

## Tim Lolicato

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**From:** Tim Lolicato  
**Sent:** Tuesday, 16 June 2015 2:34 PM  
**To:** 'innovate.smallbiz@gmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** RE: PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 2 Michelle Baumann - 16 June 2015

Dear Michelle,

The PSP boundary has been set back such that widening and duplication of Point Cook Road can be facilitated as part of future road upgrades in Point Cook.

Point Cook Road is a declared arterial road; as such, VicRoads is the coordinating road authority responsible for further upgrades for its entire length, including future road duplication and intersection delivery. Information regarding the future upgrade of Point Cook Road can be sought directly from VicRoads.

VicRoads is delivering a series of road improvements in the surrounding area that will benefit transport movements in the suburb. More information can be found on the VicRoads website: <https://www.vicroads.vic.gov.au/planning-and-projects/melbourne-road-projects/east-werribee-transport-improvement-project>

Regards,

Tim

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**From:** Michelle B [mailto:[innovate.smallbiz@gmail.com](mailto:innovate.smallbiz@gmail.com)]  
**Sent:** Friday, 12 June 2015 12:21 PM  
**To:** Tim Lolicato  
**Subject:** Re: PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 2 Michelle Baumann - 12 June 2015

Dear Tim

Thank you for your email below.

Unfortunately it does not offer a commitment to the widening of Point Cook Road or a satisfactory alternative, which is the core of my objection - and still remains.

Any proposed plans are not acceptable - this matter needs commitment to be resolved, as the road congestion is already unacceptable to existing residents, so adding further development in a location that will further increase reliance on this road is not tenable. Sneydes Road is not an alternative at all - city-bound traffic will not travel back towards Geelong to head to the city. This is a known issue, including by prospective residents who are deterred from purchasing in Point Cook due to the widely reported traffic congestion.

Please respond, including when a commitment will be provided to this important matter.

Kind regards  
Michelle

On 12 Jun 2015, at 9:12 am, Tim Lolicato <[Tim.Lolicato@mpa.vic.gov.au](mailto:Tim.Lolicato@mpa.vic.gov.au)> wrote:

Dear Michelle,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 23 April 2015.

I note the issues you have raised regarding traffic congestion and freeway access in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 - Consultation		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
2	<b>Michelle Baumann (Local Resident)</b>				
	1	Traffic congestion and freeway access.		<p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
 T: 03 9651 9615 | E: [tim.lolicato@mpa.vic.gov.au](mailto:tim.lolicato@mpa.vic.gov.au)  
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## Tim Lolicato

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**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 9:50 AM  
**To:** 'tony@majormedia.com.au'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 3 Tony Hooper - 12 June 2015

Dear Tony,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 24 April 2015.

I note the issues you have raised regarding community infrastructure provision, housing density, traffic congestion and freeway access, public transport, housing quality, employment opportunities and provision of open space in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 - Consultation			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
<b>3</b>	<b>Tony Hooper (Local Resident)</b>				
	1	Community infrastructure provision.		<p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools.</p> <p>The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>	<b>Not resolved.</b>

2	Housing density.	Objects to the provision of high density homes (small block sizes less than 300 square metres).	<p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	<b>Not resolved.</b>
3	Traffic congestion and freeway access	Upgrades are required for Point Cook Road and Palmers Road before future residential subdivision.	<p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	<b>Not resolved.</b>
4	Public transport.	Point Cook has poor connection with the rail line into the city.	<p>Two bus routes currently provide services in direct proximity to the precinct: Route 494 at Fongeo Drive (250 metres from the precinct boundary) and Route 497 at Point Cook Road (directly abutting the precinct).</p> <p>Both bus routes link directly to Williams Landing Railway Station at approximately 20 minute intervals during peak travel times.</p> <p>The connector road network within the precinct is bus-capable, and will allow Public Transport Victoria to plan potential bus network connections through the precinct and south to the remainder of the Logical Inclusions area.</p> <p>New residents in the precinct will assist to establish a local population to support increased bus routes and frequency to key destinations in the surrounding area and provide a viable alternative to private vehicle use.</p>	<b>Not resolved.</b>

5	Housing quality.	MPA to include a requirement promoting high quality housing in the precinct.	All dwellings in the precinct will be subject to the development standards set out in the precinct structure plan, ResCode, and Clause 56 of the Wyndham Planning Scheme, among other requirements and guidelines.	<b>Not resolved.</b>
6	Employment opportunities.	Not enough jobs for current residents let alone future residents.	East Werribee Employment Precinct (EWEP), gazetted in 2013, will provide local residents with access to approximately 58,000 diverse and thriving employment opportunities and is located in direct proximity of the Point Cook community.	<b>Not resolved.</b>
7	Provision of open space.	There is an under provision of open space in Wyndham.	<p>Provision of land for open space that is, in residential areas, approximately 10% of the net developable area is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 5, S2).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have satisfied this requirement by providing approximately three per cent of NDA for local parks (passive open space) and seven per cent of NDA for sporting reserves.</p> <p>The precinct delivers local parks that constitute approximately three per cent of its net developable area.</p> <p>By separate agreement, the proponent will provide a cash contribution to Council that is equivalent to seven per cent of the net developable area of the precinct.</p> <p>The precinct also contains environmentally-based recreation land surrounding the seasonal herbaceous wetland that, whilst encumbered by definition, will be available for local residents to walk throughout as an alternative passive recreation opportunity.</p> <p>The precinct is directly across Point Cook Road from a regional-scale sporting reserve (Saltwater Reserve).</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
 T: 03 9651 9615 | E: [tim.lolicato@mpa.vic.gov.au](mailto:tim.lolicato@mpa.vic.gov.au)  
*partners in planning and infrastructure coordination*

**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 10:05 AM  
**To:** 'paulhard@bigpond.com.au'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 4 Paul Harder - 12 June 2015

Dear Paul,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 4 May 2015.

I note the issues you have raised regarding traffic congestion and freeway access, land supply and community infrastructure provision in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
4	<b>Paul Harder (Local Resident)</b>				
	1	Traffic congestion and freeway access.	Duplication required for Point Cook Road and Palmers Road.	<p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	<b>Not resolved.</b>

2	Land supply.	<p>Homes are yet to be built in existing subdivisions east of Point Cook Road.</p> <p>To accommodate this growth, Melbourne requires an additional 1.6 million dwellings than currently available in the metropolitan area; approximately 30% of the dwellings will be provided in the 'greenfields' within the existing urban growth boundary.</p> <p>Based on those assumptions, the precinct will contribute 0.03% of the anticipated future dwelling requirement to satisfy Melbourne's population in 2051.</p> <p>The precinct, a logical inclusion to the urban growth boundary in 2012, is situated approximately 21 kilometres from the Melbourne CBD compared with PSP 1210 Deep Creek (City of Cardinia), a logical inclusion in the same process and situated approximately 56 kilometres from the Melbourne CBD.</p>	<b>Not resolved.</b>
3	Community infrastructure provision.	<p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools.</p> <p>The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
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*partners in planning and infrastructure coordination*

**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 10:12 AM  
**To:** 'brealey27@gmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 5 Kylee Brealey - 12 June 2015

Dear Kylee,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 9 May 2015.

I note the issues you have raised regarding community infrastructure provision and housing density in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
5	<b>Kylee Brealey (Local Resident)</b>				
1	Community infrastructure provision.	Limited Schools and community centres in the area.	The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools. The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size. On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area. Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.		<b>Not resolved.</b>

2	Housing density.	<p>Not appropriate for high density housing. Larger block sizes required.</p> <p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	<b>Not resolved.</b>
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If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
 T: 03 9651 9615 | E: [tim.lolicato@mpa.vic.gov.au](mailto:tim.lolicato@mpa.vic.gov.au)  
*partners in planning and infrastructure coordination*

**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 10:19 AM  
**To:** 'john.frost@jimsmowing.net'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 6 John & Dimitra Frost - 12 June 2015

Dear John and Dimitra,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 9 May 2015.

I note the issues you have raised regarding traffic congestion and freeway access in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
6	<b>John and Dimitra Frost (Local Resident)</b>				
	1	Traffic congestion and freeway access.	Roads at capacity, can't cope with an increase in cars.	<p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 10:25 AM  
**To:** 'sandraw26@hotmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 7 Sandra Wilkinson - 12 June 2015

Dear Sandra,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 10 May 2015.

I note the issues you have raised regarding traffic congestion and freeway access and public transport in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
7	Sandra Wilkinson (Local Resident)	1	Traffic congestion and freeway access.	Roads at capacity, can't cope with an increase in cars.  The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.  The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.  A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.  Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.  VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.  Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.  Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.	Not resolved.

