



AMENDMENT C194

WYNDHAM PLANNING SCHEME Lincoln Heath

JUNE 2015

EXPERT EVIDENCE
PREPARED BY
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ON BEHALF OF

AUSTRALAND



Expert Evidence | Strategic Advice | Development Approvals

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Attachments

- 1 Expert Witness Statement
- 2 Curriculum Vitae
- 3 Strategic Planning Chronology
- 4 Illustrated Strategic Planning Chronology

1 INTRODUCTION

1.1 Background

- 1 Lincoln Heath South, at 360-438 Point Cook Road, Point Cook (the ‘**subject site**’) (Figure 1) is located at the southern urban edge of the Point Cook forming part of the Wyndham Growth Area.
- 2 The Metropolitan Planning Authority (MPA) has prepared the *Lincoln Heath South Precinct Structure Plan* (PSP 1207.1) (‘Lincoln Heath South PSP’) to guide the transition of this non-urban land towards an integrated part of the community located south of Sneydes Road, Point Cook.
- 3 The amendment concurrently seeks approval for a planning permit under Section 96A of the *Planning and Environment Act 1987* for the staged subdivision and development of part of the site (stages 1-4).

1.2 Purpose

- 4 I have been requested by Australand (the proponent and owner) to review the merits of the draft *Lincoln Heath South Precinct Structure Plan* and Amendment C194, including the planning permit application, and to prepare a report recording my assessment.

1.3 Witness Statement

- 5 An Expert Witness Statement and curriculum vitae are provided at Attachment 1 and 2 of this report.

1.4 Overview

- 6 Lincoln Heath South is a small precinct structure plan area.

- 7 It is tempting to characterise it as almost the last piece in a much larger jigsaw, that being the Point Cook Growth Area.
- 8 But it has not always enjoyed that status.
- 9 For the last 13 years it has been managed as a discrete but separate area located outside the urban growth boundary but differentiated as land with a potential for rural living. In more recent times a permit (still valid) has issued for 33, approximately 1 ha lots¹.
- 10 However while benefitting from a residential status, albeit low density, the land has presented environmental and acoustic considerations.
- 11 However, as is the nature of urban planning, review, revaluation, the application of improved knowledge and changed local conditions opened up the opportunity for the subject site and a much larger area to its south (Point Cook South) to be accepted within the urban growth boundary.
- 12 The site is advanced for structure planning consideration and development approval at a time when the planning for and development of the balance of Lincoln Heath Estate and the broader Point Cook area has largely been complete.
- 13 Both contextually and physically the site is a logical extension and an infill opportunity complementing the established Lincoln Heath Estate.
- 14 It is widely recognised that the progressive establishment of the growth area has not been without its challenges, including the coordination and timely delivery of transport capacity and services and community services.
- 15 That experience is the undertone and seeming motivation for a number of the submissions to Amendment C194.

¹ Planning Permit No. WYP2395/O8 was issued on 4 October 2011 in accordance with the provisions of an approved Lincoln Heath South Development Plan.

16 The challenge for the Panel is therefore to be satisfied that:

- The environmental and acoustic considerations have been properly addressed; and
- The scale and mix of residential development will be complemented by appropriate community services, transport capacity and services and open space.

17 In forming a view on these issues it becomes relevant to contemplate the role and implications for the Point Cook South land to the south and how approval of this PSP impacts upon the latter stage of the growth area.

1.5 Summary

18 Lincoln Heath South PSP and Masterplan development proposal is a logical extension and an infill opportunity that has been strategically expected to complement the now largely established Lincoln Heath Estate and broader Point Cook precinct.

19 It is conceived and advanced in manner that would both enhance and improve the access and amenity for adjoining residential development, and deliver a new community for Lincoln Heath South supported by a high level of amenity and appropriate access to services and facilities.

20 They appropriately meet the expectations of State and local planning policy; the growth area strategies; the PSP guidelines and the provisions of Clause 56.

21 Appropriate consideration has been given to the site opportunities and constraints, and I recommend only one amendment to the PSP, that it stipulates the requirements for acoustic treatment for dwellings within the 13 ANEF contour.

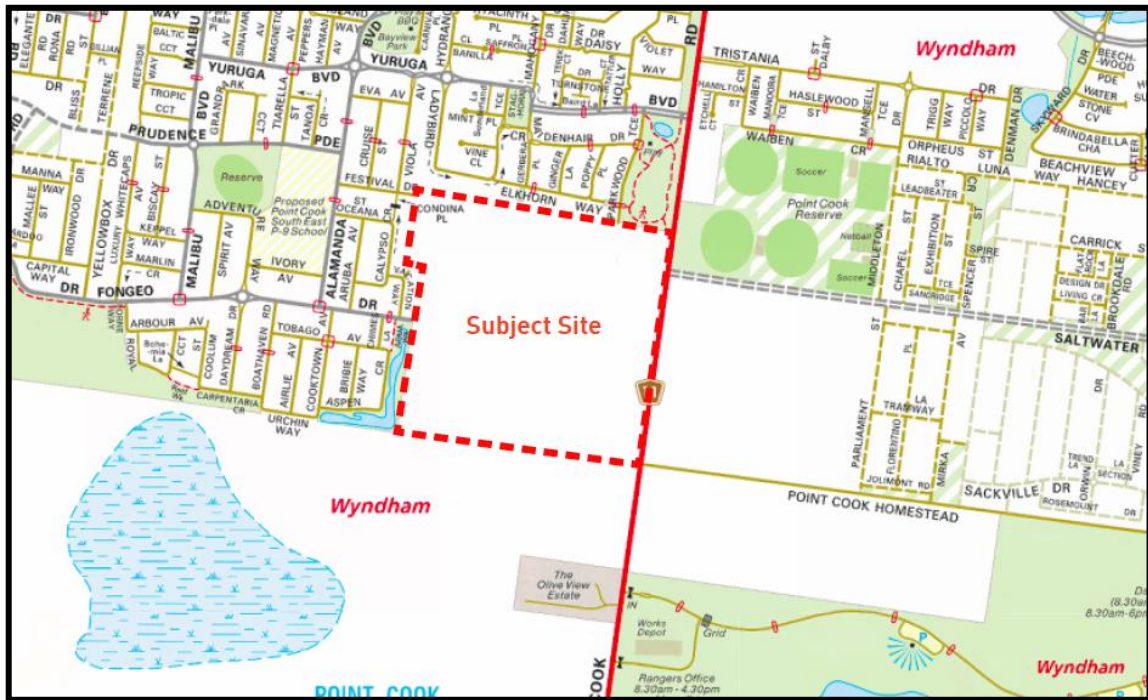


Figure 1: Locality Map



Figure 2: Aerial Photograph

2 THE SITE

2.1 Key features

- 22 The subject site is located to the south of Sneydes Road at the southern edge of the currently developed area of Point Cook (Figure 2).
- 23 The land parcel might be characterised as broadly regular in shape. It comprises an area of approximately 43.32 hectares.
- 24 It has a frontage of approximately 641m to Point Cook Road along its eastern boundary.
- 25 Point Cook Homestead Road to the east provides a reference that marks the site's southern boundary from the adjoining rural land. The land's northern and eastern boundaries are defined by completed residential development within the existing Lincoln Heath and Alamanda Estates to the north and west respectively.
- 26 The land falls gently toward the south and the south-west portion of this site is known to be flood prone.
- 27 The PSP provides a useful reference to the key site features. I rely upon that advice.

2.2 Site context

- 28 The development of the Point Cook growth area has witnessed the rapid expansion of the urban development across almost the entire area originally set aside for urban purposes.
- 29 The southern limit of the growth area was originally set generally along the alignment of Point Cook Homestead Road as the areas to the south were strongly

influenced by drainage courses, the Cheetham Wetlands, the coastal edge and the land holdings of the Point Cook RAAF base and its activities.

- 30 Further to the south-west, at Werribee South, the rich soils and farmland of strategic significance has posed a strategic constraint upon urban development in that direction.
- 31 Only to the (south) west of Werribee was there a further potential logical extension of the growth area out towards the Maltby Pass. That opportunity has now been partially taken up with the approval of the Alfred Road Precinct Structure Plan. Structure planning for the broader Werribee Junction Precinct Structure Plan is yet to be complete.
- 32 The above environmental and land use constraints were instrumental in influencing the irregular termination of the urban growth boundary either side of Point Cook Road and south of Sneydes Road.
- 33 More recently a Development Plan / PSP has been approved for the Point Cook Homestead land, east of Point Cook Road (Figure 3). This has further extended the urban area to the south. It has also brought a range of local convenience and community services, to the locality including a convenience centre, dedicated active recreational facilities, and a network of open space and trails.
- 34 The Draft *Wyndham Open Space Strategy 2040* prepared in June 2015 indicates that in 2014 Point Cook had a population of approximately 43,299 people. That figure is forecast to increase each year, reaching a projected 58,745 people in 2021 and 67,429 people in 2036 – a 36 % increase since 2014.
- 35 In addition, the strategy identifies that based on the 2014 population Point Cook has 38.71sqm of open space per resident and a total open space of 167.65ha.

- 36 The progress of development and the provision and access to a range of community infrastructure, including activity centres, services, facilities, schools and open space proximate to Lincoln Heath South is illustrated at Figure 4.
- 37 Despite this, the influence of the flight path to the Point Cook airfield prevents the land on the opposite side of Point Cook Road, to Lincoln Heath South, being used for urban purposes.
- 38 To the south of the site the rural land, comprising approximately 4.11ha, is set aside for future urban growth but no structure planning has been advanced for this land.

