

AMENDMENT C183 - 1025.2 English Street Exhibition- UPDATED VERSION TO TABLE AT HEARING 31/08/2015

Submission	Item	Issue	Submitter Comment / Proposed Outcome	MPA response	Status	Has this been 'signed off'	Changes Made to the Submission Table post issue of Part A	
2	Hume City Council - Michael Sharp	Precinct Structure Plan - impacts from adjoining features						
	HCC1	Concerns have been raised about residential land use in the English Street precinct due to potential impacts from industrial land in the Craigieburn North Employment PSP on the western/southern boundary, railway line to the east and proposed sewerage treatment plan and quarry to the east and arterial road to the north.		The English Street community will not be developed in isolation. It will be fundamentally a part of the Donnybrook Woodstock and Lockerbie communities on a day to day basis, while having the advantages of being located adjacent to developing employment opportunities. It also will have the critical local amenities and infrastructure within the precinct, including a community centre, local parks, extensive natural creek setting, sports fields. This is in addition to having doorstep access to freeway and rail access links to Melbourne.	Resolved	Yes, Response L (Previous response I)	Now marked 'resolved' from 'unresolved'. Hume confirmed that they were happy for this issue to be considered resolved as the issue around community facilities has been resolved.	
	HCC8	R54 - Council requests that the wording here is made clearer that a preliminary geotechnical assessment be prepared and a CHMP will need to be produced on the required parts of the 'affected land' on all of the properties (to be identified in Plan 11, see previous point) before Council can agree to the subdivision that includes the 'affected land'.	Suggested wording - "Subdivision of affected land on lots identified in Plan 11 adjacent to the future bridge crossing of the Merri Creek is not permitted until the exact location for bridge abutments has been confirmed through a geotechnical assessment and a CHMP for the entire affected area of each property, unless otherwise agreed by the RA and the City of Hume".	It is the development agency's role under the DCP to manage the detailed implementation of infrastructure to their satisfaction. However, the MPA agrees that the wording can be clarified and affected land can be shown more clearly on Plan 11. Wording now agreed: 'project buffer area for possible bridge realignment' identified in Plan 11 adjacent to the future bridge crossing of the Merri Creek is not permitted until the exact location for bridge abutments has been confirmed through a geotechnical assessment and a Cultural Heritage Management Plan (CHMP) for the 'project buffer area', or unless otherwise agreed by the responsible authority and the City of Hume.'	Resolved	Yes, Response K	Now marked 'resolved' from 'pending resolution'. Wording now agreed with City of Hume.	
	Development Contributions Plan							
	HCC15	The residential community would be too small to support a sustainable community (half the recommended 7000 people as per the PSP guidelines). The community facility is smaller than the new community facilities planned in the neighbouring Donnybrook Woodstock PSP in Whittlesea, reflecting the smaller, sub-district catchment area of approx 3,500 people. The facility provide 492m2 internal floor space on a 2000m2 lot, rather than a 1000m2 facility on an 8000m2 lot. The biggest space saving seems to be made by reducing the services provided - there is no provision for early years services which would require both indoor and outdoor space.		Early years floorspace provision is to be provided nearby in the Donnybrook / Woodstock PSP, in a location close to the train station. The community facility should be a flexible space of 492.4sqm. The space is flexible to allow a community meeting room and flexible space to allow occasional child care facilities. MPA considers that the early years services need to be looked at on a wider catchment, taking into account Donnybrook and Woodstock that will be providing spaces Kindergarten places for between 1,100 and 1,200 four-year-olds. MPA has provided for further flexible space than what is required for the yield of population. The Donnybrook Woodstock PSP include capacity for the kindergarten in the nearby town centre located adjacent to the cheese farm. Council have advised Capire that their model supports the efficient use of resources by co-locating kindergarten rooms where possible.	Resolved	Yes, Response L (Also covered in Response I and J)	Now marked 'resolved' from 'unresolved'. This was agreed by Hume to be a resolved issue on 26 August, as MPA, City of Whittlesea and Hume all comfortable with the provision.	