2	Public transport.	Poor bus services.	<p>Two bus routes currently provide services in direct proximity to the precinct: Route 494 at Fongeo Drive (250 metres from the precinct boundary) and Route 497 at Point Cook Road (directly abutting the precinct).</p> <p>Both bus routes link directly to Williams Landing Railway Station at approximately 20 minute intervals during peak travel times.</p> <p>The connector road network within the precinct is bus-capable, and will allow Public Transport Victoria to plan potential bus network connections through the precinct and south to the remainder of the Logical Inclusions area.</p> <p>New residents in the precinct will assist to establish a local population to support increased bus routes and frequency to key destinations in the surrounding area and provide a viable alternative to private vehicle use.</p>	<b>Not resolved.</b>
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If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
 T: 03 9651 9615 | E: [tim.lolicato@mpa.vic.gov.au](mailto:tim.lolicato@mpa.vic.gov.au)  
*partners in planning and infrastructure coordination*

## Tim Lolicato

---

**From:** Mancuso, Anthony <AMancuso@seven.com.au>  
**Sent:** Tuesday, 16 June 2015 1:28 PM  
**To:** Tim Lolicato  
**Cc:** amancuso12@bigpond.com; Jerome Darmenia (jeromedarmenia@optusnet.com.au)  
**Subject:** RE: PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 8 Anthony Mancuso - 12 June 2015

Dear Tim,

It seems to me that asking for objections to this proposal is nothing more than going through the motions in order to proceed. There is obviously no intention of actually listening to the local residents regarding problems that this, or any further precinct will bring.

Before any further development is allowed to go ahead in any part of Point Cook the current, inadequate infrastructure that already exists here must be fixed.

Upgrading the roads within the precinct is wonderful but unfortunately these roads will only spew out thousands of extra vehicles onto the already "full to capacity" arterial roads such as Point Cook Rd, Boardwalk Boulevard and Palmers Road. You only need take a look at the Point Cook Residents Page on Facebook any given day of the week to read about the daily frustrations of residents trying to get out of the suburb in the morning peak. But I'm sure you are all aware of this because it's been told many times. Unfortunately, all that happens is a blame shifting game of saying that it's a Vic Roads problem, but they are not interested in doing anything about it. Why?

The diamond interchange at Snyedes Road may alleviate some of the congestion in the West and South of Point Cook, but will not do anything for the traffic in the rest of the suburb. It's very obvious that the people making these decisions about the future of Point Cook DO NOT actually live in the suburb nor have they experienced these problems first hand.

And to say that "The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools." is just insane. Are the children of this new estate not going to be educated? I doubt they will be able to be integrated into the already overflowing schools in the area, parents are having enough difficulties getting their children in with the population as it is at the moment. New estates will just compound the problem that already exists?

And what of the number of Fauna and Flora species in this green wedge land that are officially listed as "threatened", "endangered" or "rare"? What has the MPA planned to combat this?

Not a very well planned venture at all. Just jam more people into an already overcrowded suburb, make huge profits and stuff the consequences.

Re-think this proposal, Point Cook cannot sustain it.

Regards,

Anthony Mancuso.

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**From:** Anthony Mancuso [<mailto:amancuso12@bigpond.com>]  
**Sent:** Friday, 12 June 2015 11:00 AM  
**To:** Mancuso, Anthony  
**Subject:** Fwd: PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 8 Anthony Mancuso - 12 June 2015

Sent from my iPhone

Begin forwarded message:

**From:** Tim Lolicato <[Tim.Lolicato@mpa.vic.gov.au](mailto:Tim.Lolicato@mpa.vic.gov.au)>  
**Date:** 12 Jun 2015 10:33:01 am GMT+10  
**To:** "[amancuso12@bigpond.com](mailto:amancuso12@bigpond.com)" <[amancuso12@bigpond.com](mailto:amancuso12@bigpond.com)>  
**Cc:** Nat Anson <[Nat.Anson@mpa.vic.gov.au](mailto:Nat.Anson@mpa.vic.gov.au)>, Clare Willis <[Clare.Willis@mpa.vic.gov.au](mailto:Clare.Willis@mpa.vic.gov.au)>  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 8 Anthony Mancuso - 12 June 2015

Dear Anthony,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 10 May 2015.

I note the issues you have raised regarding housing density, traffic congestion and freeway access and community infrastructure provision in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
<b>8</b>	<b>Anthony Mancuso (Local Resident)</b>				
	1	Housing density.	Objects to the small block sizes.	<p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	<b>Not resolved.</b>

2	Traffic congestion and freeway access.	<p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	Not resolved.
3	Community infrastructure provision.	<p>No police station, more schools required.</p> <p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools.</p> <p>The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>	Not resolved.

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,

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**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 12:56 PM  
**To:** 'Emile.Kyriacou@depi.vic.gov.au'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 9 DELWP - 12 June 2015

Dear Emile,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 15 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. Please review the response to each issue in the meantime prior to those discussions.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 – Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
9	<b>Emile Kyriacou (Department of Environment Land Water &amp; Planning)</b>				
	1	Explanatory Report.	The report implies native vegetation on the subject land is exempt on the basis of the "regrowth exemption" (p.7). DELWP is unsure of the extent to which the exemption applies.	Several exemptions are listed under 52.17-7, where no permit is required to remove, destroy or lop native vegetation to the minimum extent necessary, including the removal of 'Regrowth'.  The Regrowth exemption applies " <i>for regrowth which has naturally established or regenerated on land lawfully cleared of naturally established native vegetation...</i> " and is " <i>less than 10 years old.</i> "  Based on several points including the historical land use section 1.3.1 of the Biodiversity Assessment (Ecology & Heritage Partners 2014), historical photos of the site that are less than 10 years old, the clear disturbance lines within areas of Plains Rushy Wetland noted during Ecology and Heritage Partners' assessment, the previous assessments by other ecological consultants where the relatively large extent of native vegetation was not noted as it was cropped (MWH 2009; PKA 2012), it is considered that the native flora species within the patches identified as Plains Rushy Wetland EVC have naturally regenerated following cropping activities, and the 'regrowth' exemption applies in this instance. Therefore a permit for the proposed removal of Plains Rushy Wetland is not required unless the area exceeds 0.5 hectares of land.	Pending resolution.
	2	Native vegetation.	Native vegetation removal identified in the PSP needs to be reviewed.	As above.	Pending resolution.
	3	Draft UGZ schedule.	Change required reflecting above.	As above. No change	Pending resolution.
	4	Draft Planning Permit Condition.	Change required reflecting above.	As above. No change	Pending resolution.

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
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*partners in planning and infrastructure coordination*

**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 10:53 AM  
**To:** 'nickers837@hotmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 10 Nicole Watt - 12 June 2015

Dear Nicole,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South received 18 May 2015.

I note the issues you have raised regarding community infrastructure provision, public transport, employment opportunities, housing density and land supply in Point Cook, along with minor errors in the amendment documents. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

<b>AMENDMENT C194 - 1207.1 Lincoln Heath South</b>		Version: 2 – Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response
<b>10</b>	<b>Nicole Watt (Local Resident)</b>			
	1	Community infrastructure provision.	More schools required.	<p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools. The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>
	2	Public transport	No high capacity public transport options.	<p>Two bus routes currently provide services in direct proximity to the precinct: Route 494 at Fongeo Drive (250 metres from the precinct boundary) and Route 497 at Point Cook Road (directly abutting the precinct).</p> <p>Both bus routes link directly to Williams Landing Railway Station at approximately 20 minute intervals during peak travel times.</p> <p>The connector road network within the precinct is bus-capable, and will allow Public Transport Victoria to plan potential bus network connections through the precinct and south to the remainder of the Logical Inclusions area.</p> <p>New residents in the precinct will assist to establish a local population to support increased bus routes and frequency to key destinations in the surrounding area and provide a viable alternative to private vehicle use.</p>

	3	Employment opportunities.	East Werribee Employment Precinct (EWEP), gazetted in 2013, will provide local residents with access to approximately 58,000 diverse and thriving employment opportunities and is located in direct proximity of the Point Cook community.	<b>Not resolved.</b>
	4	Explanatory Report .	Spelling mistake; "Grow" to "Growth" Clause 2.6 of Schedule 15 misspelt the word "construction"	Noted.
	5	Housing density.	<p>Objects to the provision of high density homes, larger block sizes of more than 400 square metres should be provided.</p> <p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	<b>Not resolved.</b>
	6	Land Supply	<p>Plan Melbourne outlines a population forecast that Melbourne <i>“could grow by another 3.4 million people, to be a city of around 7.7 million people by 2051.”</i></p> <p>To accommodate this growth, Melbourne requires an additional 1.6 million dwellings than currently available in the metropolitan area; approximately 30% of the dwellings will be provided in the ‘greenfields’ within the existing urban growth boundary.</p> <p>Based on those assumptions, the precinct will contribute 0.03% of the anticipated future dwelling requirement to satisfy Melbourne’s population in 2051.</p> <p>The precinct, a logical inclusion to the urban growth boundary in 2012, is situated approximately 21 kilometres from the Melbourne CBD compared with PSP 1210 Deep Creek (City of Cardinia), a logical inclusion in the same process and situated approximately 56 kilometres from the Melbourne CBD.</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
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## Tim Lolicato

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 11:09 AM  
**To:** 'aussiechall@hotmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 12 Joe Schembri - 12 June 2015

Dear Joe,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 19 May 2015.