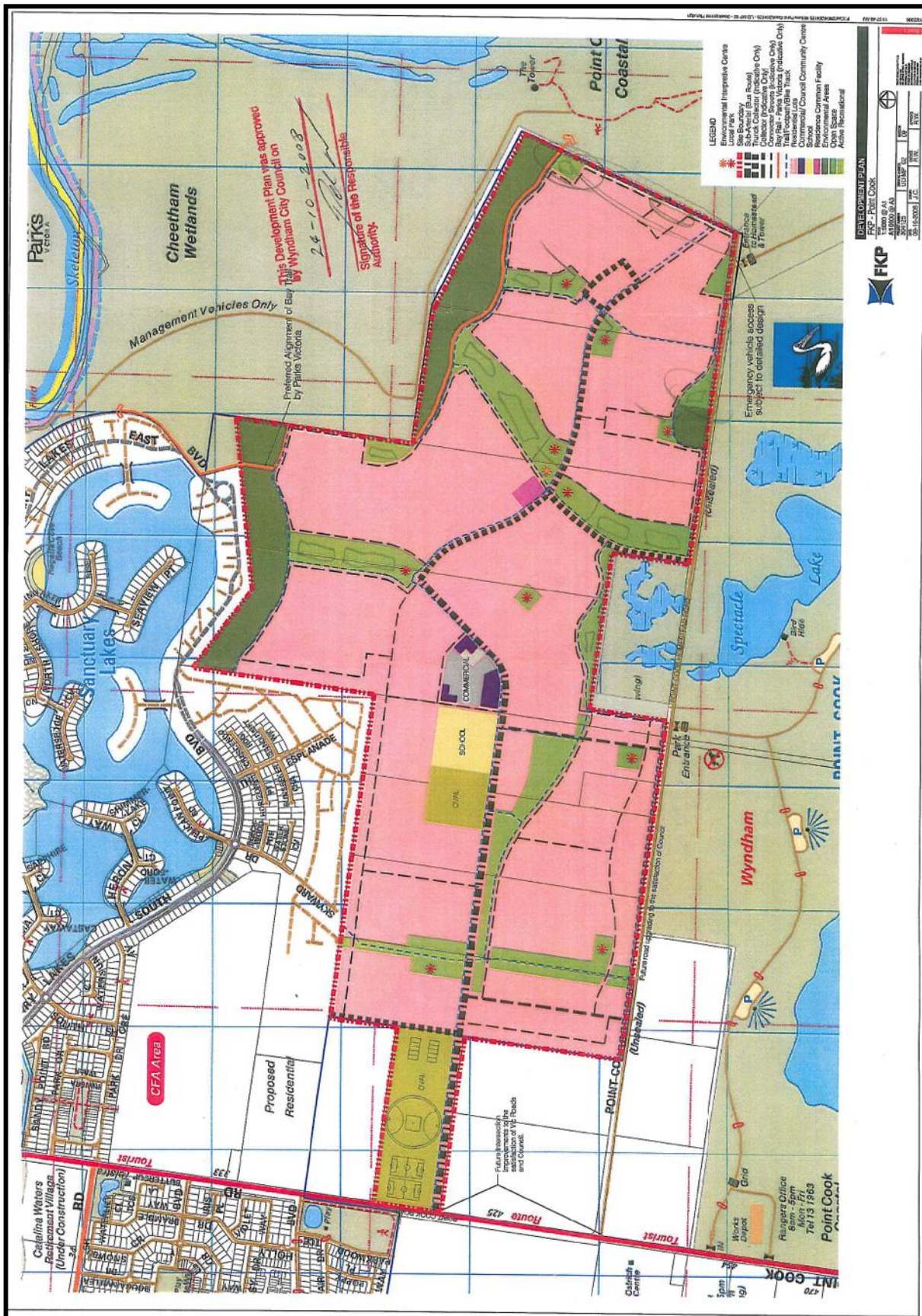


Figure 3: Point Cook Homestead Road - Approved Overall Development Plan (2008)

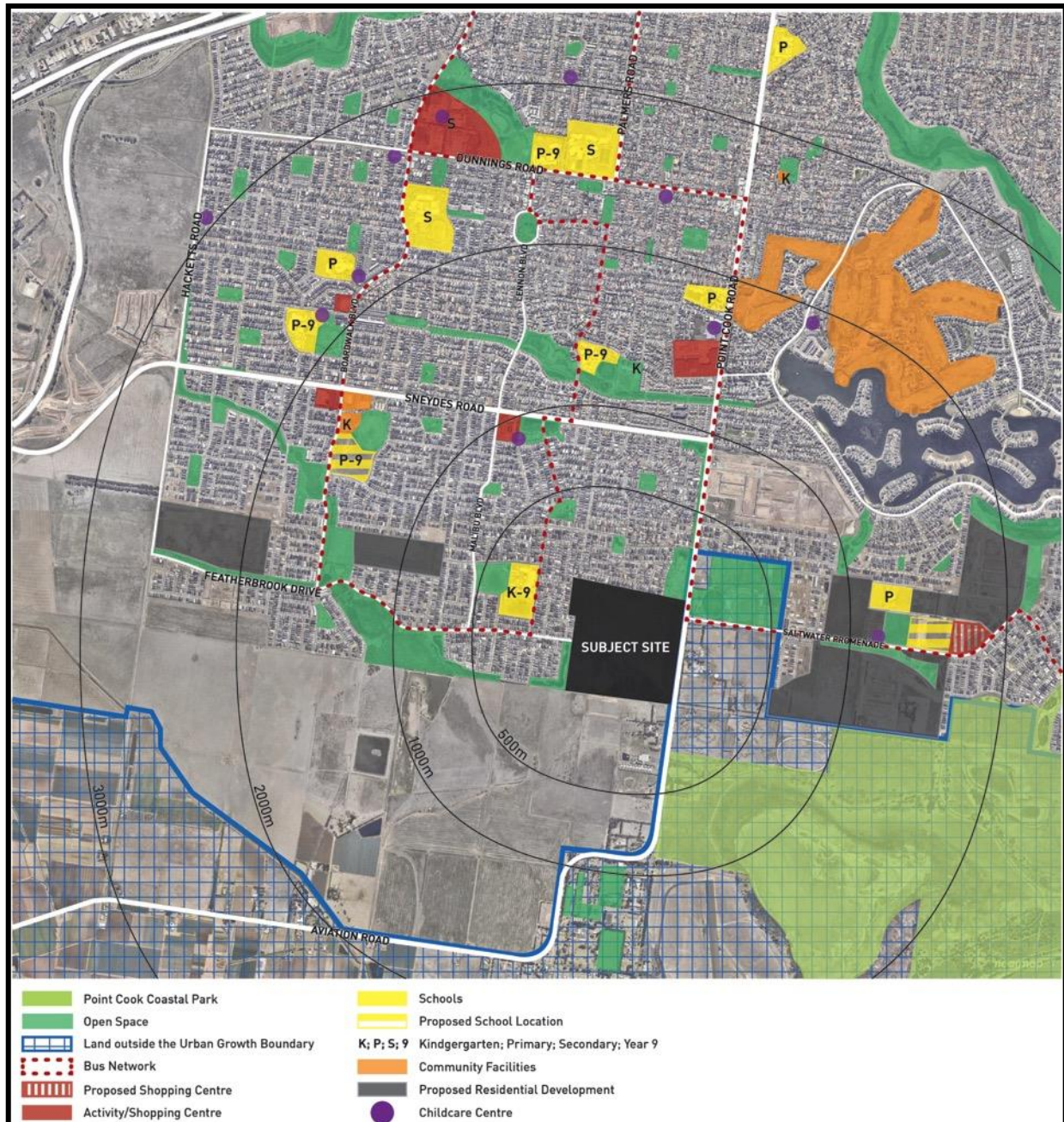


Figure 4: Proximate community services, facilities and open space

3 STRATEGIC PLANNING CONTEXT

3.1 Policy framework

- 39 The timely provision of urban land in growth areas and the conduct of structure planning for those areas is a central and well developed theme of the SPPF at Clauses 11.02 – Urban Growth.
- 40 The policy expectation is that there will be sufficient supply of zoned urban land to cater for 15-years of need and that comprehensive planning for sustainable communities will occur within a hierarchy of Growth Area Framework Plans and Precinct Structure Plans.
- 41 The local policy framework at Clause 21.02 – *Settlement* – references similar expectations regarding urban growth planning, open space and liveability.

3.2 Emerging growth corridor planning

- 42 To fully appreciate the site's emergence within that policy framework I have tracked the evolution of growth area planning in the Wyndham area and the Point Cook corridor from the Ministerial Direction of 1990.
- 43 The chronology of key strategic planning events, including relevant major policy initiatives and planning scheme amendments is detailed in the table at Attachment 3 and illustrated in the plans at Attachment 4.
- 44 The review and chronology enable the following observations to be made about the site and its suitability and timing for urban development:
- Until the outcomes of the Logical Inclusions Advisory Committee Report in 2012 Lincoln Heath South and the Point Cook South areas were not

contemplated for an urban role or inclusion within the Urban Growth Boundary.

- Between 1990 and 2012 Ministerial directions on the growth area, metropolitan development strategies, local area policy and local area concept plans for Point Cook did not advance strategic or structure plans that included these properties or the land on the opposite side of Point Cook Road.
- As noted earlier Lincoln Heath South was differentiated from Point Cook South in 2002 when the land was included in the Rural Living Zone (later changed to the Green Wedge A zone) and covered by a Development Plan Overlay schedule entitled ‘future development areas’.
- As a consequence it is fair to say that the growth area planning that did occur sought to meet the range of housing needs, transport services, community facilities, activity centres and open space within the areas set aside as growth areas.
- The first draft of the Western Growth Corridor Plan in 2012 did not recognise the subject site and the land to its south as forming part of the metropolitan area.
- Following the findings and recommendations of the Logical Inclusions Advisory Committee that was remedied by a revision to the growth corridor plan in August 2012 (Figure 5).
- This late inclusion has meant that to date there has been no detailed structure plan for the additional land.

45 Plan Melbourne and the inclusion of the land within the Urban Growth Boundary now confirm the intended role of the land for urban purposes with the Logical

Inclusions Advisory Committee setting an agenda of issues that it expected to be addressed through the development of structure plans for the area.

46 An issue raised in submissions challenges whether the precinct structure planning for Lincoln Heath South can be considered in isolation and in the absence of a structure plan for the larger area at Point Cook South.

47 For the following reasons I am comfortable that it can:

- The area of Lincoln Heath South is small and self-contained.
- The demands that will be created by the land (approximately 547 dwellings and 1,532 future residents) are not substantial in the context of the broader scale of comprehensive urban development that has occurred.
- Even if it was to be found that there were a shortfall in one or more services, the size and location of the residual, future urban land to the south, provides more than enough land and opportunity to redress the shortfall.
- The notably larger community that will eventually occupy that land will derive a greater benefit from closer proximity to the services that might be provided.

48 Within this context it is important that the development of Lincoln Heath South is effectively integrated into both the established Lincoln Heath community and the land to the south.

49 As illustrated in the Lincoln Heath PSP drainage and environmental constraints prevent approximately 50% of the southern boundary being developed. However the plans provides for both a local road and a bus route being connected in to the

remaining area so that the Lincoln Heath South community can conveniently access future services to their south.

- 50 The plan also makes clear that this community will be provided with direct access into the neighbourhoods to the north and west.