	HCC16	Council submits that the community centre should provide early years services. As set out in the MPSs Guide to Social Infrastructure (2009), even the smallest community centre (Level 1) provides an early years facility. The DCP does not have any cash contributions going to neighbouring facilities for early years residents. The community facility should include provision for early years requirements		MPA is happy to consider Council's position that English Street residential catchment should contribute to the required population in the amount of room space for the kindergarten and that the 0.8 of a kindergarten room should be funded within the DCP. Based on the Wollert costings, 0.8 of a kindergarten room is \$237,600. If this figure is added into the English Street DCP, we believe that a 20% contingency (\$47,520) should be included as well, consistent with the Wollert costings. MPA is happy to support this approach and proposes to include this as an item within the DCP.	Resolved	Yes, Response L (Also covered in Response I and J)	Now marked 'resolved' from 'unresolved'. This was agreed by Hume to be a resolved issue on 26 August, as MPA, City of Whittlesea and Hume all comfortable with the provision.	
	HCC17	If for purposes not immediately clear to Council, it is preferable to the MPA and the WCC that space for early years services be provided elsewhere, it would seem that there are 2 options: - Provide additional space at the closest community centre in Whittlesea (the southwestern community facility of the Donnybrook PSP, approx 3km away from the middle of English St) - Provide additional space at the closest community centre in Hume (the southern community facility of the Lockerbie PSP, approx 2km away). Neither facility is 'walkable'. Residents will therefore be required to drive or catch public transport (bus routes not yet known) to either facility making the relative difference in distance negligible.		MPA considers that the kindergarten can be provided in a close location to English Street in the Donnybrook Woodstock PSP. MPA has discussed with Council that a larger centre would cater for economies of scale, providing better facilities for all. The facilities are not 'walkable', but the catchment does not provide enough yield to enable a centre at this location. On balance, the area is provided with a larger community space with better facilities that can still be accessed within a short distance. It was agreed that the Donnybrook 'cheese farm' location was appropriate given it is the closest facility.	Resolved	Yes, Response L (Also covered in Response I and J)	Now marked 'resolved' from 'unresolved'. This was agreed by Hume to be a resolved issue on 26 August, as MPA, City of Whittlesea and Hume all comfortable with the provision.	
	HCC18	Should the MPA and City of Whittlesea wish to consider contributions to the southern facility in Lockerbie, it is requested that this be explored with Council. Any design, costing and ultimately development contributions proposed must be agreed by Council before the PSP is gazetted.		The MPA and City of Whittlesea do not wish to consider making contribution to the Lockerbie Centre. This is not considered a reasonable consideration, as Hume residents would normally be given priority for entry, only then accepting enrolment if there was capacity for residents in the other jurisdiction. The Hume residents would be given right to apply to the kindergarten if City of Whittlesea residents have had first right of refusal.	Resolved	Yes, Response L (Also covered in Response I and J)	Now marked 'resolved' from 'unresolved'. This was agreed by Hume to be a resolved issue on 26 August, as MPA, City of Whittlesea and Hume all comfortable with the provision.	
	HCC19	The English St community facility should be extended to accommodate the early years requirements of the new residents. If that is not a desired outcome for the City of Whittlesea or the MPA, DCP funds should be directed off-site, to extending a neighbouring facility, either in the City of Whittlesea or the City of Hume (subject to agreement by Council).		MPA is happy to consider Council's position that English Street residential catchment should contribute to the required population in the amount of room space for the kindergarten and that the 0.8 of a kindergarten room should be funded within the DCP. Based on the Wollert costings, 0.8 of a kindergarten room is \$237,600. If this figure is added into the English Street DCP, we believe that a 20% contingency (\$47,520) should be included as well, consistent with the Wollert costings. MPA is happy to support this approach and proposes to include this as an item within the DCP.	Resolved	Yes, Response L (Also covered in Response I and J)	Now marked 'resolved' from 'unresolved'. This was agreed by Hume to be a resolved issue on 26 August, as MPA, City of Whittlesea and Hume all comfortable with the provision.	
4	Melbourne Water - Rosie Bennett	Precinct Structure Plan						

MW8	As previously raised with MPA and agreed to in the email from Zoe Dillon dated 13 May 2015, it is unclear of the distinction between land designated 'retarding basin/wetland' and "drainage open space". The land take areas make allowance for better slopes, sediment drying areas and maintenance access tracks. Therefore, Plan 3 should show the entire land take as "retarding basin/wetland", and there is therefore no need to show any additional land as "drainage open space".	Amend Plan 3 (and all other relevant plans in the PSP) so all 'retarding basins / wetland' areas are consistent with those provided by SMEC consultants for the English St DS Strategy. No additional land needs to be labelled as "drainage open space". The total footprint areas of the proposed wetlands are to include the appropriate batter slopes as per the current Wetland Manual, the Q100 year bypass channel, access tracks and sediment drying areas.	Agreed. Legend items will be combined 'retarding basins/ wetland' and 'drainage open space' into one legend item as per current MPA plan standards which is called 'waterway and drainage reserve'. MPA to mark up and change Plan 3 in PSP and any other consequential plans. Awaiting update in document.	Resolved	Yes, Response A	No change to resolution. Amended wording to provide clarity on what the standard wording for this legend item actually is.	