I note the issues you have raised regarding proximity to airport and Plan 2. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 – Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
12	Joe Schembri				
	1	Proximity to airport		<p>A Memorandum of Common Provisions (MCP) has been developed between the proponent and the responsible authority in consultation with the Department of Defence to control building heights and materials and to ensure development will not negatively impact on the activities of RAAF Base Williams (Point Cook) nor those of new residents in the precinct.</p> <p>The precinct is situated outside the 20 ANEF (Australian Noise Exposure Forecast) contour that affects residential development under Australia Standard AS2021 'Acoustics – Aircraft noise intrusion – Building siting and construction.'</p>	Not resolved.
	2	Amend Plan 2.	The 20 ANEF contour line is incorrect and should be amended.	Amend PSP.	Resolved.

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
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*partners in planning and infrastructure coordination*

## Tim Lolicato

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 2:00 PM  
**To:** Richard.McAlicee@ptv.vic.gov.au  
**Cc:** Nat Anson; Clare Willis; 'rebecca.jenkins@ptv.vic.gov.au'  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 13 PTV - 12 June 2015

Dear Richard,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 21 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. Please review the response to each issue in the meantime prior to those discussions.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 – Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
13	Richard McAlicee (PTV)				
	1	Include additional requirement.	<i>"The design of intersections (including any outstands) must ensure that low floor bus turning movements can be accommodated."</i>	Additional requirement already covered by R24 in the exhibited documentation. No change.  Generally, PSP content concerning pedestrian and cycling infrastructure is a matter with multiple stakeholders (MPA, Council, VicRoads, DTPLI, PTV, BNV). MPA will seek to ensure a balanced outcome in determined that caters for the views of stakeholders.	Resolved.
	2	Include additional requirement.	<i>"The alignment of the off-road bicycle path must be designed for cyclists travelling up to 30 km/hr."</i>	Amend PSP.	Resolved.
	3	Include additional requirement.	<i>"Bicycle priority at intersections of minor streets must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signs."</i>	Additional requirement already covered by R29 in the exhibited documentation. No change.	Resolved.

	4	Include additional requirement.	<i>"Safe, accessible and convenient pedestrian and cycle crossing points must be provided at all intersections, key desire lines and locations of high amenity (e.g. town centres and open space)." </i>	Additional requirement already covered by R25 in the exhibited documentation. No change.	<b>Resolved.</b>
	5	Include additional requirement.	<i>"Provision of a construction or engineering plan prepared to the satisfaction of Public Transport Victoria and the relevant road authority for any subdivision where an off-road bicycle or shared user path is proposed on a connector road." </i>	Amend PSP.	<b>Resolved.</b>
	6	PIP.	Include the following item in the PIP: <i>"delivery of bus services (medium to long term)" by PTV</i>	Bus 'services' are, by definition, not infrastructure and therefore will not be included in the Precinct Infrastructure Plan. 'Bus stops' can be included in an amendment PIP to indicate that bus services will cater to the precinct as part of future development if PTV nominate bus stop locations on Fongeo Drive in a timely manner.	<b>Resolved.</b>
	<b>Proposed Section 96A Planning Permit Application - Australand</b>				
	7	Condition 2 General modified subdivision plan.	<i>Update the condition to include the following: "2h) Detail the location of the 'on-road bike lane &amp; shared paths' along Point Cook Road and the 'off-road bikeways' along Fongeo Drive in accordance with plan 7 (public transport &amp; path network) shown in the Lincoln Heath South Precinct Structure Plan ensuring that they provide the following: i. Safe and convenient crossing points of connector roads and local streets at all intersections; and ii. Safe and convenient transition between on and off-road bicycle networks."</i>	Agreed. Amend condition.	<b>Resolved.</b>

8	Condition 19 Functional Layout Plan	Modify the condition to include the following: <i>"19 c) Location of carriageway, parking bays, kerbs, footpaths, cycle paths/shared paths, vehicle entrances, bus stops and traffic control devices; and i) Typical cross sections for each road dimensioning individual elements including all underground services, overhead services, street trees and bus capable carriageways, demonstrating how the minimum level of streetscape diversity required by the Precinct Structure Plan will be achieved."</i>	Agreed. Amend condition; however, the location of bus stops will be amended to read location of bus stops as approved by PTV.	<b>Resolved.</b>
9	Condition 22 Construction Plans	Modify the condition to include the following: <i>"22 u) Bus stops must be constructed at no cost to Public Transport Victoria and to the satisfaction of Public Transport Victoria."</i>	Disagree. Refer condition 63 "Public Transport Victoria" that already covers issue. No change.	<b>Resolution pending.</b>
10	Condition 36 Conditions to be satisfied before the issue of Statement of Compliance	Modify the condition as follows; <i>"36 Road works, drainage and other civil works must be provided in accordance with construction plans and specifications approved by the responsible authority, prior to the issue of Statement of Compliance and must include; .... j) bus stops and connecting paths to the satisfaction of Public Transport Victoria."</i>	Disagree. Refer condition 63 "Public Transport Victoria" that already covers issue. No change.	<b>Resolution pending.</b>

11	Condition 47a Public Transport Infrastructure	Public Transport Victoria is the successor organisation to the former Director of Public Transport and carries the planning permit referral powers and responsibilities of the former Director as set out in Clause 52.36 of the Victoria Planning Provisions. Any references in the draft planning permit conditions to the "Director of Public Transport" needs to be replaced with "Public Transport Victoria." As such the conditions need to be amended as shown.	Noted. Amend PSP.	<b>Resolved.</b>
12	Proposed cross section for Point Cook Road.	Australand's proposed cross sections C and D relating to the future Point Cook Road are not consistent with the Lincoln Heath South PSP Cross Section Secondary Arterial 4 lane (32m) Point Cook Road.	Road cross sections have been updated in the revised permit application to conform to MPA standard cross sections.	<b>Resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
 Level 25, 35 Collins Street | Melbourne VIC 3000  
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## Tim Lolicato

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 2:11 PM  
**To:** 'Rosie.Bennett@melbournewater.com.au'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 14 Melbourne Water - 12 June 2015

Dear Rosie,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 22 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. Please review the response to each issue in the meantime prior to those discussions.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 – Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
14	<b>Rosie Bennett (Melbourne Water)</b>				
	1	Future east-west arterial south of the precinct.	If an arterial road is proposed at the southern boundary of the PSP it should be include in the exhibited documents so that stakeholders are aware of the proposal and the potential impacts.	Point Cook South PSP (Aviators Field) has not commenced and no road network has been established. No change.	Resolution pending.
	2	New text, Section 4.3.2.	<i>"The Point Cook swamp (Cunningham Swamp) has locally-important values as a seasonal herbaceous wetland and will be protected and incorporated in any future precinct."</i>	Point Cook South PSP (Aviators Field) has not commenced and biodiversity values will be assessed in due process. No change.	Resolution pending.
	3	Wyndham Landscape Context Guidelines, p.24.	The PSP should address the recommendations outlined within the <i>Wyndham Landscape Context Guidelines</i> .	The document is referenced in the Introduction section of the revised PSP.	Resolved.