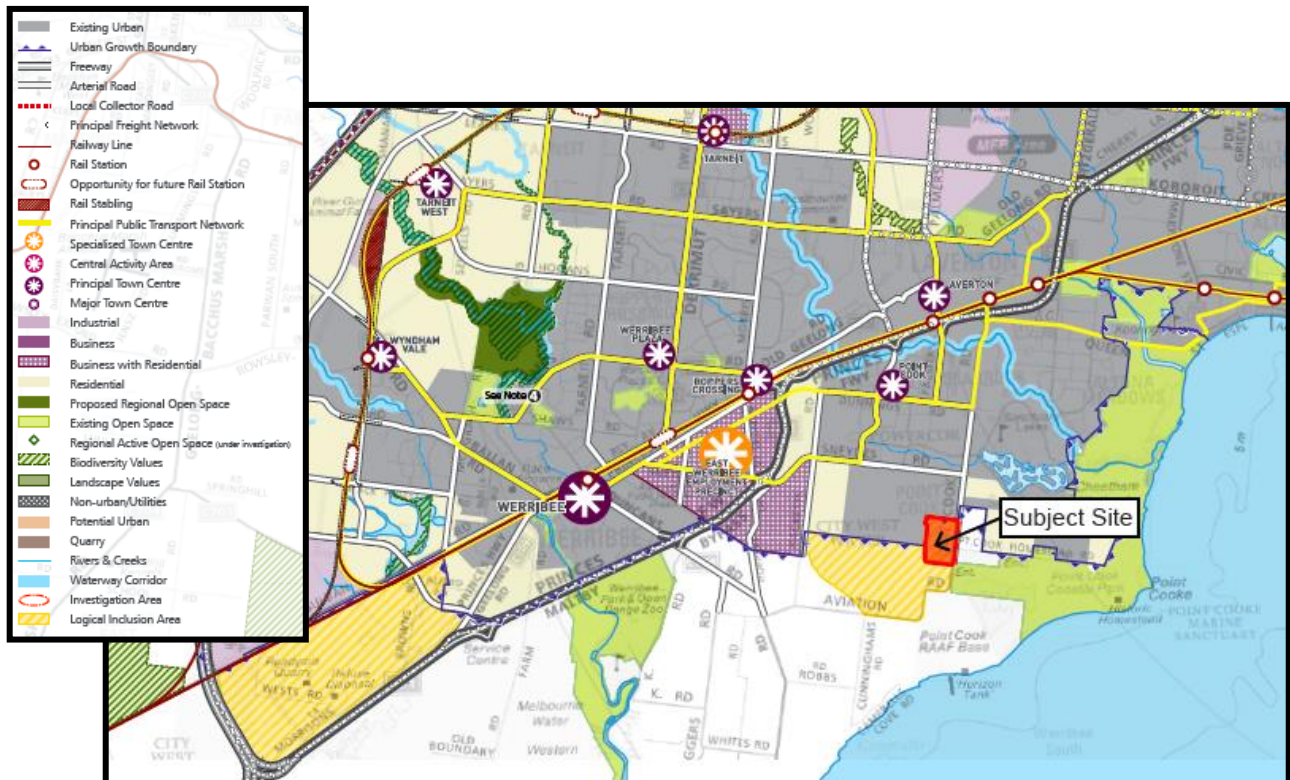


Figure 5: Excerpt from West Growth Corridor Plan

4 PLANNING PROVISIONS

51 The site is now subject to the following zone and overlay provisions of the Wyndham Planning Scheme:

- General Residential Zone (Schedule 1);
- Urban Growth Zone; and
- Development Plan Overlay (Schedule 2).

4.1 Zone

52 For the purposes of this assessment the site is considered to be wholly located within the *Urban Growth Zone* (UGZ)² (Figure 6 & 7).

53 The UGZ was introduced in the Wyndham Planning Scheme in 2012 to bring forward enough land to support anticipated metropolitan growth.

54 It applies broadly to manage the transition of non-urban land into urban land, and utilises the precinct structure plan (PSP) as the key tool to assist that conversion. In particular, the UGZ provides that a PSP must be prepared and applied to land before urban use and development can occur.

4.2 Overlay

55 The application of the Development Plan Overlay (Schedule 2) (DPO2) over this site preceded its inclusion in Urban Growth Boundary and the UGZ³ (Figure 8).

² The inclusion of a limited portion of the north of the site in *General Residential Zone* (consistent with the adjoining land) relates to skewed alignment of the site's northern boundary and has not impacted upon this assessment and analysis.

- 56 DPO2 applies to *Future Urban Development Areas* identified in the Wyndham Planning Scheme and requires the preparation of an overall development plan for land prior to a permit being granted to use, develop or subdivide land.
- 57 It is to be noted that the PSP planning process proposes to remove DPO2 from the land.

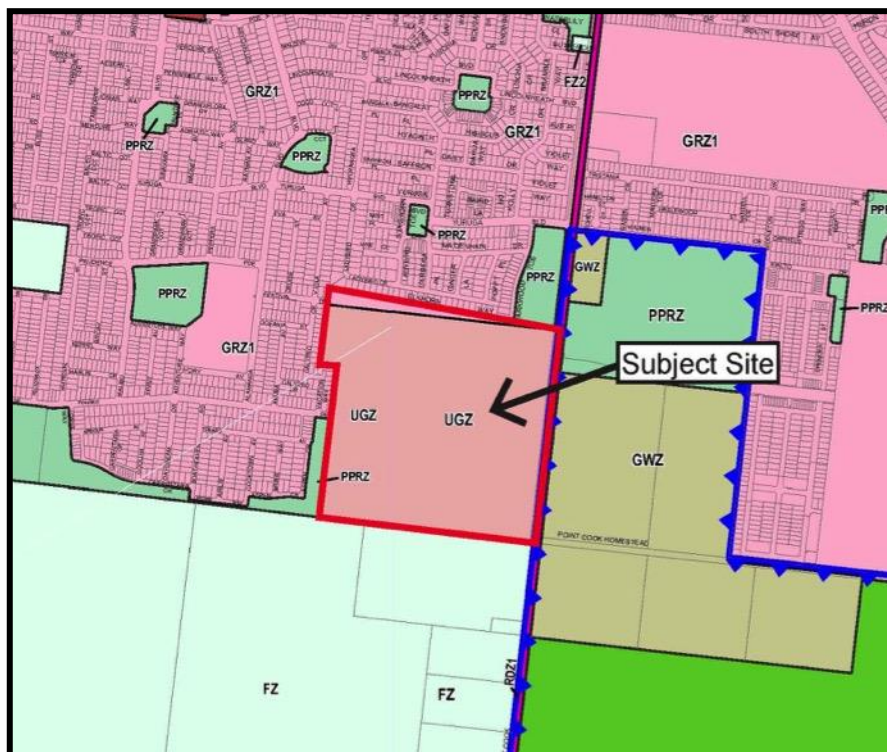


Figure 6: Zone Map

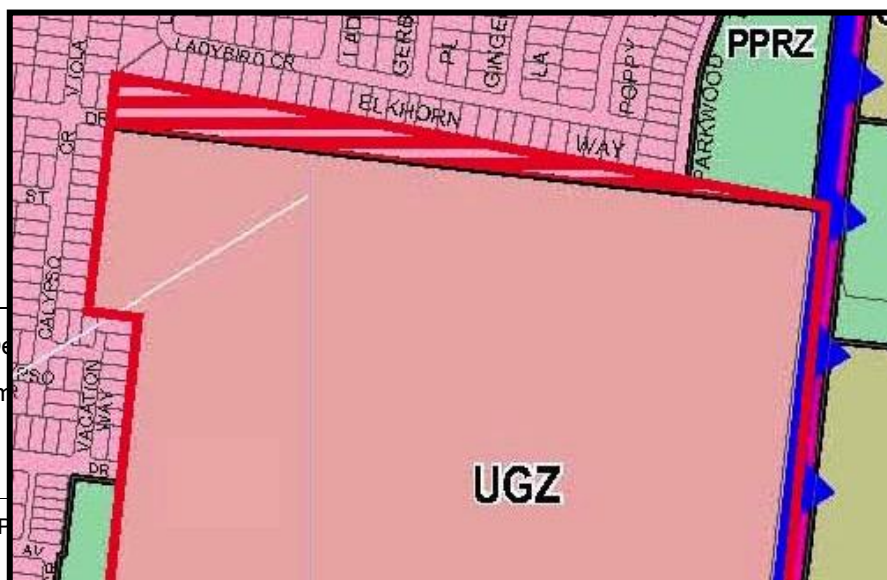


Figure 7: Zoning Detail

³ The De
Amendm



5 MAJOR CONSIDERATIONS

58 In supporting the inclusion of the land in the *Urban Growth Boundary* the Logical Inclusions Advisory Committee detailed its outstanding concerns for the area and set an agenda of matters that planning for the land would necessarily need to consider⁴.

59 In relation to this site, separate from the future urban land to its south, those matters went principally to:

- Drainage;
- Biodiversity;
- Aircraft noise; and
- Road and community infrastructure contributions.

60 In addition, the current structure planning process and use and development proposal require consideration of issues relating:

- Land use;
- Traffic and Transport;
- Community services and facilities; and
- Open space provision.

61 In the following sections I address each of these themes in turn, recording the relevant issues raised in submissions; what the proposed PSP provides for; and include a commentary on the adequacy of that response.

⁴ Refer *Logical Inclusions Advisory Committee Report No.4: West Growth Area* (11 November 2011)

- 62 Given that the amendment includes a permit application for the first stages of development I also address the relevant Clause 56 considerations.

6 OVERVIEW - PRECINCT STRUCTURE PLAN AND PERMIT

6.1 The Precinct Structure Plan

- 63 The Lincoln Heath South PSP and the associated background report have been prepared in accordance with and follow the scope of the Precinct Structure Plan Guidelines (2013).
- 64 The background report comments upon the principal issues identified by the Logical Inclusions Advisory Committee and many of the issues identified in submissions.
- 65 In comparison to many other PSPs it is remarkably simple in its features and detail. This is not a criticism but rather perhaps to be expected due to the small size of this infill land parcel, and the consequential restrictions on the demand for services and facilities.
- 66 Environmental constraints, drainage management, awareness of and response to the noise associated with Point Cook Airfield and an urban role that is entirely residential are the principal features of the plan (Figure 9).
- 67 The plan provides for open space, wetlands, residential areas of diverse density and a hierarchy of transport routes including a bus route.
- 68 No provision is made for dedicated community or commercial uses although the option to establish select community uses within a residential context cannot be discounted as a latter permit approval.
- 69 The plan provides for contributions to be made towards traffic signalisation of Point Cook Road, Saltwater Promenade and the extension of Fongeo Drive. In addition contributions to community infrastructure and education are to be provided in the Point Cook South PSP.

- 70 Regard has been given to the appropriate siting and walking distance to private open space.