7	Merri Creek Management Committee - Louisa MacMillan						
	MCMC1	That the amendment is progressing before information is available from a CHMP, Metropolitan Open Space Strategy, Best Practice Stormwater Management & Melbourne's Water Future North (integrated Water Management Strategy for the North Growth corridor), Growling Grass Frog masterplan for the North Corridor	That the amendment be delay or abandoned.	The MPA does not propose to delay or abandon the amendment on the basis that: - A Cultural Heritage Management Plan can regulate development under the Aboriginal Heritage Act 2006 regardless of the contents of this amendment. - The MPA has consulted with the Wurundjeri, the Registered Aboriginal Party for the land, including walking-over the land with the Wauthrong to confirm the general location of land uses and significant infrastructure e.g. Merri Creek bridge. was suitably located. MPA notes that company tasked with managing development of the majority of landholdings in the precinct is currently preparing a CHMP . - the Metropolitan Open Space Strategy - open space provision in this precinct is consistent with best practice current policy in open space planning and the Victoria's Precinct Structure Planning Guidelines. To ensure transparency in the planning process the amendment must be based on current adopted planning policy in Victoria and the local municipality. - Best Practice Stormwater Management - best practice stormwater management is currently part of the Victoria Planning Provisions and being implemented by the MPA nad Melbourne Water through this amendment. - Melbourne's Water Future North - It is not clear that the amendment will in any way compromise any outcomes of the potential document 'Melbourne's Water Future North'. - It is not clear which document is referred to in the submission as the 'Growling Grass Frog masterplan for the North Corridor'. The MPA is working to implement the requirements of Victoria's Commonwealth government approval to ensure the protection and enhancement of the Nationally threatened Growling Grass Frog.	Unresolved	No	No change to resolution. References that referred to 'Wauthrong' changed to 'Wurundjeri'
	MCMC2	The lack of Aboriginal Cultural Heritage assessment is contrary to the growth Corridor Plans (p30) and the PSP should not progress until this is completed		A Cultural Heritage Management Plan can regulate the land under the Aboriginal Heritage Act 2006 regardless of the contents of this amendment. The MPA has consulted with the Wurundjeri, the Registered Aboriginal Party for the land, including a walk-over of the land that confirmed the general location of land uses and significant infrastructure e.g. Merri Creek bridge was suitably located. MPA notes that the company tasked with managing development of the majority of landholdings in the precinct is currently preparing a CHMP .	Unresolved	No	No change to resolution. References that referred to 'Wauthrong' changed to 'Wurundjeri'
8	English Street Development Partners Pty Ltd (ESDP) - Martin Gaedke						
	Precinct Structure Plan						
	ESDP21	There should be greater flexibility in nominating areas for the wetlands. We suggest that wording to the effect of "The areas nominated are indicative, with final areas needing to be agreed with the relevant authorities should be included with Table 5, as negotiations are required before final areas are agreed.		Wording will be investigated to clarify that wetlands are indicative in size only. This will be provided below Table 5 which sets out the land take required of those assets. Wording as suggested by Melbourne Water to be located under Table 5 as follows: 'The areas identified in this table are subject to change/ confirmation during the detailed design stage, to the satisfaction of Melbourne Water and the Responsible Authority.'	Resolved	Yes, Response M	Now marked 'resolved' from 'pending resolution'. Wording now agreed.