4	Amend O1.	<i>"Build an urban landscape that integrates with the existing biodiversity, wetland and landscape values within the precinct and surroundings."</i>	The PSP refers to the precinct only. No change.	<b>Resolution pending.</b>
5	Add new objective.	<i>"Recognise the history, heritage and character of the Werribee Plains in a new urban environment through the protection of natural waterway settings, retention of significant vegetation, habitat and the promotion of heritage."</i>	Vague objective beyond the scope of the PSP. No change.	<b>Resolution pending.</b>
6	Add new objective.	<i>"Create an urban landscape that integrates with the existing biodiversity, cultural heritage, drainage and landscape values within the precinct including the land forming part of biodiversity and natural systems."</i>	Repetitive with O1. No change.	<b>Resolution pending.</b>
7	Amend Table 2.	Add seasonal herbaceous wetlands and environmental based recreation land and identify the responsible authority.	Amend PSP.	<b>Resolved.</b>
8	Add a note to Plan 2.	<i>"The location of the north-south connector road may be subject to minor refinement pending the outcome of future assessments of ecological values present to the south of the precinct, to the satisfaction of the responsible authority."</i>	Development within the precinct cannot predict planning outcomes in neighbouring precincts, most particularly in development scenarios whereby significant timing differences are likely. The road alignment satisfies the biodiversity requirements within the precinct. No change.	<b>Resolution pending.</b>
9	Provide 'environmental-based recreation land' definition	Clarify definition of environmental-based recreation land within the PSP and the basis for this open space type.	Amend PSP (Table 2).	<b>Resolved.</b>

10	Amend Plan 2.	Amend Plan 2 to show a key access street as the interface for the eastern retarding basin/wetland.	Key local access street alignments are indicative only and will be resolved has part of the permit application process by the responsible authority.	<b>Resolved.</b>
11	Amend R15.	<i>"The layout (including design and width) of drainage infrastructure, including open channels, wetlands, and retarding basins must be to the satisfaction of the responsible authority and Melbourne Water."</i>	Amend PSP.	<b>Resolved.</b>
12	Amend Plan 3.	Show a larger area of native vegetation that can be removed. This is to represent the maintenance access track.	Amend PSP.	<b>Resolved.</b>
13	Amend Plan 5.	Show the sewer running down the eastern side of the north south connector road shown in the background report.	Amend PSP.	<b>Resolved.</b>
14	Amend Plan 5.	Add seasonal herbaceous wetland to the legend.	No action required. Seasonal herbaceous wetland is illustrated on Plan 3.	<b>Resolved.</b>
15	Add the following note to Plan 5.	<i>"Stormwater quality treatment assets shown on this plan are subject to confirmation through detailed design, to the satisfaction of the relevant drainage authority."</i>	Amend PSP.	<b>Resolved.</b>
16	Stormwater treatment management responsibilities	Management responsibility still to be determined between Melbourne Water and Council.	No action required.	<b>Resolved.</b>

17	Replace R38.	<p><i>"Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management (as amended or superseded) prior to discharge to receiving waterways and as outlined on Plan 5, unless otherwise approved by Melbourne Water and the Responsible Authority."</i></p>	<p>Agree with changes. Amend as per comment and MPA standardised text.</p> <p><i>"Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management prior to discharge to receiving waterways and as outlined on Plan 5, unless otherwise approved by Melbourne Water and the responsible authority."</i></p>	<b>Resolved.</b>
18	Amend G18 .	<p><i>"Integrated water management systems should be designed to:</i></p> <ul style="list-style-type: none"> <li><i>* Support and enhance habitat values for local flora and fauna species.</i></li> <li><i>* Enable future harvesting and/or treatment and re-use of stormwater."</i></li> </ul>	<p>Agree with changes. Amend as per comment and MPA standardised text.</p> <p><i>"Integrated water management systems should be designed to:</i></p> <ul style="list-style-type: none"> <li><i>* Support and enhance habitat values for local flora and fauna species.</i></li> <li><i>* Enable future harvesting and/or treatment and re-use of stormwater."</i></li> </ul>	<b>Resolved.</b>
19	Add new guideline.	<p><i>"The design and layout of roads, road reserves and public open space should optimise water use efficiency and long term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design initiatives such as rain gardens and/or locally treated storm water for irrigation to contribute to a sustainable and green urban environment."</i></p>	<p>Agree with changes. Amend as per comment and MPA standardised text.</p> <p><i>"The design and layout of roads, road reserves and public open space should optimise water use efficiency and long term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design initiatives such as rain gardens and/or locally treated storm water for irrigation to contribute to a sustainable and green urban environment."</i></p>	<b>Resolution pending.</b>
20	Add new guideline.	<p><i>"Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water and recycled water."</i></p>	<p>Agree with changes. Amend as per comment and MPA standardised text.</p> <p><i>"Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water and recycled water."</i></p>	<b>Resolved.</b>

21	Add new guideline.	<p><i>"Development should have regard to relevant policies and strategies being implemented by the Responsible Authority, Melbourne Water and retail water authority, including any approved Integrated Water Management Plan."</i></p>	<p>Agree with changes. Amend as per comment and MPA standardised text.</p> <p>"Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and retail water authority, including any approved Integrated Water Management Plan."</p>	<b>Resolved.</b>
22	Amend R37.	<p><i>"Stormwater will be managed through the storm water treatment wetlands as well as occasional inundation of the seasonal herbaceous wetlands. Stormwater direction, treatment and harvesting must not negatively impact on the hydrological requirements, the short and long term viability of, or negatively impact on the retained seasonal herbaceous wetlands including environmental based recreation land and native vegetation on land surrounding this area."</i></p>	<p>Agree with changes. Amend as per comment.</p> <p>"Stormwater will be managed through the storm water treatment wetlands as well as occasional inundation of the seasonal herbaceous wetlands. Stormwater direction, treatment and harvesting must not negatively impact on the hydrological requirements, the short and long term viability of, or negatively impact on the retained seasonal herbaceous wetlands including environmental based recreation land and native vegetation on land surrounding this area."</p>	<b>Resolved.</b>
23	Amend R41	Refer to Plan 5.	No action required. Plan 3 refers to seasonal herbaceous wetland.	<b>Resolved.</b>
24	Appendix A Road Cross Sections.	Include a new road cross section that shows the interface with the adjacent reserve and/or stormwater treatment wetlands.	The interface to the environmental based recreation land and the retarding basin / stormwater quality treatment land is the road reserve (Connector Street 25.5m). Therefore an additional cross section is not required. No change.	<b>Resolved.</b>
<b>Amend C194 - WYP775914 Draft Australand Section 96A permit</b>				
25	Addendum to SWMS, Neil M Craigie	Applicant to provide further details of wetland design and how it meets MW new wetland design and how it meets MW new wetland guidelines along with hydrological models for MW approval. Please note the result of this process may impact on the land area required for these assets.	More information required as to what additional details are needed. A SWMS was provided with the application and appears to contain a high level of detail. The issue can this be dealt with by a permit condition.	<b>Resolution pending.</b>

	26	Addendum to SWMS, Neil M Craigie	Applicant must provide further details of temporary drainage outfall for stages 1-4 of the development	Refer response to Item 25 (above).	<b>Resolution pending.</b>
	27	Site Layout Plan / Master Plan	MPA to ensure the overall masterplan is not endorsed under this permit.	The plan will not be endorsed. The plan was provided for information purposes only.	<b>Resolved.</b>
	28	Amend Condition 81	Unless with the consent of Melbourne Water, before a Statement of Compliance is issued, a Certifies Survey Plan verifying the specified fill levels, must be submitted for approval by Melbourne Water after the completion of filling.	Agreed. Amend condition.	<b>Resolved.</b>
	29	Amend Condition 82	Unless with the written consent of Melbourne Water, before a Statement of Compliance is issued, a Flood Extent Plan and Overland Flow-path Plan for the subdivision and any assets such as waterways, wetlands and retarding basins, including 1-in-100 year ARI flood levels, and lot levels based on the certified survey plan, must be submitted to Melbourne Water for approval. These plans must be submitted in PDF format and one of the additional electronic formats: * tab (mapinfo) * mif/mid (mapinfo interchange) * dxf (autocad) * gml (OS mastermap)	Agreed. Amend condition.	<b>Resolved.</b>

30	Planning Permit Conditions for Draft Planning Permit Amend Condition 87	<p>Prior to the Certification of the Plan of subdivision, a drainage strategy for the entire subdivision must be submitted in an electronic format to Melbourne Water for acceptance. The drainage strategy should include the following:</p> <ul style="list-style-type: none"> <li>* The proposed alignments and flows of the minor (1 in 5 year ARI) and major (1 in 100 year ARI) drainage systems and any proposed stormwater quality treatment systems.</li> <li>* Functional designs for any retarding basins, wetlands or constructed waterways within or adjoining the subdivision confirming adequate areas are being set aside for these areas.</li> </ul>	Agreed. Amend condition.	<b>Resolved.</b>
30 cont.		<ul style="list-style-type: none"> <li>* Any proposed permanent and temporary (interim) outfall arrangements within and downstream of the subdivision.</li> <li>* Any staging of drainage works within the subdivision required to provide interim servicing.</li> <li>* Written approvals from affected landowners for any proposed works in neighbouring properties.</li> <li>* The subdivision layout must be in accordance with the approved drainage strategy.</li> </ul>	Agreed. Amend condition.	