6.2 The subdivision application

- 71 Within an overall master plan context (Figure 10) a permit application has been made for the first 4 stages, in the north-west corner of the site (Figure 11).
- 72 The subdivision plan responds to those themes in the SPPF, LPPF and the PSP that call for a diversity and choice of housing by providing for a four tier structure of residential densities:
- Conventional ($>700 \text{ m}^2$);
 - Medium ($<300\text{m}^2 >700\text{m}^2$);
 - High ($<300\text{m}^2$); and
 - Medium density integrated development site.
- 73 The first four stages provide for 145 dwellings plus the yield from Medium Density Site No.1.



Figure 9: Lincoln Heath South PSP - Future Urban Structure Plan

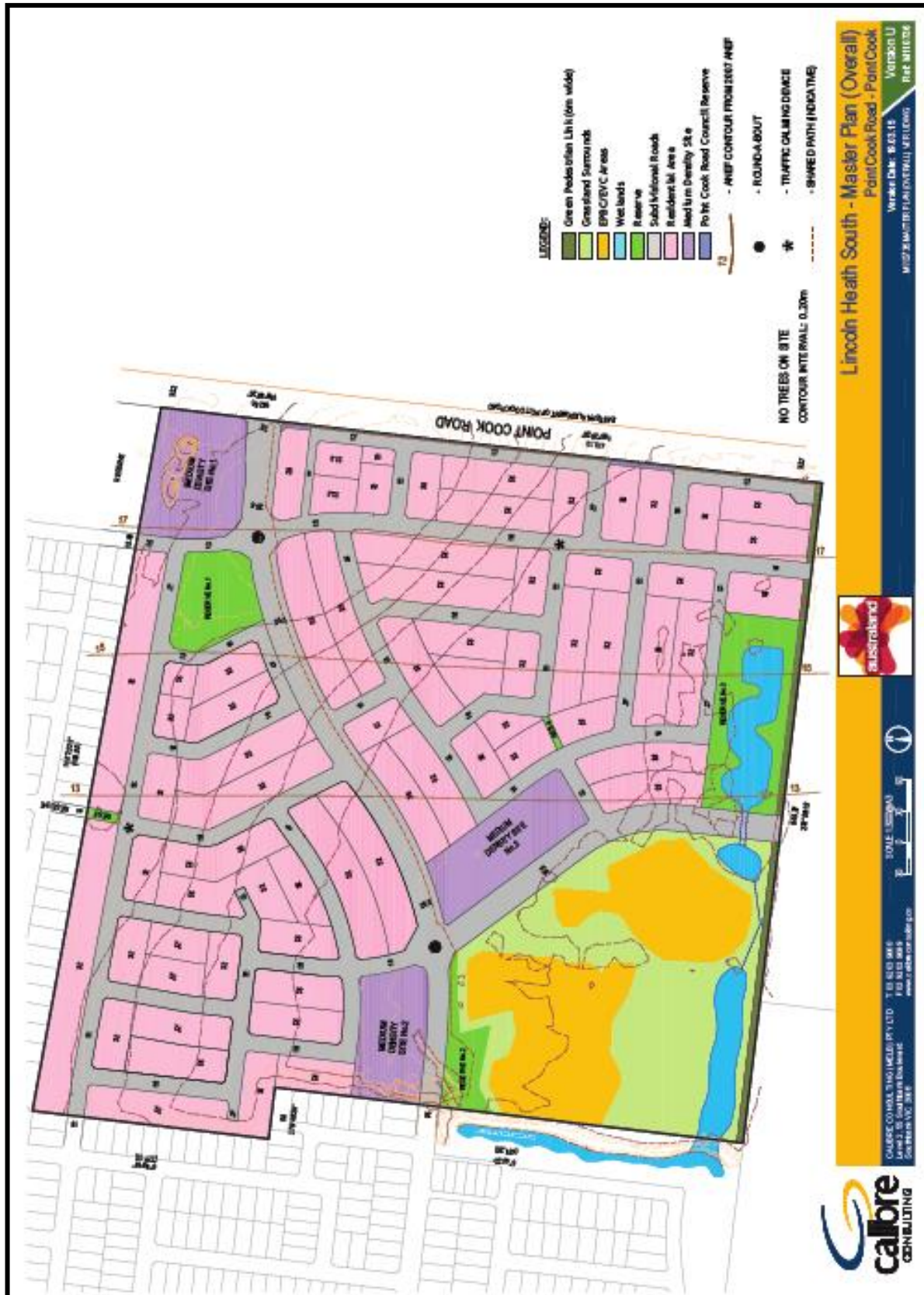


Figure 10: Lincoln Heath South Overall Masterplan

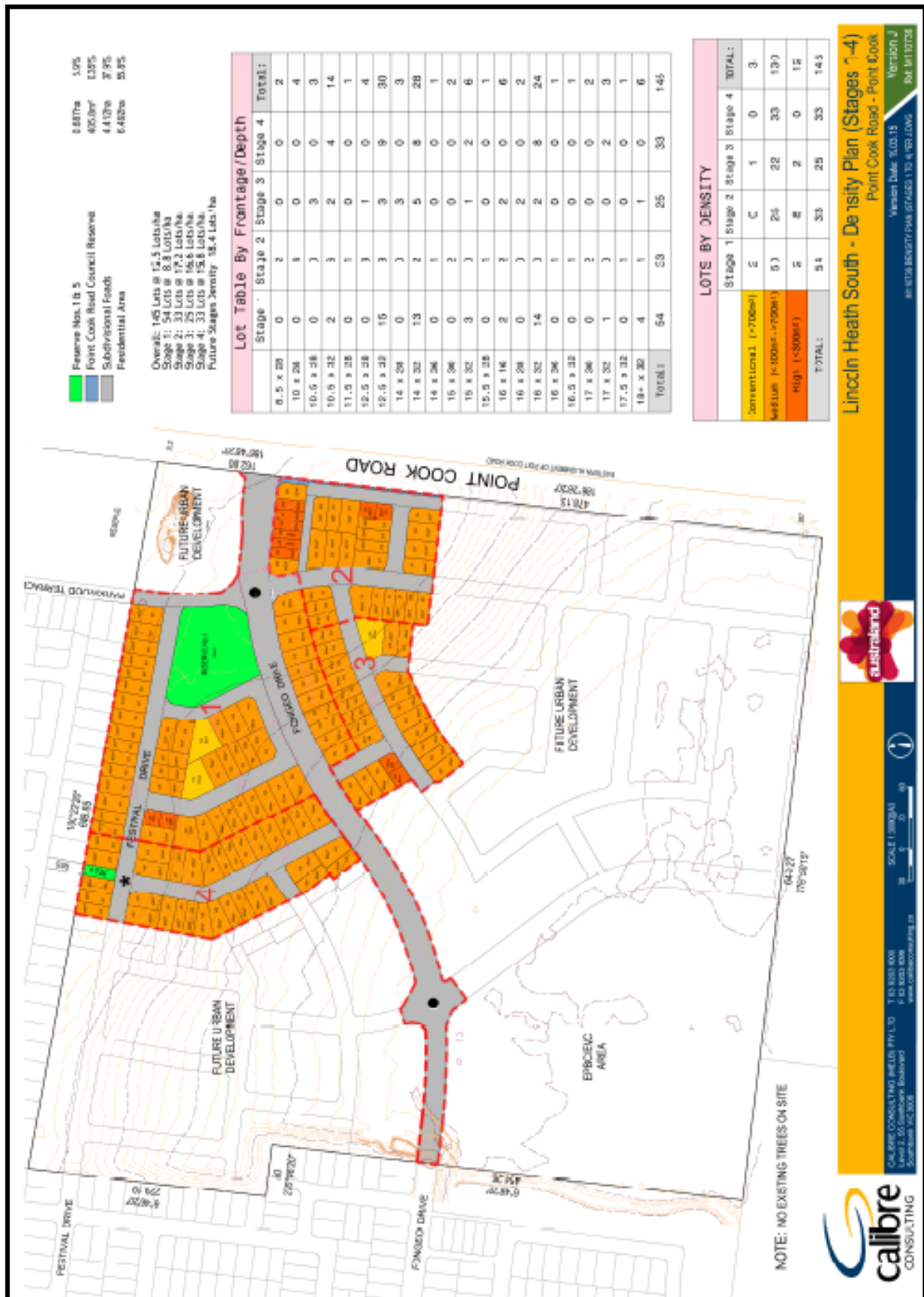


Figure 11: Lincoln Heath South - Stage 1-4 Subdivision

7 CATCHMENTS AND DRAINAGE

7.1 Primary issues

74 The need for structure planning to consider the drainage implications of the land within the broader catchment area was identified by the Logical Inclusions Advisory Committee and raised in the submissions by Melbourne Water and others.

75 The submitters' primary concerns go to:

- The need for the PSP to integrate with the biodiversity, wetland and landscape values in the surrounding area.
- The need for the PSP to recognise the potential longer-term drainage arrangements that may see storm water flows directed to the south, rather than the interim arrangements to direct flows to the west (to the Alamanda Estate).
- The need for the PSP to allow some flexibility for the alignment of the north-south connector road to be influenced by further ecological assessment.
- The need for adequate buffers (suggested roads) from residential properties to proposed constructed wetland areas.
- The need for the PSP to acknowledge the likely impacts of stormwater management on the hydrological requirements of the seasonal herbaceous wetlands.
- The impact of newly created wetlands, waterways and revegetated open spaces at the site and in close proximity to the Point Cook airfield and the potential for enhanced habitat for fauna to increase the risk to aircraft.

- The need for the PSP stormwater management solution to not result in an increase in size for drainage infrastructure and or land within the future Point Cook South PSP area.

7.2 PSP response

- Core to the objectives of the PSP is a desire to, *“Build an urban landscape that integrates with the existing biodiversity, wetland and landscape values within the precinct”*.
- The PSP, which has been informed by a surface water management strategy, proposes to fully integrate the Lincoln Heath South stormwater system with the neighbouring system in the abutting Alamanda Estate to the west.
- It includes a conservation area and wetland system, including retarding basins in the south-west corner of the precinct which directly abuts the linked wetland system on the adjoining land.
- The PSP provides that the final design and boundary of retarding basins, stormwater treatment infrastructure and other site infrastructure must be to the satisfaction of Melbourne Water and the responsible authority.
- It seeks to prohibit the impacts of stormwater direction, treatment and harvesting on the hydrological requirements of the seasonal wetlands.
- The PSP also conceptually provides for connector streets to principally define the boundaries of the key conservation areas and retarding basins in the southern part of the site.