	ESDP26	In relation to R54, we understand that the reference to 'affected land' relates to the red shaded area on Plan 11. Subject to that being the case, we support the approach adopted by the MPA, however, we suggest that the wording of R54 be amended to make it clear.	Suggested wording - "Subdivision of land identified as "affected land" on Plan 11 adjacent to the future Merri Creek bridge crossing and approaches, is not permitted until the exact location of the bridge abutments has been determined, or unless otherwise agreed by the Responsible Authority and the City of Whittlesea".	Wording is being clarified on Plan 11 for 'project buffer area for possible bridge realignment', separate to the area that is affected under the Aboriginal Heritage Act. This is generally in line with the wording suggested by Moremac. Wording is proposed as follows: 'Subdivision of affected land on lots marked within the 'project buffer area' identified in Plan 11 adjacent to the future bridge crossing of the Merri Creek is not permitted until the exact location for bridge abutments has been confirmed through a geotechnical assessment and a Cultural Heritage Management Plan (CHMP) , or unless otherwise agreed by the responsible authority and the City of Hume.'	Resolved	Yes, Response M	
	ESDP27	We also believe that greater definition on how the 'affected area is determined needs to be agreed. We suggest that 60m from the proposed English St road reserve boundary be adopted and that dimension added to the shading on Plan 11.		The buffer area can be scaled off at 75m on either side of the English Street road reserve, and this will be marked on the plan. This will provide certainty that any subdivision within that project buffer area (as shown on the plan at 75m width either side of the bridge) will need to be managed by a CHMP or Geotechnical study. MPA does not consider it requires any further clarification.	Unresolved	Yes, Response G and Response M	
	Development Contributions Plan						
	ESDP40	The areas for the English Street widening for Properties 25.2-1, 8, 9, 10 do not match the plans supplied.	Changes proposed are: Property 1 - Waterway-drainageline-wetland-retarding 1.07 (not 0.87), Local parks-residential 0.75 (not 1.00), net developable area 8.60 (not 8.55). Property 8 - English St 4 lane arterial 0.06 (not 0.00), net developable area 8.35 (not 8.41). Property 9 - English St 4 lane arterial 1.45 (not 0.06), bridge abutments 0.02 (not 0.00), net developable area 24.40 (not 25.81). Property 10 - English St 4 lane arterial 0.00 (not 1.37), bridge abutments 0.00 (not 0.02), local parks - residential 0.50 (not 0.25), net developable area 7.23 (not 6.09).	All areas are being confirmed, but agree that these areas should be amended as marked. As the FUS will need to change as a result of the Panel hearing and other matters raised in submissions, the land budget will be affected as a result. This should, however, not be material in any way, and the MPA is happy to circulate back to ESDP once all land areas are confirmed.	No action	Yes, Response M	Now marked 'resolved' from 'Pending Resolution'. Land take and budget will change as a result of the changes to the FUS.
11	Friends of Merri Creek Inc - Yasmin Kelsall						
	FMC17	O4 - "Create a high amenity, indigenous landscape corridor along Merri Creek". Reference to a "high-amenity" area is not appropriate in a conservation area		Wording changed to 'high value'	Resolved	No	This has been amended to 'resolved'- this was mistakenly mis-coloured red
16	DELWP - Jasmine Glover						
	Precinct Structure Plan						

Figure 2 'Conservation Area Interface'							
	D9	Is currently located within the 'Image, character, heritage and housing' section.	May be more appropriate in Biodiversity section – for discussion with MPA. A consistent approach is required across PSPs.	The conservation area interface relates more to precinct than just Biodiversity. It also relates to the character of the area and how the buildings relate to it. The MPA uses this section of the document to deal with particular interfaces and includes cross-sections to explain this approach taken. This figure is also referenced in the Biodiversity section.	Resolved	Yes, Response O	This is now marked 'resolved' from previously 'unresolved'. DELWP do not see this as a panel issue.
	Plan 11 – Merri Creek Crossing						
	D22	This plan shows a project buffer north and south of the proposed bridge crossing. It is understood that the buffer is intended to provide opportunity for the bridge to be sited to the north or south of the proposed bridge location. The buffer area to the south includes land that is of strategic importance to the Growling Grass Frog. DELWP would not support the bridge being located in this area.	Remove the buffer area from the south of the proposed bridge crossing.	The buffer area will need to be moved so that it does not include land to the south of the current proposed bridge location. By the time that the Panel is heard, results of the CHMP and Geotechnical results are likely to be in- which will reflect whether the proposed location is appropriate for a bridge. If the results are not able to be shared at the Panel Hearing, the buffer area can focus moving to the north only.	Resolved.	Response O	Now marked resolved from 'Pending Resolution' as MPA agrees the buffer area to the south will be removed.

END OF DOCUMENT