	31	Add additional condition.	Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows to the satisfaction of the responsible authority and Melbourne Water.	Agreed. Amend condition.	<b>Resolved.</b>
	32	Add additional condition.	All new lots are to be filled to a minimum of either 300mm above the 1 in 100 year flood level associated with an existing or proposed Melbourne Water waterway, wetland or retarding basin.	Agreed. Amend condition.	<b>Resolved.</b>
	33	Add additional condition.	Prior to the Certification, the Plan of subdivision must show sufficiently sized easements and/or reserves to be created over any proposed Melbourne Water assets to Melbourne Waters satisfaction.	Agreed. Amend condition.	<b>Resolved.</b>
			Prior to Certification, a free draining outfall is to be arranged to the satisfaction of Melbourne Water, the responsible authority and the affected downstream landowners owner(s). Written acceptance from downstream landowners and the responsible authority is to be forwarded to Melbourne Water for our records.	Agreed. Amend condition.	
	33	Add additional condition.	Prior to the issue of a Statement of Compliance, as-constructed plans of any Melbourne Water assets must be submitted to the satisfaction of Melbourne Water.	Agreed. Amend condition.	<b>Resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
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**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 11:25 AM  
**To:** 'jdozman@gmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 15 Jason Osborne - 12 June 2015

Dear Jason,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 25 May 2015.

I note the issues you have raised regarding housing density, land supply and community infrastructure provision in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
15	Jason Osborne (Local Resident)	1	Housing density.	<p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	<b>Not resolved.</b>
	2	Land supply.		<p>Plan Melbourne outlines a population forecast that Melbourne “<i>could grow by another 3.4 million people, to be a city of around 7.7 million people by 2051.</i>”</p> <p>To accommodate this growth, Melbourne requires an additional 1.6 million dwellings than currently available in the metropolitan area; approximately 30% of the dwellings will be provided in the ‘greenfields’ within the existing urban growth boundary.</p> <p>Based on those assumptions, the precinct will contribute 0.03% of the anticipated future dwelling requirement to satisfy Melbourne’s population in 2051.</p> <p>The precinct, a logical inclusion to the urban growth boundary in 2012, is situated approximately 21 kilometres from the Melbourne CBD compared with PSP 1210 Deep Creek (City of Cardinia), a logical inclusion in the same process and situated approximately 56 kilometres from the Melbourne CBD.</p>	<b>Not resolved.</b>

3	Community infrastructure provision.	<p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools.</p> <p>The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>	Not resolved.
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If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
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**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 11:35 AM  
**To:** 'alice.osborne8@gmail.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 16 Alice Osborne - 12 June 2015

Dear Alice,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 25 May 2015.

I note the issues you have raised regarding housing density, community infrastructure provision, land supply and car parking in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 – Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
16	Alice Osborne (Local Resident)	1	Housing density.	<p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	Not resolved.
	2	Community infrastructure provision	Including roads and schools.	<p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools.</p> <p>The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>	Not resolved.

3	Land supply	<p>Plan Melbourne outlines a population forecast that Melbourne “<i>could grow by another 3.4 million people, to be a city of around 7.7 million people by 2051.</i>”</p> <p>To accommodate this growth, Melbourne requires an additional 1.6 million dwellings than currently available in the metropolitan area; approximately 30% of the dwellings will be provided in the ‘greenfields’ within the existing urban growth boundary.</p> <p>Based on those assumptions, the precinct will contribute 0.03% of the anticipated future dwelling requirement to satisfy Melbourne’s population in 2051.</p> <p>The precinct, a logical inclusion to the urban growth boundary in 2012, is situated approximately 21 kilometres from the Melbourne CBD compared with PSP 1210 Deep Creek (City of Cardinia), a logical inclusion in the same process and situated approximately 56 kilometres from the Melbourne CBD.</p>	<b>Not resolved.</b>
4	Car parking	<p>The majority of lots in the precinct will accommodate housing product that includes a two-car garage.</p> <p>The precinct’s street network accommodates at a minimum, one on-street car park for every two dwellings and addition car parking along areas of open space, including the connector road network that frames the wetland area.</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



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**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 12:02 PM  
**To:** 'nicole.durovic@bigpond.com'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 17 Nicole Durovic - 12 June 2015

Dear Nicole,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South received 25 May 2015.

I note the issues you have raised regarding traffic congestion and freeway access, public transport, community infrastructure provision and housing density in Point Cook. MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
17	Nicole Durovic (Local Resident)	1 Traffic congestion and freeway access.		<p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	Not resolved.

2	Public transport.	Train station too far away with inadequate parking.	<p>Two bus routes currently provide services in direct proximity to the precinct: Route 494 at Fongeo Drive (250 metres from the precinct boundary) and Route 497 at Point Cook Road (directly abutting the precinct).</p> <p>Both bus routes link directly to Williams Landing Railway Station at approximately 20 minute intervals during peak travel times.</p> <p>The connector road network with the precinct is bus-capable, and will allow Public Transport Victoria to plan potential bus network connections through the precinct and south to the remainder of the Logical Inclusions area.</p> <p>New residents in the precinct will assist to establish a local population to support increased bus routes and frequency to key destinations in the surrounding area and provide a viable alternative to private vehicle use.</p>	<b>Not resolved.</b>
3	Community infrastructure provision.	Including schools and education facilities, hospitals and health care and police stations.	<p>The anticipated population of the precinct does not generate a requirement for 'stand-alone' community facilities or schools.</p> <p>The precinct's population will generate the need for approximately 18 per cent of one multipurpose community facility (Level 1), 18 per cent of one government primary school, seven per cent of one government secondary school, and approximately 2.5 hectares of sporting reserves to be incorporated into a facility that is a minimum of eight hectares in size.</p> <p>On the basis of the above, the proponent, by separate agreement entered into with the responsible authority, will contribute the cash equivalent of these facilities for their provision on land outside the precinct, most likely in the much larger precinct that constitutes the remainder of the Logical Inclusions area.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of a social infrastructure needs assessment to identify additional schools, community facilities and sporting reserves required in the precinct and will identify a shortfall of infrastructure in the Point Cook suburb should it exist.</p>	<b>Not resolved.</b>
4	Housing density.	Block sizes too small.	<p>The PSP has been revised to require an average minimum density of 15 dwellings per hectare, a reduction from the exhibited amendment documentation that required average minimum density of 16.5 dwellings per hectare.</p> <p>An average density of at least 15 dwellings per hectare is required to satisfy the standards outlined in the Precinct Structure Plan Guidelines (Element 2, S1).</p> <p>Recently gazetted precinct structure plans in the City of Wyndham (C175 Truganina; C176, Riverdale PSP) have required an average minimum residential density exceeding the 15 dwelling per hectare average (both PSPs require a minimum of 16 dwellings per hectare).</p> <p>The PSP does not identify land areas that are required to deliver medium or higher residential densities; however, opportunities for higher dwelling densities may be explored in close proximity to key public transport routes and/or open space so as to enable a mix of housing types within the precinct.</p>	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



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*partners in planning and infrastructure coordination*

## Tim Lolicato

---

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 2:18 PM  
**To:** Stan.Januszkiewicz@roads.vic.gov.au  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 18 VicRoads - 12 June 2015

Dear Stan,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 22 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. Please review the response to each issue in the meantime prior to those discussions.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 - Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
18	Stan Januszkiewicz (VicRoads)				
		Shared path network.	Inconsistencies in the arrangement of bicycle and pedestrian facilities along the Fongeo Drive.	No issue.	Resolved.

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



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**Tim Lolicato**

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 2:28 PM  
**To:** 'david.harrison10@defence.gov.au'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 19 Department of Defence - 12 June 2015

Dear David,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 22 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. Please review the response to each issue in the meantime prior to those discussions.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 - Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status

19	David Harrison (Department of Defence)				
	1 Memorandum of Common Provisions	Defence notes the building height limit has been raised from 9 metres to 15 metres. Defence confirmed in its submission that a 9-metre height restriction would not infringe the Obstacle Limitation Surface (OLS) for Point Cook, however we have not agreed to a maximum building height of 15 metres. Defence recommends that the MPA or Council formally write to the Department of Defence requesting advice on the compatibility of the proposed 15 metres height limit with the OLS for Point Cook.	Noted. UGZ Schedule to be amended to include a condition ensuring that DoD are notified of any future subdivision permit applications / or require a MCP for each stage.		Resolved.