- Detailed integrated water management requirements are outlined and are directed to meet best practice stormwater quality treatment standards and the delivery of ultimate waterway and drainage infrastructure including stormwater quality treatment.

7.3 Commentary

- 76 The drainage capabilities of the land and the flood potential for the Point Cook area are long-standing planning concerns that have influenced planning and the pattern of development in the growth corridor over its period of development including an alignment for the Urban Growth Boundary⁵.
- 77 The flood potential and impact of the Point Cook Seasonal Herbaceous Wetland on the southern portion of this site has stood as a constraint to its development. It represents an inherent opportunity to contribute to a new wetland system and conservation reserve to enhance the landscape response, stormwater quality and environmental conditions of the site as well as the broader developing area.
- 78 From a strategic planning perspective the PSP demonstrates an appropriate regard for the land's drainage capabilities and broader stormwater catchment responsibilities, which subject to more detailed planning and resolution of management issues between the relevant responsible authorities, should be able to be appropriately accommodated on the land.
- 79 It is to be noted that the overall development plan and the current planning permit (WYP2395/O8) provide for a reserve and retarding basin in the south-west corner of the precinct. The PSP response enhances upon that plan and the response to the integrated water management and drainage strategy for the land. It increases the area to be set aside and enhances the benefit offered to the future community.

⁵ As part of the 2012 Logical Inclusions process the Urban Growth Boundary was realigned to include *Wyndham Area 1*; an alignment for the south-west boundary was defined by the D1 Drain.

- 80 I rely upon the earlier work of Neil Craigie, and the approval of Melbourne Water Corporation, to substantiate the technical merits and performance of the proposed catchment management.

8 BIODIVERSITY

8.1 Primary issues

- 81 The potential for urban development to impact upon the land's biodiversity values was among the threshold issues identified by the Logical Inclusions Advisory Committee to be resolved through more detailed structure planning.
- 82 Biodiversity has been raised in a few of the submissions and identified as an issue principally in relation to:
- The need to resolve provisions relating to native vegetation removal;
 - The need to settle an appropriate offset requirement for any native vegetation removed from the land as a requirement of the PSP given that the site is outside the approved Commonwealth/State Biodiversity Conservation Strategy for Melbourne's Growth Corridors (submitter 9); and
 - Lack of direction or objective for the PSP to, *"Build an urban landscape that integrates with the existing biodiversity, wetland and landscape values within the precinct and surrounds."*

8.2 PSP Response

- The PSP Vision acknowledges, *"Settlement on the Werribee Plain has always had a reliance on water. The importance of water is reflect in Lincoln Heath South, a residential precinct distinguished by its natural wetlands."*
- In addition it directs that, *"Biodiversity values will be protected and enhanced in the southwest quarter of the precinct, creating an accessible*

and high-amenity community asset that connects to the broader wetland network and Cunningham’s Swamp.”

- Core to the objectives of the PSP is a desire to, “*Build an urban landscape that integrates with the existing biodiversity, wetland and landscape values within the precinct*”.
- Habitat zones, environmental based recreation areas, open space provision, and areas for native vegetation retention and removal are conceptually identified on a *Native Vegetation and Open Space* plan (Figure 13).
- Native vegetation, to be retained and removed, as well as an offset requirement in relation to each Ecological Vegetation Class is identified (Figure 12).
- Detailed requirements and conceptual locations for public infrastructure and trails provide for their design to minimise disturbance to existing native vegetation.
- Vegetation and environmental protection measures are to be required for wetland and environmental areas during construction phases and through the preparation of Site Environmental Management Plans.

HABITAT ZONE ID	SIZE (HA)	EVC DESCRIPTION	EVC CONSERVATION STATUS	EPBC-LISTED VEGETATION COMMUNITY	CONSERVATION SIGNIFICANCE	HABITAT SCORE	HABITAT HECTARES	HABITAT TO BE REMOVED/OFFSET
HZ01	1.42	125 Plains Grassy Wetland	Endangered	Seasonal Herbaceous Wetland	Very high	0.56	0.795	0.00
HZ02	0.46	125 Plains Grassy Wetland	Endangered	Seasonal Herbaceous Wetland	Very high	0.46	0.212	0.00
HZ03	1.29	920 Sweet Grass Wetland*	Endangered	Seasonal Herbaceous Wetland	Very high	0.50	0.645	0.00
HZ04	2.07	819 Spike-sedge Wetland*	Endangered	-	High	0.58	1.207	0.404

* EVC 125 Plains Grassy Wetland benchmark used during habitat hectares calculation as no benchmarks exist for EVC 920 or EVC 819

Figure 12: Lincoln Heath South PSP - Native Vegetation Retention and Removal

8.3 Commentary

83 The preparation of the PSP has been informed by a biodiversity assessment of the site⁶, which identified that owing to its existing highly modified state the area has low levels of ecological significance.

84 In particular, that report identified 9.91 hectares of state-significant flora species and 2.71 hectares of nationally significant seasonal herbaceous wetland in the southwest corner of the precinct that must be retained as part of any development.

85 The plan reasonably provides for the protection of these values and has been informed by appropriate technical advice from Ecology and Heritage Partners.



Figure 13: Lincoln Heath South PSP - Native Vegetation and Open Space

9 AIRCRAFT NOISE

9.1 Primary issues

- 86 In its 2011 report, while the Logical Inclusions Advisory Committee acknowledged that aircraft noise associated with the RAAF Base and Point Cook Airfield was another 'threshold' issue for the land, noise impacts did not preclude the land from consideration, and ultimate inclusion, in the urban growth boundary.
- 87 A need for appropriate ANEF buffer widths for noise affected land and the incorporation of attendant noise attenuation measures in building controls were however acknowledged among relative concerns and considerations moving forward.
- 88 The primary concerns of the submitters in relation to the Lincoln Heath South PSP and the potential for impacts from aircraft noise go to:
- The proximity of the land to the airfield;
 - The representation (accuracy) of the 20 ANEF contour line proximate to the PSP area;
 - The need for the PSP to acknowledge that future development of the wider Point Cook area will continue to support military and civil aviation operations; and
 - The need for the PSP to require that housing product in the precinct respond to aircraft noise generated from the airfield.

9.2 PSP response

- The noise impact and ANEF contour lines are identified over the precinct in the *Future Urban Structure Plan* (Figure 9).
- The PSP Vision directs that, “*Housing product in the precinct will respond to aircraft noise generated by Point Cook RAAF Base (RAAF Williams), the oldest continually-operating military airfield in the world and a landmark location in the future development of the wider Point Cook area*”.
- The PSP objectives include a desire to, “*Protect the amenity of residential areas affected by aircraft noise generated by the RAAF Base Williams (Point Cook)*”.

9.3 Commentary

89 The review of the site’s strategic planning chronology evidences that considerations about the potential for conflict of land use with the RAAF Base and Point Cook Airfield to the south-east of the site have historically prompted a cautious approach to planning and weighed heavily in decisions about the land’s suitability for inclusion in the urban area and residential use.

90 In contrast to the Point Cook Homestead Road precinct, which is partially within the 20 ANEF noise contour, the impact of aircraft noise over the eastern area of Lincoln Heath South (identified within the 13-20 ANEF contour) served largely to justify the land’s early exclusion from the Urban Growth Boundary, despite it being deemed suitable for low density residential development.

91 Time and more detailed planning has served to improve the understanding of the noise implications of the airfield on the land and the associated implications for residential development.

92 The commentary contained in the 2003 panel report for Amendment C48 to the Wyndham Planning Scheme⁷ provides an appreciation of the noise implications and an acceptable planning response.

In its report the panel observed that:

- There was every reason to expect that the airfield would continue to operate for many years and therefore that it was sensible for decision makers to adopt a cautious approach to the development of land in the vicinity of the airfield;
- The identification of the 13 ANEF contour over the land was a fairly conservative indication of the impact of the airfield and the potential for aircraft noise to affect the land; and
- It was therefore sensible for any new dwellings located within the 13 ANEF contour to have acoustic treatment to reduce the impact of aircraft noise.

93 The current and applicable standard (*Australian Standard 2021-2000, Acoustics – Aircraft noise instruction – Building siting and construction*) provides that land within an area that is affected by noise less than the 20 ANEF contour is, with conditions, acceptable for residential development.

94 The PSP responds by acknowledging the sensitive interface in its Vision and identifying a need for development to protect the ongoing operation and activity of the RAAF base and airfield.

95 While it also indicates that part of that response will be in the design and treatment of future housing product it does not include requirements or guidelines to identify

⁷ The Panel Report for Amendment C48 to the Wyndham Planning Scheme (*Lincoln Heath Point Cook*) (December 2003) provides a useful summary and commentary on the nature and factors influencing the noise impact of the Point Cook airfield on the land Lincoln Heath South.

what levels of mitigating measures and/or treatments may be required, or on which parts of the land.

96 As core objectives the PSP seeks, among other matters to:

- Ensure buildings and structures do not adversely affect the safety and operational efficiency of RAAF Base Williams (Point Cook).
- Protect the amenity of residential areas affected by aircraft noise generated by RAAF Base Williams (Point Cook).

97 A condition of the previous planning approval for the low-density subdivision of the land (WYP2395/O8) was a requirement for the landowner to enter into a Section 173 agreement to provide for all dwellings affected by the ANEF 13 contour (or greater) to be developed with acoustic treatments to buffer noise impacts, to the satisfaction of the responsible authority.

98 While, I am instructed that a ‘Memorandum of Common Provisions’ is currently being developed between the proponent and the responsible authority in consultation with the Department of Defence to similarly control building heights and materials to protect both the activities of the RAAF base and a new resident community, reference to any such provisions, including any design and development requirements, ought to be reflected in overarching planning for the land and implemented via a requirement rather than a condition of a planning permit of the PSP.

9.4

10 LAND USE

10.1 Primary issues

- 99 The use of the land to form part of the existing Point Cook residential communities, and particularly for it to integrate directly with the existing Lincoln Heath and Alamanda Estates to its north and west respectively, has been an underlying consideration of emerging growth area planning for the locality and has underpinned the zoning of the land and the decision to include it in the urban growth boundary.
- 100 The consideration of its suitability for residential use in this context must go to an appropriate site yield and the ability for the PSP to integrate with the adjoining developed area.
- 101 The submissions raise the following issues with the residential development of Lincoln Heath South:
- The lack of demand for additional housing and at higher densities;
 - The lack of local employment opportunities to support additional residential growth;
 - The supply of land within existing residential estates still to be developed;
 - Overdevelopment at Point Cook;
 - The inadequacy of existing infrastructure to support additional growth; and
 - The lack of employment and high capacity public transport to support high density housing.

