the vision for our client’s site can be achieved and development can commence as soon as practical.

Beveridge North West Precinct Structure Plan

Our client generally supports the land use distribution as it applies to their site, however seeks to refine matters in relation to the location of the Community Facility CI-06 and Local Park LP-04a shown on their property.

The following matters are raised in relation to the recently exhibited Beveridge North West Precinct Structure Plan.

Community Facility – CI06

The location of CI-06 is incorrectly shown. For a number of years we have had detailed discussions with the Mitchell Shire about how the development of Property 14 could assist in the early delivering of a community facility. To achieve this outcome, it is imperative that the designated site is located toward the southern end of the land.

Whilst we understand that Terms of Reference associated with the re-exhibition of the PSP are limited, we raise this matter as we believe that it has not been picked up in the documentation update, following the previous Standing Advisory Committee hearing.

In accordance with the October 2020 Panel Report for Amendment C106 to the Mitchell Planning Scheme, Section 8.5 addresses issues relating to Schools and Community Facilities. The conclusion of the Section 8.5 states *‘the changes proposed to the PSP as set out in the VPA’s submissions to the Panel are appropriate, subject to the new community facility being located adjacent to the new local park on Property 14.’*

The Community Facility has been located in the north-east corner of Property BN-14, adjacent to Sporting Reserve SR-02 and Potential Non-Government School. As per the conclusion of the Panel Report and as agreed with all parties during the Panel Hearing for Amendment C106, Community Facility CI-06 should be located toward the southern end of Property BN-14, adjacent the southern Local Park LP-04a.

Requested Changes

1. Amend Plan 3 – *Future Urban Structure* and Plan 7 – *Open Space and Community Facilities* and other relevant plans to relocate Community Facility CI-06 to be adjacent the most southern Local Park LP-04a on the property.

Local Park (Plan 7)

We wish to raise a matter on Plan 7 - *Open Space and Community Facilities* regarding the Local Park in the southern portion of Property BN-14.

The Local Park has not been assigned a 'LP' number / correctly labelled on the Plan, however, appears to be listed as 'LP-04a' in Table 7.

Requested Changes

1. Amend Plan 7 – *Open Space and Community Facilities* to label the southern Local Park on BN-14 as 'LP-04a' as per Table 7.

Precinct Infrastructure Plan (Plan 13)

The culvert/bridges on Property 14 are shown on the Plan 10 – *Public Transport and Path Network*, which suggests that they are essential to the functioning of the future road network and should be included on Plan 13 – *Precinct Infrastructure Plan*.

By including the transport items on Plan 13, they are subsequently included in the ICP (refer comments below).

Requested Changes

1. Amend Plan 13 – *Precinct Infrastructure Plan* to include bridges/culverts on Property BN-14 over the waterway for the east-west boulevard connector and connector road as Transport Items.

Guideline 22

We note that Guideline 22 states: *"If proposed, local convenience centres should be located where indicated on Plan 3. Additional local convenience centres may be provided subject to demonstrating that they do not compromise the function and role of nearby Local Town Centres."*

We do not object to Guideline 22 and support additional local convenience centres where demand requires them. However, we have been queried over the amount of land included in our masterplan for the LCC2 on property BN-14.

In Table 5 of the PSP it lists the shop floor area for LCC2 as being 1,000sqm which has been reflected in the plans and therefore the applied zone in the schedule to the UGZ.

While the shop floor area is shown, this does not reflect the additional land required for the total development i.e. car parking, traffic circulation, landscaping etc. We have shown this in our concept masterplan and in the land allocated as 'commercial' in our land use budget. The total land shown for LCC2 is 1.17ha.

We believe the total land area for LCC developments should be included in the PSP. For example, as an additional column in Table 5 and/or in Section 4.4 and any relevant plans. This would include the total land area associated with the LCC development as being identified as the applied Commercial 1 Zone.

Requested Changes

1. Amend Table 5 and/or Section 4.4 to include an additional column to reflect the land area required to accommodate LCCs and relevant plans.

Beveridge North West Infrastructure Contributions Plan

The following matters are raised in relation to the recently exhibited Beveridge North West Infrastructure Contributions Plan.

Monetary Component Transport Projects (Plan 2)

We wish to express our concerns in relation to the exclusion of bridges / culverts on our client's land on Plan 2 – *Monetary Component Transport Projects*.

We note the BR-01 has been included as an ICP item along Patterson Road. However, the provision of bridges/culverts for the east-west connector boulevard street and east-west connector street which dissect our client's land has been omitted.

Given these streets are key to the road network and provide the ultimate access to Property BN-15 to the east, it is reasonable to expect that a contribution by 'others' would be made. The additional cost of two bridges/culverts to our client is considered 'non-standard' infrastructure or costs. As stated in Section 2.3 of the ICP, *the PSP has confirmed*:

- *All road, intersection and bridge projects required to service the new community.*

The ICP Guidelines March 2021, state that '*infrastructure contributions help fund basic and essential infrastructure for new and growing communities*'. It is therefore considered that if the bridges/culverts on our client's land are 'required to service the new community' and specifically provide access and connections for the land to the east, they should be included as ICP funded infrastructure. Alternatively, if the bridges/culverts across the waterway are not essential, the road network should be changed to remove these costly connections.