2	Amend vision.	<p><i>Lincoln Heath South will deliver diverse housing choices, providing opportunities for higher density dwellings in proximity to local parks.</i></p> <p><i>RAAF Base Williams (Point Cook), the oldest continually-operating military airfield in the world and a landmark location in the future development of the wider Point Cook area, will continue to support military and civil aviation operations and must be protected from incompatible development. Housing product in the precinct will respond to aircraft noise generated from Point Cook.</i></p>	The additional information alluding to the RAAF Base Williams (Point Cook) is inappropriate content for a vision statement in a precinct structure plan. The intent to include a vision to protect the area from incompatible development will be represented in a new objective (listed below).	<b>Resolved.</b>
3	Add objective.	<p><i>"Ensure buildings and structures do not adversely affect the safety and operational efficiency of RAAF Base Williams (Point Cook)."</i></p>	Amend PSP.	<b>Resolved.</b>
4	Add guidelines.	<p><i>"Development does not create a permanent or temporary physical or transient obstruction in RAAF Base Williams (Point Cook) operational airspace."</i></p> <p><i>"Development does not include external lighting or reflective surfaces that could distract or confuse pilots."</i></p>	The design requirements for housing relating to aircraft noise are represented in the Memorandum of Common Provisions (MCP) at subdivision, a stronger planning tool than a PSP guideline. No change.	<b>Resolved.</b>

5	3.1.2 Housing, Conditions, C2	Defence recommends an additional condition be included which ensures a Notice of Restriction is placed on all lots within the proposed development to address the issues of building heights, extraneous lighting and reflective building materials.	Include a condition in the Memorandum of Common Provisions (MCP) requiring a restriction on title to identify that lots may be affected by noise from the RAAF base. This should satisfy Defence requirements. No change to the PSP required.	<b>Resolved.</b>
6	Building heights.	Defence is satisfied that structure at or below nine metres in height will not infringe the Obstacle Limitation Surface (OLS) for Point Cook.	CoW requested that the minimum of 9 metres be increased to allow for satellites/aerials etc. and avoid the need for unnecessary permits. Rescode already stipulates a 10-metre requirement. If required, RAAF should revise the maximum OLS for this area. No change.	<b>Resolution pending.</b>
7	3.2 Open Space, 3.5 Integrated Water Management and Utilities, in relation to bird and bat strike risk.	Defence is concerned that the draft PSP seeks to establish an integrated network of wetlands, permanent and semi-permanent waterways and wildlife habitat as part of the drainage infrastructure.  Defence recommends the requirements for wetlands and habitat zones be removed from the PSP and the drainage infrastructure for the development be designed to prevent it from attracting wildlife to the site. It is recommended that the following requirement be included in the PSP: <i>"Development does not cause wildlife to create a safety hazard within RAAF Base Williams (Point Cook) operational airspace."</i>	The PSP proposes to preserve existing season herbaceous wetlands and habitat zones in the precinct. The wetlands are considered to be of national significance under the Environment Protection & Biodiversity Conservation (EPBC) Act, and the development proponent has referred its application to the Department of Environment accordingly.  The wetlands will remain unchanged from their current condition, which does not include existing trees. Tree planting within the seasonal herbaceous wetland will not occur given the intent of ongoing management is to preserve the existing condition of the vegetation.  Drainage infrastructure is a critical part of the development and will be designed according to drainage and water quality requirements determined by background reporting for the area. Retarding basins are required in the precinct that mimic the current flow regime in the subject area.  There are a number of existing wetlands and habitat zones within the vicinity of RAAF Base Williams (Point Cook), including the nationally-listed Cunningham Swamp, the 'RAAF Lake' wetland on the Point Cook RAAF base itself, and the coastline. MPA understand that air base management will continue to manage bird and bat strike risk as currently occurs at the base.	<b>Resolution pending.</b>

8	Traffic congestion and freeway access.	<p>Defence is concerned that intensification of residential development in the area surrounding Point Cook will further exacerbate the level of traffic congestion on roads servicing the base, in particular Point Cook Road.</p> <p>The full extension of Fongeo Drive will be constructed by the proponent in the initial stage of development, including delivery of an expanded, four-way signalised intersection at Point Cook Road to an interim, pre-duplication standard.</p> <p>The 'bring forward' completion of Fongeo Drive will provide a direct connection to the arterial road network for new residents in the precinct and existing residents in the neighbouring Alamanda Estate, and more evenly distribute local traffic movements across the wider street network.</p> <p>A transport assessment for the precinct (Cardno, November 2014) concluded that access to the precinct in an ultimate development scenario would be adequately catered for by the Point Cook Road intersection construction to an interim standard.</p> <p>Point Cook Road is a declared arterial road thus VicRoads is the coordinating road authority road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.</p> <p>VicRoads is constructing new full-diamond interchange at Sneydes Road due for completion in 2016.</p> <p>Freeway access at Sneydes Road will provide residents in the west and south of Point Cook an alternate route to the freeway and improve distribution of traffic across the road network.</p> <p>Preparation of a precinct structure plan for the remaining Logical Inclusions area will include the undertaking of strategic transport modelling to identify additional transport infrastructure required in the precinct that may draw existing traffic movements away from Point Cook Road.</p>	Resolution pending.
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If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



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## Tim Lolicato

---

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 2:36 PM  
**To:** 'Nicole Guirguis'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 21 Australand - 12 June 2015

Dear Nicky,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 25 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. Please review the response to each issue in the meantime prior to those discussions.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South			Version: 2 - Public Exhibition		
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status

21	Nicole Guirguis (Australand)				
	1	Plan 2, Reserve 2 (OS1).	Australand requests that Reserve 2 is updated in all plans (2, 3 and 4) to reflect its correct size and shape.	Amend plan set.	Resolved.
	2	Plan 2, Shared Path (OS3).	Amend OS3.	OS3 correctly shown on FUS, no change. (However, amend OS3 to not show local park over access street).	Resolved.
	3	Plan 2 FUS, ANEF Contour 20.	Australand requests that ANEF Contour 20 is realigned.	Amend Plan 2.	Resolved.
	4	Table 2 Open Space Delivery Guide.	Australand requests that Table 2 is updated to reflect the areas provided in Australand's 96 A application and to include Point Cook Road Shared Path and Reserve 4 and 5 as agreed by Wyndham City Council.	Amend Table 2 to include Reserve 4, linking to the precinct to Elkhorn Way. Reserve 5 will not be included in the table given there is no strategic merit to its provision. The land required for the shared path on Point Cook Road is a requirement of the four-lane secondary road cross section in Appendix A and is not credited as public open space.	Resolved.

5	Plan 3 Native Vegetation & Open Space.	Australand requests that Shared Path OS03 is identified as traversing the entire length of the sites southern boundary, the Point Cook Road Shared path is identified on Plan 3 and associated area is updated in accordance with the CAD plan provided to the MPA as part of Australand's 96A application.	The identified section of Shared Path OS03 traversing the sites southern boundary in the south west corner of the precinct is the only section of the path link that is located outside of encumbered land associated with retarding basin/stormwater quality treatment land. No change required.	<b>Resolved.</b>
6	Amend Plan 4 Transport & Movement.	Australand requests that MPA provide more information on the requirements of the landscape trail as it appears there is already a shared path identified within Reserve 2 (OS1).	The shared path will be located within OS02. The 3.0 metre path shown on the 20.1 metre connector street cross section is outside of the 21.1 metres. The cross section will be amended to clarify the issue.	<b>Resolved.</b>
7	Amend Plan 4 Transport & Movement.	Australand requests that the Point Cook Road shared path is shown on Plan 4.	Show Point Cook Road shared path on Plan 4.	<b>Resolved.</b>
8	Amend Plan 4 Transport & Movement.	Australand request the plan is updated to show the shared path located on the north / south connector to be located within the road reserve and not the conservation area.	Amend as per request, locate path outside of environmental based recreation land.	<b>Resolved.</b>
9	R44 & R45 Development Staging.	Australand requests that where 'included within the DCP' has been referenced (dot points 4,6 and 11) it should be replaced with 'provided under development contributions obligations' to accurately reflect the contributions agreement.  The above also applies to Open Space delivery in R45.	The 'DCP' reference refers to a future Point Cook South DCP. No change required.	<b>Resolved.</b>