10.2 PSP response

- 102 The PSP provides generally for the residential development of the land, complemented by open space provision and a local road network to connect with surrounding development.
- 103 The Vision for the PSP states: “*Lincoln Heath South will deliver diverse housing choices, providing opportunities for higher density dwellings in proximity to local parks*”.
- 104 It does not provide for a local convenience centre or community facilities.
- 105 It does not identify a strategic expectation about the locations for residential densities across the site, however indicates the typical housing types that might be provided (Figure 14).

HOUSING TYPES THAT MAY BE SUPPORTED	LOT SIZE CATEGORY (m ²)		
	LESS THAN 300m ²	301-600m ²	MORE THAN 600m ²
Small lot housing (including town houses and attached, semi-detached and detached houses)			
Dual occupancies, including duplex			
Detached housing			
Multi-unit housing sites (including terraces, row houses and villas)			
Stacked housing (including apartments and walk-up flats)			

Figure 14: Lincoln Heath South PSP - Housing Type by Lot Size

10.3 Commentary

- 106 Little weight should be placed upon the assertion that there is a lack of demand for additional housing. Wyndham and Point Cook have demonstrated a capacity for growth that has outstripped almost all other growth areas.

- 107 The same evidence indicates that existing zoned but underdeveloped residential land will soon be absorbed.
- 108 Wyndham is contained by centres of new emerging and established employment at the Werribee Employment Precinct, and the Agriculture / Food Technology Precinct to the west of Hacketts Road, at Truganina, and at the older areas of Altona and Hobsons Bay. It is also advantaged by a central location between Geelong and Melbourne.
- 109 The Lincoln Heath South precinct is conceived with a view to extending existing public transport services, south of Sneydes Road.
- 110 Accordingly, there should be choices other than reliance upon private cars to move around the neighbourhood or connect with rail services at Williams Landing or Werribee.
- 111 Expressions of concern about overdevelopment are an understandable short-term reaction to the delivery of services and the enhancement of road systems serving the area, which has not always occurred in the timely and coordinated manner that might have been hoped, planned or expected. The speed and scale of development on multiple fronts has been reflected in the level of performance.
- 112 As the majority of development at Point Cook comes to a conclusion, the provisions of services across the area would settle into a period of maturity within which adjustments and refinements to shortcomings can and would be addressed.
- 113 Any outstanding services and facilities required in the Point Cook South area will be addressed as part of that PSP.

11 COMMUNITY SERVICES AND FACILITIES

11.1 Primary issues

114 The underlying theme of submitters concerns with the PSP in terms of community services and facilities provision went to the perceived inadequacy of existing services and facilities at Point Cook to serve the existing population in the absence of the Lincoln Heath South:

- Poor provision of services for existing residential communities;
- Existing service and facility provision in Point Cook is significantly lower than the State average;
- Lack of capacity in existing local schools to support a new residential community at Lincoln Heath South;
- Lack of healthcare / hospitals; and
- Policing / lack of a police station in the broader surrounding area.

11.2 PSP response

115 The PSP does not provide for the provision of community infrastructure on the basis that it is considered that the PSP area will generate an insufficient population and demand in its own right to warrant the same.

116 The background justification for this element of the PSP supports development contributions generated from the PSP being directed toward existing and/or future community infrastructure in the surrounding area, including Point Cook South Precinct Structure Plan.

11.3 Commentary

- 117 The earlier observations about land use (Section 10) have responded to this issue.

12 OPEN SPACE PROVISION

12.1 Primary issues

118 The submitters' principal concerns with open space is linked to objections about the need and density of additional residential land at Point Cook. In particular:

- The perceived inadequacy of open space provision in the PSP relative to the proposed 'high' site yield;
- The perceived inadequacy of open space in the surrounding growth corridor to serve the existing residential community in the absence of Lincoln Heath South; and
- The impact of additional development on already limited open space and leisure facilities in the surrounding area.

12.2 PSP response

- An open space provision for the PSP is indicated on the *Native Vegetation and Open Space* plan (Figure). 9.73 hectares of land⁸ (22.45% of the precinct) is set aside for open space.
- Open space will include a large wetland reserve in the south-west corner of the precinct, linked by shared trails and green links to other open space areas within the precinct and in the wider surrounding area.
- Two local parks, to be integrated with the wetland reserve and toward the north-east corner of the precinct respectively, would enhance the open space response and ensure that all residential development within the precinct is within a 400-metre catchment of open space.

⁸ Including 'credited' and 'uncredited' open space.

- The particular requirements of the PSP seek among other matters to provide for ‘*flexible recreational opportunities*’ and to ‘*maximise the amenity and value of encumbered open space.*’
- The PSP requirements also direct the planting of large canopy trees species, native, indigenous and exotic varieties to enhance the urban environment and local parks.

12.3 Commentary

- 119 Aside from the open space provision within the precinct, the precinct is located directly opposite the Saltwater Reserve and active recreation facilities that were permitted within the flight path of the Point Cook airfield. These are substantial and well appointed facilities that would be a direct benefit to Lincoln Heath South.

13 TRAFFIC AND TRANSPORT

13.1 Primary issues

120 Submitters frequently cited concerns with traffic congestion and freeway access among the principal issues raised with the traffic and transport implications of the PSP, in particular:

- The inadequacy of the existing road network to support the existing Point Cook community in the absence of development at Lincoln Heath South;
- Congestion for existing city bound traffic on Point Cook Road;
- The timing for upgrades to Point Cook Road and Palmers Road;
- The inability for a new interchange at Sneydes Road Diamond to alleviate traffic pressure in Point Cook east due to location and requirement for reverse travel;
- The lack of secure funding to upgrade the existing road network; and
- Inadequacy of existing public transport services.

13.2 PSP response

- The PSP seeks as a core objective to: “Establish a local road network that functions effectively as an easily navigable network with a clear and identifiable hierarchy.”
- The proposed road network to link the site with the surrounding area is shown in the *Transport and Movement* plan (Figure 15).
- The PSP provides for:

- The proposed extension of Fongeo Drive from Alamanda Estate to link with Point Cook Road and enabling east-west access for local residents.
 - The signalisation of the intersection formed by Point Cook Road, Saltwater Promenade and Lincoln Heath South Fongeo Drive extension.
 - A centrally located connector street to link Fongeo Drive with the land to the south of the PSP.
 - A network of key access streets to link with Parkwood Terrace to the north and Festival Drive to the west.
 - A pedestrian and cycle network to link through the precinct and with links to the surrounding area.
- The principal road network through the site (including Fongeo Drive extension) is directed to deliver bus service capability.

13.3 Commentary

- 121 The Logical Inclusions Advisory Committee identified and considered the existing traffic constraints of the land, particularly the high dependence of Point Cook on Point Cook Road, Palmers Road, and Boardwalk Boulevard to access the freeway.
- 122 While separate traffic engineering evidence will be heard and I rely upon that advice, I make the following strategic planning observations:
- The internal road network for Lincoln Heath South appears to present no access and circulation issues and in fact completes important links in the network south of Sneydes Road.

- The transport infrastructure of Point Cook and Wyndham is the subject of further strategic improvements, including the creation of a further freeway access at Sneydes Road; the recent opening of the regional rail link to the west and north of Werribee; and the provision of a station at Williams Landing.
- Further improvements and enhancement of arterial road capacity should also follow.



Figure15: Lincoln Heath South PSP - Transport and Movement

14 THE SUBDIVISION PROPOSAL

123 An assessment of the Masterplan and subdivision proposal against the provisions of Clause 56 and the draft Lincoln Heath South Precinct Structure Plan has been prepared by The Planning Group on behalf of the proponent. It accompanied the exhibited Amendment C194 to the Wyndham Planning Scheme. I rely upon that advice, and accept it except for the comments below.

124 The assessments indicate a high level of compliance and performance for the PSP and subdivision proposal against both statutory measures.

125 The following observations are relevant:

Clause 56 – Residential subdivision

- Three sites have been identified for medium density development, at the north-east site corner of the subject site and adjacent to the wetland reserve in the south-west part of the site. All three locations would have an interface to public open space; would be located along either or both an arterial road (Point Cook Road) and a main connector street (Fongeo Drive extension); would be directly accessible by public transport; and would be within reasonable and accessible distances of activity centres and community services and facilities in the broader Point Cook area. The Masterplan concept is an appropriate response to the *Lot diversity and distribution objectives* (Clause 56.04-1).
- Absent the existing provision of services and facilities in the greater Point Cook precinct, it is reasonable to expect that Lincoln Heath South will benefit from future enhancements to the availability of community infrastructure and activity centres when Point Cook South PSP is brought forward for development.

- The Masterplan proposal provides opportunity for some super lots to directly abut public open space in the south of the precinct, east of the main wetland reserve. A future detailed subdivision proposal would be required to improve the response to the street orientation objective (Clause 56.04-4) and to ensure that the majority of individual allotments front the reserve to promote activity and enhancement of the area, particularly in the absence of residential development and activity at the Point Cook South PSP in the short to medium term.

Lincoln Heath South Precinct Structure Plan

- The Masterplan and subdivision proposal demonstrate a considered response to the requirements and guidelines of the Lincoln Heath South PSP.
- The detailed staged planning of the precinct will ensure a high level of compliance and quality built form outcome accords with the vision, objectives and detailed provisions of the PSP.
- Contribution to and delivery of public infrastructure has been considered and the proposed Development Contributions Plan is the appropriate planning tool to address the requirements outlined in the PSP.
- The staging proposal has considered, and would appropriately respond to the amenity and service requirements of a future resident population. It would provide for public open space and convenient and enhanced access arrangements, including a link to benefit the precinct and the Alamanda Estate (Fongeo Drive extension) from an early stage.

15 CONCLUSION

- 126 Lincoln Heath South PSP and Masterplan development proposal is a logical extension and an infill opportunity that has been strategically expected to complement the now largely established Lincoln Heath Estate and broader Point Cook precinct.
- 127 It is conceived and advanced in manner that would both enhance and improve the access and amenity for adjoining residential development, and deliver a new community for Lincoln Heath South supported by a high level of amenity and appropriate access to services and facilities.
- 128 They appropriately meet the expectations of State and local planning policy; the growth area strategies; the PSP guidelines; and the provisions of Clause 56.
- 129 Appropriate consideration has been given to the site opportunities and constraints, and I recommend only one amendment to the PSP, that it stipulates the requirements for acoustic treatment for dwellings within the 13 ANEF contour.

Robert Milner

July 2015

Attachment

1 Expert Witness Statement

Expert Witness Statement

The name and address of the expert

Robert Milner, Director of IO Consulting Group Pty Ltd, 3/2 Yarra Street, South Melbourne, Victoria, 3205.