The inclusion of culverts/bridges as Supplementary Items within an ICP has been applied in other recently gazetted ICPs, including Sunbury South / Lancefield Road, Mt Atkinson and Tarneit Plains and Plumpton and Koroit. In these cases, the included culverts/bridges were deemed to service the new community by providing important access/connections across the PSP areas.

Specifically, the following projects are included as Supplementary Items in the above ICPs:

- Sunbury South / Lancefield Road ICP - Item SS-BR-03 is a culvert over a constructed waterway;
- Mt Atkinson and Tarneit Plains ICP – Item CU-03 is a culvert over a constructed waterway;
- Plumpton / Koroit ICP – Item CU-03 is a culvert over a constructed waterway.

Requested Changes

1. Amend Plan 2 – *Monetary Component Projects* to include bridges/culverts on Property BN-14 over the waterway for the east-west boulevard connector and connector road as Supplementary Items with the ICP.

In conclusion, we wish to make the point that it is imperative that this PSP and ICP are approved quickly, as it is disappointing that although our client's land is not impacted by the proposed quarry or Hanna Swamp issues, they are not able to develop their land in conjunction with the extensive development that is occurring directly opposite along Camerons Lane.

We hope that the matters raised in this submission may assist further in refining the PSP and appropriate consideration is given to the shared infrastructure cost principles.

We trust that the contents of this submission are clear however we reserve the right to make further submissions, if other parties' submissions negatively impact our client's land or change the land use distribution.

In the meantime, we look forward to working closely with the VPA and Mitchell Shire to resolve the matters outlined above.

Please contact me on 0433 410 449 or black@insightplanning.com.au if you have any queries regarding this submission.

Yours sincerely

Jason Black
Managing Director
Insight Planning Consultants

Appendix 1 – Property BN-14 Concept Masterplan

DEVELOPMENT ANALYSIS	OVERALL MASTERPLAN
Gross Developable Area	80,151 ha
Transport	2,409 ha
Arterial Road Widening/Intersection Flaring	2,279 ha
Camerons Lane Interchange PAO	0.130 ha
Education + Community	0,808 ha
Council Community Facility	0,808 ha
Public Open Space	14,313 ha
Encumbered	
Waterway Reserve	8,965 ha
Aboriginal Cultural Heritage Reserve	0,084 ha
Unencumbered	
Active Recreation Reserve	3,420 ha
Passive Open Space	1,844 ha
Net Developable Area (NDA)	62,621 ha
Commercial Land Use	1,170 ha
Mixed Use Land	0,140 ha
Net Developable Residential Area (NDRA)	61,311 ha
Local Roads (inc. laneways)	20,618 ha
Tree Reserves	0,240 ha
Conventional Residential	33,576 ha
Medium Density Residential	6,877 ha
Yield Analysis	
Conventional Residential	1025 Dw
Medium Density Residential Estimate	275 Dw
Commercial Lots	1 Dw
Total Estimated Yield	1301 Dw
Projected Dwelling Density (NDRA/ha)	21.20 Dw
Average Residential Lot Size	311 m²

DESIGN COMMENTS

- EAST-WEST BOULEVARD CONNECTOR ALIGNMENT TO CAPTURE LONG-VIEWS TO BOTH MOUNT FRASER + ELEVATED TERRAIN BEYOND OLD SYDNEY ROAD;
- ACCESS STREET ENTRANCE TO INCORPORATE A BOULEVARD TREATMENT TERMINATING AT THE LOCAL PARK;
- COMMERCIAL LAND USE LOCATED ON HIGH EXPOSURE ARTERIAL/ ARTERIAL INTERSECTION
- LOCAL PARK TO BE LOCATED BETWEEN THE CONVERGENCE OF THE TWO WATERWAYS.
- COMMUNITY FACILITY LOCATION TO CAPTURE SIGHTLINES FROM ACCESS STREET + BE CO-LOCATED WITH LOCAL PARK



LEGEND	
[Blue outline]	SITE BOUNDARY
[Dotted line]	PERMIT AREA 1 BOUNDARY
[Hatched pattern]	CAMERONS LANE INTERCHANGE PAO
[Grey pattern]	ARTERIAL ROAD WIDENING/ INTERSECTION FLARING
[Yellow pattern]	CONVENTIONAL RESIDENTIAL
[Red pattern]	MEDIUM DENSITY RESIDENTIAL
[Light green pattern]	ENCUMBERED OPEN SPACE
[Dark green pattern]	ACTIVE OPEN SPACE
[Light yellow pattern]	PASSIVE OPEN SPACE
[Purple pattern]	COMMERCIAL AREA/LOCAL TOWN CENTRE
[Red pattern]	MIXED USE
[Green pattern]	ABORIGINAL CULTURAL HERITAGE RESERVE

DISCLAIMER/PLAN NOTES:

- The concept is based on the exhibited Beveridge North-West PSP which is currently being prepared. Areas for proposed uses are based on assumptions and will be subject to change based on the final PSP;
- This concept is yet to be discussed with the relevant authorities or Local Council;
- The plan is conceptual only and is an indicative representation of a potential masterplan outcome for the subject sites. Further technical studies are required to confirm the validity of the plan, including, but not limited to, Arboriculture Survey, Archaeological, Engineering Services, Feature Survey, Flora + Fauna, Geotechnical, Hydrological & Traffic Engineering.