10	R45.	<p>It is noted that the draft Planning Permit condition 75(f) conflicts with the requirement of 1.5 metre pedestrian path detailed in R45. Australand requests that the draft Planning Permit condition 75 (f) is updated to be in accordance with the R45 of the PSP.</p>	<p>Agreed. Update condition.</p>	<b>Resolved.</b>
11	Table 4 PIP	<p>Australand requests that the PIP is updated in accordance with Attachment 3 of submission.</p>	<p>Additional item to be included in Table 2: raised boardwalk through the environmental based recreation land. All other items in the PIP table have already included or will not be included as they are standard development requirements (connector road, shared path on arterial road, etc.).</p>	<b>Resolved.</b>
12	Table 5 Summary Land Budget	<p>The Summary Land Budget does not accurately reflect all open space items that are being delivered. Australand requests that the Summary Land Budget is updated in accordance with the areas provided in Australand's 96A application.</p>	<p>The land budget reflects MPA's future urban structure. MPA will make amendments to the land budget upon receipt of the development proponents drawing file; however, the changes will reflect standard PSP items and may not exactly relate to the supplied version.</p>	<b>Resolved.</b>
13	Appendix A	<p>The 12m local frontage road is a two-way street which allows parking on one side. This meets the cross section standards for Wyndham City Council, CFA Clause 56 of the Planning Scheme and IDM.</p> <p>Australand request that Appendix A is updated to identify the 12 metre local frontage road as a two way street.</p>	<p>"One way" designation has been removed from cross section with understanding that the frontage road will have no direct access to the arterial road network (i.e. service road entry).</p>	<b>Resolved.</b>
<b>Planning Scheme Amendment Documents C194 UGZ Schedule 15</b>				

1	Section 1.0 Map	<p>Plan 2 does not correctly map the extent of Reserve 2 (OS1) or the Shared Path located on Point Cook road. An updated CAD version of the Master Plan was provided to MPA in the s96A application that reflects the correct extent of all open space areas.</p> <p>Australand request that Reserve 2 is updated to reflect its correct size and shape.</p>	Agreed. Amend Plan 2.	<b>Resolved.</b>
2	Section 3.2 PIP Section 3.2 refers to the Wyndham North DCP Plans.	Australand request that dot point 6 is reworded to read "what if any infrastructure is sought to be provided as 'works in lieu' for development contributions to be made in relation to the land with the agreement of Wyndham City Council.	Agreed. Amend PSP.	<b>Resolved.</b>
3	Section 4.3 Open Space.	<p>As discussed previously in the PSP comments, a s173 Agreement obligation was agreed to with Council as the method of delivering developer contributions and as such references to a DCP should be removed.</p> <p>Australand request that the Open Space condition to read "<i>Land required for public open space as a local park or district park, as set in the Lincoln Heath South PSP must be transferred to or vested in Council at no cost to Council or as otherwise agreed with the Wyndham City Council.</i>"</p>	Agreed. Reference to DCP to be removed from Section 4.3 "Open Space" of the PSP. R14 will also be removed from the PSP as there is only one land owner.	<b>Resolved.</b>

4	Section 4.6 Road Network.	The condition in Section 4.6 refers to Cragieburn North Employment Area DCP.	Agree. Amend.	<b>Resolved.</b>
5	Section 4.6 Road Network.	Australand request that the Road Network condition to read " <i>Land required for road widening including right of way flaring for the ultimate design of any intersection within the existing or proposed arterial road must be transferred to or vested in Council at no cost to Council or as otherwise agreed with the council.</i> "	Agree in part. Include all except for words "or as otherwise agreed with Council".	<b>Resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



**Tim Lolicato | Graduate Structure Planner**  
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*partners in planning and infrastructure coordination*

## Tim Lolicato

**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 1:09 PM  
**To:** 'megan@schutzconsulting.com.au'  
**Cc:** Nat Anson; Clare Willis  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 22 WGB Investments PTY LTD - 12 June 2015

Dear Megan,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 24 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

I note that some of the matters raised in your submission may be unresolved following this process. Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South		Version: 2 – Public Exhibition			
Submission	Item	Issue	Comment / Proposed Outcome	MPA response	Status
22	Megan Schutz (WGB Investments PTY LTD)				
	1	Add requirement.	Requirement to state that any ultimate stormwater management solution for the precinct must not result in an increase in size for drainage infrastructure and or land take within the future Point Cook South PSP area.	The background report and peer review clearly state that the proposed drainage strategy for the precinct will mimic rural flows. No change.	<b>Not resolved.</b>
	2	Delete G5.	Delete reference to Council's <i>Landscape Context Guidelines</i> .	No change.	<b>Not resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



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## Tim Lolicato

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**From:** Tim Lolicato  
**Sent:** Friday, 12 June 2015 3:05 PM  
**To:** 'Sam Freeman-Moir'  
**Cc:** Nat Anson; Clare Willis; Elio Comello  
**Subject:** PSP 1207.1 Lincoln Heath South - MPA submission response and further information - Submission 24 Wyndham City Council - 12 June 2015

Dear Sam,

Thank you for your submission to the public exhibition of PSP 1207.1 Lincoln Heath South dated 25 May 2015.

I note the issues you have raised and MPA provides the following responses regarding elements of your submission.

The MPA will be contacting key agencies and authorities next week to discuss the resolution of outstanding issues with the intent to establish a 'whole of government' position on the amendment. MPA will advise Council as to the progress of resolution at the meeting scheduled for Friday 19 June.

Any unresolved submissions have been referred to Planning Panels Victoria (PPV) to be considered at a formal Panel hearing. PPV will contact you shortly to advise you of the date and time this Panel will be held and provide you with the opportunity to be heard.

AMENDMENT C194 - 1207.1 Lincoln Heath South				Version: 2 - Public Exhibition	
Sub- mission	Item	Issue	Comment / Proposed Outcome	MPA response	Status

24	Sam Freeman-Moir (Wyndham City Council)				
	1	Plan 1. Wider transport improvements should be shown.	Add the Sneydes Road diamond interchange, Palmers Road improvement, proposed Derrimut Train Station, and correct name of PSP1207 to the map.	Agreed. Amend plan.	Resolved.
	2	Section 1.0.	Add local policy to section 1.0 - Wyndham City Landscape Context Guidelines	Agreed. <i>Wyndham City Landscape Context Guidelines</i> will be added to Introduction.	Resolved.
	3	Plan 2.	Legend does not specify which ANEF is used. Add date of ANEF used.  ANEF lines are incorrect.  Correct ANEF	Agreed. Amend plan.	Resolved.

4	Plans 2 and 3.	<p>Plans 2 and 3 are not consistent with the area south west corner. HZ04 area to be retained in plan 3 is marked as retarding basin in plan 2.</p> <p>The area around the blue section of the wetlands should be marked as being environmental based recreation, and if not, be offset.</p>	<p>Update Plan 3 to show the extent of vegetation that will be affected by the maintenance path. When detailed design is completed the area to be removed will be confirmed.</p>	<b>Resolved.</b>
5	R1.	<p>There is reference to large trees being 15 metres or greater. Will this potential impact on the object surface limitation surface of the RAAF base?</p> <p>Can consideration be given to smaller trees being used?</p>	R1 reference to large trees to be removed.	<b>Resolved.</b>
6	G9.	Change G9 to a requirement.	R18 deals with the issue adequately. No change.	<b>Resolved.</b>
7	G11.	Add Environmental based recreation to G11	Agreed. Amend guideline. Note: R28 covers the issue, which is to the RA satisfaction.	<b>Resolved</b>
8	Section 3.4.3 Road Network Requirements.	The battering of the road adjoining the “conservation area” should be in the road reserve and be to the satisfaction of the responsible authority	Australand have confirmed that the battering is to be in the road reserve. No change.	<b>Resolved.</b>
9	Plan 4.	Amend Plan 4 to include the shared path along Point Cook Road.	Agreed. Amend plan.	<b>Resolved.</b>

10	Plan 4.	<p>The connection of the drainage wetland to the existing drainage wetland to the west should not sever the existing north/south path. The current mapping shows the wetland continuing to the west. Existing path network outside PSP not to negatively impacted on.</p>	<p>Path will connect with an east-west shared path as shown on Plan 4. No change.</p>	<b>Resolved.</b>
11	Plan 4.	<p>Alter shared path route. The shared path located within the environmental recreation area should be changed to travel a north south alignment along the western edge of the habitat zone HZ03 to the southern boundary. This would prevent two east/west paths in close proximity. A boardwalk is the preferred treatment.</p> <p>The east west connection will be provided by the concrete maintenance path along the southern edge of the wetland.</p>	<p>No change required, kept as shown in the exhibited PSP.</p>	<b>Resolved</b>
12	Plan 5.	Amend plan 5 to show telecommunication line running along Point Cook Road.	Agreed. Amend plan.	<b>Resolved</b>
13	Table 4.	Amend Table 4 to include the shared path along Point Cook Road.	Agreed. Amend plan.	<b>Resolved.</b>
<b>Lincoln Heath South – S96A Planning Permit</b>				