The expert's qualifications and experience

Robert Milner holds an Honours Diploma in Town and Country Planning from Liverpool Polytechnic. He is a Life Fellow of the Planning Institute of Australia and a Fellow of the Victorian Planning and Environmental Law Association.

A Curriculum Vitae is included at Attachment 2.

The expert's area of expertise to make this report

Robert has a broad range of expertise in planning and development matters enabling him to comment on a wide spectrum of urban and rural, statutory and strategic planning issues and processes.

Other significant contributors to the report

Not applicable.

Instructions that define the scope of the report

Robert Milner has been instructed by Australand to prepare expert evidence on its behalf.

The identity of any person who carried out tests or experiments upon which the expert has relied on and the qualifications of that person

Alison Milner assisted in the research and drafting of this evidence. Alison holds a Bachelor of Applied Science (Planning) from RMIT University, Melbourne, VIC, and a Master of Communication from Griffith University, QLD.

The facts, matters and all assumptions upon which this report proceeds

There are no other facts, matters or assumptions upon which the report relies other than those explicitly stated in the report.

Documents and other materials the expert has been instructed to consider or take into account in preparing his report, and the literature or other material used in making the report

Rob Milner has reviewed the following material:

- *Exhibited Wyndham Planning Scheme Amendment C194;*
- *Wyndham Planning Scheme Amendments NPS1, C12, VC16, VC23, C48, and C180;*
- *Ministerial Direction No.2 – Werribee Growth Area Plan;*
- *Point Cook Concept Plan – 1996 and 2000;*
- *Point Cook Concept Plan – October 2007 Addendum, Point Cook Homestead Road Precinct;*
- *Melbourne 2030 – Planning for Sustainable Growth;*
- *A Plan for Melbourne’s Growth Areas (Wyndham Growth Area Framework Plan);*
- *Urban Growth Boundary Logical Inclusions Advisory Committee Report No.4: West Growth Area;*
- *Logical Inclusions Advisory Committee Report;*
- *West Growth Corridor Plan; and*
- *Plan Melbourne Metropolitan Planning Strategy.*

Other material as referenced in the body of this report.

A summary of the opinion or the opinions of the expert

A summary of Robert Milner's opinions are provided within the body of the report.

Any provisions or opinions that are not fully researched for any reason

Not applicable.

Questions falling outside the expert's expertise and completeness of the report

Robert Milner has not been instructed to answer any questions falling outside his area of expertise. The report is complete.

Expert declaration

I have made all inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Robert Milner

July 2015

Attachment

2 Curriculum Vitae

ROBERT MILNER – DIRECTOR

Qualifications and Positions

- Director 10 Consulting Group Pty Ltd and The Milner Group Pty Ltd
- Diploma in Town and Country Planning (First Class Honours) Liverpool Polytechnic
- Life Fellow Planning Institute of Australia
- Fellow of the Victoria Planning and Environmental Law Association
- Former State and National President of the Planning Institute of Australia
- Member, Planning and Local Government Advisory Council (1994 – 1999)
- Deputy Chairman, Future Farming Expert Advisory Group (2009)

Employment History

2010 – Current	Director 10 Consulting Group Pty Ltd
1999 – 2010	General Manager, Senior Principal and Adjunct Senior Planning Counsel – Planning, CPG Australia Pty Ltd (Formerly the Coomes Consulting Group)
1994 – 1999	Director, Rob Milner Planning Pty Ltd and Savage Milner
1991 - 1994	Project Director, Collie Planning and Development Services
1988 – 1991	General Manager, Town Planning, Jones Lang Wootton
1980 - 1988	City Planner, City of Box Hill
1977 – 1980	Planner, Perrott Lyon Mathieson, Architects and Planners

1976 – 1977

Planner, Kirklees Metropolitan Borough Council

Career Overview

Rob Milner is a respected strategic and statutory planner. He is equally competent in urban and regional practice.

He is recognised as a leader of the planning profession in Victoria. He has had a high profile career spanning 40 years with extended periods of experience working for local government and private practice.

Until 2010 he worked with CPG Australia building that planning team to be one of the larger and most respected strategic and statutory practices in Victoria. The team was twice awarded planning consultant of the year in Victoria.

He now directs IO Consulting Group, as a small boutique consultancy offering the highest level of advice and service to clients wanting the benefit of Rob's considerable experience, knowledge and understanding of planning in Victoria.

He is regularly retained to provide expert evidence to courts, panels and tribunals on the broadest range of land use and development planning issues. He is usually involved in 4 or 5 different matters monthly and has a reputation for objectivity, an original style of evidence and for providing clear and fearless advice. Particular expertise is in complex and controversial projects, gaming matters, acquisitions and compensation and restrictive covenants.

He is an acknowledged advocate and negotiator and is regularly engaged in development approval and rezoning projects where process and relationships need to be carefully nurtured to ensure a viable and timely outcome.

His ability to communicate effectively among a broad range of stakeholders means that he is regularly engaged to facilitate workshops, conferences, consultation and other situations where leadership and engagement of groups is required.

His clients have included many State government agencies (including planning, community development, justice, roads, growth areas and regional development), municipalities throughout metropolitan Melbourne and regional Victoria, as well as a broad range of corporate and other private sector interests.

Robert Milner brings a high level of integrity to his work, choosing to participate on those projects that accord with his professional opinion.

Areas of Expertise and Experience

Strategic studies, policy development and statutory implementation

Rob is widely acknowledged for his capacity to take a strategic perspective to urban and regional and planning challenges and provide direction and leadership that is responsive, creative and thoughtful in its strategic intent and detail.

When combined with his depth of experience with strategic policy based planning schemes he is powerfully equipped to deliver sound advice on the spectrum of land use and development planning issues.

His strategic planning skills are ground in work experience at the State, regional, local and site specific levels dealing with the issues that affect a town or sub region or examining themes or subjects that span geographical areas.

While working for CPG Australia he lead multi disciplinary planning teams that worked for clients that included DPCD, Department of Justice, Department of Innovation, Industry and Regional Development, and many municipal councils in metropolitan Melbourne and regional Victoria.

In 1994 he lead the planning consultancy that recommended the model for the Victorian Planning Provisions, the strategic policy driven planning scheme that is now consistently used throughout Victoria.

In 2009 Robert served as the Deputy Chairman on the Future Farming Expert Advisory Group reporting to the Minister for Planning. That work addressed a broad range of issues facing the next three decades of land use and development in regional Victoria.

Expert evidence and advocacy

Rob is regularly called upon to provide expert evidence and reports to clients, courts, Independent Panels and VCAT. He has acted in this capacity or as an advocate in over 1,200 cases during his career.

He is often retained to provide the strategic perspective to planning disputes. He is equally capable in commenting on matters of urban design, and compliance with planning policy and provisions.

The scope of matters that he has addressed in this capacity is extremely diverse and includes:

- Medium density and high rise residential development,
- Greenfield, master planned communities in growth areas,
- Waste management, quarries and landfill proposals,
- Major shopping centres and mixed use developments,
- Industrial and residential subdivisions,
- Hotels, motels, restaurants and other leisure facilities

- Retirement villages,
- Rail projects,
- Coastal developments,
- Office and CBD projects
- Heritage projects
- Compensation and land acquisition matters,
- Liquor licence and gaming proposal,
- Freeway service centres and petrol stations,
- Agribusiness centres.

Legislative and planning scheme reviews and amendments

Aside from Rob's leadership of the consultant planning team that conceived the model for the Victorian Planning Provisions, he has been associated with many reviews of municipal planning schemes and amendments.

Planning scheme review usually takes the form of comprehensive research examining both the merits of the strategic policies as well as the statutory provisions. Wide ranging consultation is involved in the task.

Work associated with planning scheme amendments usually includes strategic justification of the proposal as well as statutory documentation and management of the process. The provision of expert evidence to independent panels is often involved.

In more recent times Rob has been involved in projects that entail a review of allied legislation as well as amendments to planning schemes. Recent relevant projects have included the following:

Reviews of Victorian planning provisions and allied legislation

- Activity Centre Zone construction and application in Footscray, Doncaster, Knox and Sunshine

- Tramway infrastructure and the VPP's,
- Higher density living adjacent to tramway corridors
- Liquor Licensing legislation and planning provisions
- Gaming (EGM) policy and provisions for Councils
- Review of the Farming and Green Wedge zones for their economic implications

Planning scheme reviews

- Shire of Surf Coast 2007
- Shire of Wellington 2009 -10
- Rural City of Horsham 2010
- Borough of Queenscliff 2011- current

Organisation audits and process reviews

Rob has a long and established career providing reviews of planning documents, teams and processes, particularly in a local government environment.

Trained as a LARP facilitator in 1990 as part of a Commonwealth Government initiative his experience in this area commenced with the development of planning and building specifications for tenders as part of Compulsory Competitive tendering process and the coaching of bid teams.

Since then Rob has developed a specialisation in providing reviews and recommendations to State and Local Government, which audit planning schemes, the performance of planning teams and departments and development approvals processes.

In the last 20 years he has worked with the majority of metropolitan councils and many regional municipalities; he prepared the model audit process for the Department of Sustainability and Environment in 2003 and recently provided a facilitated program

for the Department of Planning and Community Development reviewing how it processes planning scheme amendments.

He has worked with Councils in Victoria, New South Wales and South Australia.

He uses a range of audit techniques, extensive consultation with users of the processes and provides detailed strategies on necessary reforms.

His most recent work has been as a major contributor to the VicSmart program.

Attachment

3 Strategic Planning Chronology

	DATE	STRATEGIC INITIATIVE	STRATEGIC EFFECT	IMPLICATIONS FOR SUBJECT SITE	ZONE	REFERENCE PLAN NO.
1	23 November 1990	Ministerial Direction No.2 - Werribee Growth Area Plan	<ul style="list-style-type: none"> Provided a framework for future growth and a set of requirements and plans relating to: <ul style="list-style-type: none"> Application of the Growth Area Plan; Urban growth limits; Staging of development and population; Communities for living; Activity centres; Employment; Environment and open space; Transport; a Development contributions for infrastructure. 	<ul style="list-style-type: none"> he subject site was identified to the south-east of the ‘proposed residential’ area at Point Cook, and outside the conceptual area anticipated for urban growth for the Werribee Growth Area. Point Cook Park’ was identified as a designated open space/conservation area to the east of the site. ‘Staging and Development Plan’ forming part of the Ministerial Direction indicated that growth and development would occur at or proximate to the site by approximately “2015+”. 	Rural	1.1 1.2
2	8 April 1993	Ministerial Direction No.2 - Werribee Growth Area Plan (Amended)	<ul style="list-style-type: none"> Revised Ministerial Direction No.2 and the detailed requirements to be met for the Werribee Growth Area. 	Refer above	Rural	-
3	April 1996	Point Cook Concept Plan (1996)	<ul style="list-style-type: none"> Provided a plan to identify the potential of the Point Cook area for urban development as a component of the <i>Werribee Growth Area Plan</i>. 	<ul style="list-style-type: none"> identified noise and the Point Cook RAAF Base as a significant constraint to development to the south of Point Cook. identified the subject site as being partially ‘flood prone land’. cluded the site and land proximate to the air base from the ‘concept’ development area. 	Rural	3.1 3.2
4	4 March 1999	Planning Scheme Amendment NPS1	<ul style="list-style-type: none"> Implemented the <i>New Format Wyndham Planning Scheme</i> 	<ul style="list-style-type: none"> identified the subject site in the Rural Zone (RUZ). Schedule to the RUZ limited the minimum subdivision area for the site to 40 hectares. 	Rural Zone	4
5	13 August 2001	Point Cook Concept Plan (2000)	<ul style="list-style-type: none"> Among other matters, reconsidered and reviewed the servicing assumptions of the <i>Point Cook Concept Plan (1996)</i> and identified that additional land in the area had potential for development in terms of road and service infrastructure. 	<ul style="list-style-type: none"> identified the subject site as being: <ul style="list-style-type: none"> art of the urban area at Point Cook anticipated to deliver low density residential development. mpacted by noise from the Point Cook Airfield – the site was identified partially within the 13 ANEF (Australian Noise Exposure) contour, where residential development was considered ‘acceptable’. Land to the east of Point Cook Road was identified within the 20 ANEF contour where residential development was deemed unsuitable. artially flood prone. he concept plan also identified the constraints of the road network to support growth at Point Cook and identified an arterial road network which included a westward extension of Point Cook Homestead Road along the south of the subject site. 	Rural Zone	5.1 5.2 5.3
6	24 July 2002	Amendment C12 to the Wyndham Planning Scheme	<ul style="list-style-type: none"> Gave effect, in part, to the <i>Point Cook Concept Plan</i> 	<ul style="list-style-type: none"> ezoned the subject site from Rural Zone to Rural Living Zone (RLZ) (the land to the immediate north was rezoned to Residential 1 Zone). ntroduced a Development Plan Overlay (Schedule 2) (DPO2) over the land 	Rural Living Zone Development Plan Overlay (Schedule 2)	6.1 6.2

				<ul style="list-style-type: none"> to, “ensure that future residential development is planning in a holistic fashion”. schedule to the RLZ provided for the subdivision of the land into minimum lot sizes of one hectare. PO2 required the preparation of a Development Plan for the land prior to use, develop or subdivision of land commencing. Amendment C12 also provided for conventional residential development to progress to the north of the subject site, linking the land to the Sanctuary Lakes resort on the east side of Point Cook Road. 		
7	October 2002	Melbourne 2030 – Planning for Sustainable Growth	<ul style="list-style-type: none"> Provided a long-term plan to manage Melbourne’s urban growth and development including key strategic directions to establish an Urban Growth Boundary and set clear limits to growth; concentrate urban expansion into ‘Growth Areas’; and protect Melbourne’s ‘Green Wedges’ from inappropriate development. 	<ul style="list-style-type: none"> established an Urban Growth Boundary around existing urban areas of metropolitan Melbourne based principally on current urban zonings for most fringe areas, except in designated ‘Growth Areas’ where a limited area of land required for future urban development was also included. 	Rural Living Zone Development Plan Overlay (Schedule 2)	-
8	8 October 2002	Planning Scheme Amendment VC16	<ul style="list-style-type: none"> Gazetted the Urban Growth Boundary in the planning scheme. 	<ul style="list-style-type: none"> identified the subject site within a ‘Green Wedge’ outside (south of) the Urban Growth Boundary. 	Rural Living Zone Development Plan Overlay (Schedule 2)	8
9	8 October 2002	Ministerial Direction No.2 - Werribee Growth Area Plan (Amended)	<ul style="list-style-type: none"> Revised Ministerial Direction No.2 and the detailed requirements to be met for the Werribee Growth Area Required reference to the <i>Werribee Growth Area Map</i>, which formed an attachment to the Direction. 	<ul style="list-style-type: none"> the conceptual extent of the ‘proposed residential’ area at Point Cook was shown to be indicatively encroaching southwards; the subject site however remained outside the identified future urban area. 	Rural Living Zone Development Plan Overlay (Schedule 2)	9
10	19 May 2004	Planning Scheme Amendment VC23	<ul style="list-style-type: none"> Implemented key initiatives and commitments advanced by <i>Melbourne 2030 – Planning for Sustainable Growth</i>. A principal feature of the amendment was the introduction of new Green Wedge Zones, including the Green Wedge A Zone in rural conservation areas to provide an improved framework for managing land use and development and to limit the potential for inappropriate rural residential development. 	<ul style="list-style-type: none"> zoned the subject site from Rural Living Zone (RLZ) to Green Wedge A Zone (GWAZ). schedule to the GWAZ limited the minimum subdivision area for the subject site to 1 hectare. 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	10
11	2005	A Plan For Melbourne’s Growth Areas – Wyndham Growth Area Framework Plan	<ul style="list-style-type: none"> Described how growth would be managed and how more affordable housing choices and jobs would be created in Melbourne’s five growth areas, including Wyndham. 	<ul style="list-style-type: none"> the growth area plan for Wyndham confirmed the progress of urban development in the City. It identified the subject site outside the urban growth boundary and outside the ‘existing land supply’ at Point Cook. 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	11
12	November 2006	Refused – Amendment C48 to the Wyndham Planning Scheme	<ul style="list-style-type: none"> Sought to alter the Schedule to the Rural Living Zone as it applied to the subject site to vary the minimum subdivision size for the land from 1 hectare to 0.4 hectares. It also sought to allow the use of a single dwelling on a 0.4-hectare lot without the requirement for a planning permit. 	<ul style="list-style-type: none"> Despite being recommended for adoption by a planning panel (C14 Planning Panel Report December 2003), Amendment C48 was ultimately refused by the Minister for Planning. Had it been approved, the amendment would have facilitated the approval of a development for the subject site, which proposed the development of the land into 68 residential lots ranging in size from 0.4 to 1.0 hectares. The Panel’s Report consideration of the Amendment gave detailed address to the issue of the future of the Point Cook Airfield and its impact on the subject site and concluded that subject to some condition the land was not unsuitable for (higher density) residential development. 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	-
13	October	Point Cook Concept Plan October 2007	<ul style="list-style-type: none"> Provided an addendum to the <i>Point Cook Concept Plan (2000)</i> to provide 	<ul style="list-style-type: none"> 	Green Wedge A	13

	2007	Addendum – Point Cook Homestead Road Precinct	for the land on the north side of Point Cook Homestead Road (to the east of the subject site) to be developed for low-density residential purposes.	<p>he impacts of the Point Cook RAAF base upon noise continued to be acknowledged as a development constraint and as an influential factor in the decision to exclude land (including the subject site) from within the Urban Growth Boundary.</p> <ul style="list-style-type: none"> • In addition, it was acknowledged that: <ul style="list-style-type: none"> • Activities at the airfield had diminished over time. • Planning had been cautious regarding land required as a noise buffer for the airfield. • The affected areas were still considered appropriate for ‘other’ potentially non-residential uses. • Concept Plan for the subject area indicated that Point Cook Homestead Road and another local road to its north (Saltwater Promenade) would provide access to the development area from Point Cook Road, to the east of the subject site. 	Zone Development Plan Overlay (Schedule 2)	
14	14 June 2011	Development Plan DP0015/07 Addendum	<ul style="list-style-type: none"> • Overall Development Plan approved for Lincoln Heath South to satisfy the provisions of Development Plan Overlay, Schedule 2. 	<ul style="list-style-type: none"> • Provided for subdivision of the land into 33 rural living lots (minimum 1 hectare area) and an open space reserve in the south-west site corner. 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	14
15	4 October 2011	Planning Permit n WYP2395/08	<ul style="list-style-type: none"> • Approval for the subdivision of Lincoln Heath South into 33 rural living lots. 	<ul style="list-style-type: none"> • Low density residential subdivision of the land was able to commence 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	-
16	June 2012	Urban Growth Boundary Logical Inclusions Review	<ul style="list-style-type: none"> • Reviewed land put forward for inclusion within the Urban Growth Boundary (UGB) during the 2009 UGB review (under the <i>Delivering Melbourne’s newest sustainable communities</i> initiative), but either not considered or rejected for possible inclusion within the UGB against Standards and Decision Criteria which were set at the beginning of the process. • Reviewed the subject site and adjoining land to its south as part of ‘Wyndham Area 1: Point Cook’ (comprising a total of 450ha) 	<ul style="list-style-type: none"> • In arriving at the conclusion that Wyndham Area 1 contained a significant amount of land suitable for residential purposes and should be included in the UGB, the Logical Inclusions Advisory Committee (11 November 2011) accepted that constraints impacting upon the land, including relating to aircraft noise attenuation, were able to be dealt with by future detailed investigations and planning. 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	16
17	August 2012	West Growth Corridor Plan	<ul style="list-style-type: none"> • Set the strategic direction for future urban development of land included within the Urban Growth Boundary. 	<ul style="list-style-type: none"> • Identified the subject site outside the Urban Growth Boundary but within a ‘Logical Inclusion Area’ (‘Wyndham Area 1’). 	Green Wedge A Zone Development Plan Overlay (Schedule 2)	17
18	12 September 2012	Amendment C180 to the Wyndham Planning Scheme	<ul style="list-style-type: none"> • Expanded Melbourne’s Urban Growth Boundary. 	<ul style="list-style-type: none"> • Identified the subject site within the metropolitan urban area. • Zoned the subject site from Green Wedge A Zone (GWAZ) to Urban Growth Zone (UGZ). • GZ provisions provided for the development of the land to progress in accordance with a precinct structure plan. 	Urban Growth Zone Development Plan Overlay (Schedule 2)	18
19	May 2015	Plan Melbourne	<ul style="list-style-type: none"> • Provided the Victorian Government’s metropolitan planning strategy, and long-term plan to accommodate Melbourne’s future growth in population and employment over the following 40 years. 	<ul style="list-style-type: none"> • Identified the subject site as part of the ‘metropolitan region’ within Melbourne’s <i>Western Subregion</i>. 	Urban Growth Zone Development	19

Attachment

4 Illustrated Strategic Planning Chronology



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