1	Condition 1.	<p>The section 1a),b),c) conditions are to be removed. 1d),e),f) are to be put into the functional layout plan conditions</p> <p>Please note that the 1a cross-sections have been commented on see comments below in the Permit application under section 96A, Appendix 18 Life, Point Cook – Typical Streets table.</p>	Agreed. Amend condition following discussion with landowner and Council.	<b>Resolved.</b>
2	Condition 1b & c.	<p>1. These conditions need to be amended to include the comments raised on the Master Plan and Typical Street Sections. Cross Sections A needs to be amended to be in accordance with the PSP cross section.</p> <p>Amend Permit Conditions to include:</p> <ul style="list-style-type: none"> <li>• Cross Section D must be amended to show the 2 metre widening for Point Cook Road and the 5 metre Point Cook Road Council Reserve.</li> <li>• Cross Section A must be amended to show the off-road bike path located 5 metres from the property boundary in accordance with the PSP cross section.</li> </ul>	Agreed. Add as Condition 1 requirement of permit; however, applicant can choose to satisfy this requirement prior to issue of permit.	<b>Resolved.</b>
3	Condition 5.	<p>1. This condition references a DCP applying to the land but no DCP is proposed, only a S173 agreement.</p> <p>Amend condition to refer to the S173 agreement.</p>	Disagree. DCP overlay is included as part of the amendment. Leaving a generic reference to a DCP applying to the land in the conditions allows for the condition to operate either with or without a DCP.	<b>Resolution pending.</b>

4	Condition 6c.	<p>1. Amend wording to include reference to the shared path along Point Cook Road.</p> <p>Amend condition to read, '... within the development and along the west side of Point Cook Road, and ...'</p>	Agree. Amend condition.	<b>Resolved.</b>	
5	Section 11.	<p>Council has not yet seen the Memorandum of Common Provisions.</p> <p>Clarify if Memorandum of Common Provisions covers whole site or just 13-20 ANEF. The Object Limitation Surface should be used rather than the ANEF contours to determine area to restrict height in.</p> <p>Wyndham City requests comment is obtained from Defence, regarding height restrictions.</p>	MCP to cover whole site. MPA to refer MCP issue to Department of Defence for comment.	<b>Resolution pending.</b>	
<b>Master Plan</b>					

1	Master Plan.	<p>There is a preference for housing, rear loaded product, to front one side of the northern open space reserve, potential on the western side. By doing so there is an increase in the developable area. Design would have to include adequate view lines along the rear laneway.</p> <p>If housing does not directly front the POS then a 16m road must be provided.</p> <p>The road should not narrow past the open space reserve - the footpaths should be provided in the road reserve.</p>	<p>Housing fronting park is not accepted, planning is too far progressed to include this and the submission contradicts previous advice from Council.</p> <p>Road on western edge to be 16m and 15m on the east, the pedestrian path is to be in the road reserve and the open space unencumbered. There will be a slight reduction in the size of the park.</p>	<b>Resolved.</b>
2	Master Plan.	<p>Extended driveways are not preferred as they result in conflict between residents</p> <p>Layout to be redesigned to eliminate extended driveways</p>	<p>The layout will be redesigned at a later date to remove extended driveways. The issue relates to a future application and does not pertain to the 96A application.</p>	<b>Resolved.</b>
3	Master Plan (Overall).	<p>1.The plan needs to be amended to show the additional 2 metre widening for Point Cook Road abutting the Medium Density Site No.1, as per the PSP cross section.</p> <p>Amended plan must show a 2 metre widening for Point Cook Road abutting the Medium Density Site No.1.</p>	<p>Agreed. Amend plan.</p>	<b>Resolved.</b>

4	Master Plan (Overall)	<p>2. The 2 metre widening for Point Cook Road needs to be noted on the plan.</p> <p>The 2 metre widening for Point Cook Road must be labelled on the plan.</p>	Agreed. Amend plan.	Instruct Applicant to update plan. Resolved.
5	Master Plan (Overall).	<p>3. A 5 metre wide Point Cook Road Council Reserve needs to be shown for the Medium Density Site No.1.</p> <p>Amended Plan must also show a 5 metre wide Point Cook Road Council Reserve abutting the Medium Density Site No.1.</p>	Agreed. Amend plan.	Instruct Applicant to update plan. Resolved.
6	Master Plan (Overall).	<p>4. The Point Cook Road Council Reserve abutting the side on lots needs to be labelled with a 5 metre width, as per the PSP cross section.</p> <p>The 5 metre width for the Point Cook Road Council Reserve must be labelled on the plan.</p>	Agreed. Amend plan.	Instruct Applicant to update plan. Resolved.
7	Master Plan (Overall).	<p>5. The western end of the Fongeo Drive extension abutting Reserve No. 2 needs to be labelled with a 20.1 metre width, as per the PSP cross section.</p> <p>Amended Plan must show a 20.1 metre width for the western end of the Fongeo Drive extension abutting Reserve No. 2.</p>	Agreed. Amend plan.	Instruct Applicant to update plan. Resolved.
Lincoln Heath South - Typical Street Sections (Appendix 18 of Permit Application under Section 96A)				

1	Road cross section A.	Cross Section A must be amended to show the off-road bike path located 5 metres from the property boundary in accordance with the PSP cross section.	Cross section must be a minimum of 4.5m to property boundary to bike path - currently shows 4.12m.	<b>Instruct Applicant to update plan. Resolved.</b>
2	Road cross section D.	Cross Section D must be amended to show the 2 metre widening for Point Cook Road and the 5 metre Point Cook Road Council Reserve.	Agree. Amend plan.	<b>Instruct Applicant to update plan. Resolved.</b>
3	Part 5.	Wyndham City requests 150% Landscape Bonds in the Lincoln Heath PSP as per the Increase landscape bonds to 150% and a further 35% of the total value of the outstanding landscape works to cover the relevant maintenance period.	Disagreed. While the MPA are supportive of 150% bond for landscaping, the planning permit is not considered the appropriate place or time to deal with this matter which will be dealt with much later at compliance stage following the issuing of any planning permit.	<b>Resolved.</b>

Part 5.  3 cont	<p>Engineering Design and Construction Manual for Subdivision in Growth Areas, April 2011 <a href="http://www.mpa.vic.gov.au/wp-content/Assets/Files/Engineering_Design_and_Construction_Manual-FINAL-April2011.pdf">http://www.mpa.vic.gov.au/wp-content/Assets/Files/Engineering_Design_and_Construction_Manual-FINAL-April2011.pdf</a>. There is reference to 150% bonds on page 61 and 63, given this can the MPA consider inclusion of bonds in excess of 100% in the planning permit.</p> <p>WC would ideally want the bonds to comprise of 150% of the total value of the outstanding landscaping works to cover those works and a further 35% of the total value of the outstanding landscaping works to cover the relevant maintenance period.</p> <p>Add to the planning permit</p>	Refer Item 3 response (above).	Resolved.
<b>Lincoln Heath South – Permit application under section 96A, Appendix 18 Life, Point Cook – Typical Streets</b>			
WCC 1	Appendix 18.	Section A – the “second tree” should be in a kerb outstand as per the PSP section (Connector Street).	Disagree. Cross section A is a mid-block cross section where trees are likely to be in the nature strip adjoining the two-way bike path. The connector street cross section within the PSP specifies that tree outstands at intersections and not necessarily in the mid-block. No change.
WCC 2	Road cross section B.	– as per comment 1.	Refer to WCC1 (above).
WCC 3	Road cross section C.	– Noting the discrepancy between PSP section and supplied section where Point Cook Road needs to be 34m - it appears that their resolution is satisfactory. The local frontage street might not have matching trees on either side of the road (as indicated) because the tree on the Point Cook Road side of the local road will be read as part of the Point Cook Road cross-section.	Noted.

WCC 4	Road cross section D.	This is acceptable on condition that the services don't run through the 3m allocation for the tree planting.	Noted.	<b>Resolved.</b>
WCC 5	Trees.	Tree form should be considered indicative only and subject to review at landscape master plan and detail design phases.	Note on road cross sections.	<b>Resolved.</b>

If you have any further enquiries relating to the process please contact me directly using the details below or Nat Anson, Structure Planning Manager on 03 9651 9648.

Kind Regards,



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