

PSP 1207.1

Lincoln Heath South

Precinct Structure Plan

C194

Amendment to the Wyndham Planning Scheme

Panel Hearing
Commenced 13 July 2015
Heard at Melbourne

July 2015

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PART A

Introduction & amendment overview

1. Introduction

This submission is made on behalf of the Metropolitan Planning Authority (MPA), formerly the Growth Areas Authority (GAA). This submission was provided to the Panel on Monday 6 July 2015, one week in advance of the commencement of the hearing, at the request of the Panel.

The MPA is the Planning Authority for Amendment C194 to the *Wyndham Planning Scheme* (the Amendment).

The Amendment has been prepared by the MPA with the support of Wyndham City Council (Council), developers, landowners, and government bodies.

2. Preliminary matters – Panel directions

2.1. Formal response to all submissions

A copy of the formal response to all submissions was provided to the Panel at the Directions Hearing on Tuesday 30 June 2015, including subsequent correspondence from various key state agencies indicating that their submission had been resolved to their satisfaction as of that date.

2.2. Proposed changes to documents table

The table of proposed changes to documents was circulated on Wednesday 8 June 2015, together with a list of unresolved submissions in order that all parties were able to advise if there were any other issues considered unresolved.

3. Logical Inclusions

3.1. Logical Inclusions

The subject land entered the Urban Growth Boundary (UGB) as part of the Logical Inclusions process.

The Logical Inclusions process reviewed possible urban growth boundary inclusions stemming from a review of the 2009 boundary changes to determine possible inclusions of properties within the urban growth boundary affecting Wyndham, Melton, Hume, Whittlesea, Mitchell, Casey and Cardinia growth areas.

The MPA, formerly the Growth Areas Authority, reviewed the merits of land submissions already submitted to the 2009 urban growth boundary review before referring submissions to an independent Logical Inclusions Advisory Committee (the Committee) for final determination and advice to the Victorian Government.

Strict criteria applied for land to be considered as a 'logical inclusion,' with included land having to meet particular standards. The Government also appointed a probity auditor to oversee the process.

Completion of the Logical Inclusions process in June 2012 resulted in the additional of 5,958 hectares of land the UGB, and included major inclusions at Wallan, Werribee, Pakenham, Melton, Mickleham and Point Cook.

All inclusions were supported by local councils, the GAA, the Department of Transport, Planning and Local Infrastructure (DTPLI) and the Committee.

3.2. Wyndham Area 1: Point Cook

The land in Point Cook considered for urban development as part of the Logical Inclusions process was referred to as 'Wyndham Area 1.'

Wyndham Area 1 comprises approximately 450 hectares of land and is bounded by the former UGB to the north, Point Cook Road to the east, Aviation Road to the south and Hacketts Road and the D1 Drain to the west.

The GAA recommended inclusion of Wyndham Area 1 in the UGB as it was considered that there were no major issues or constraints that could not be appropriately dealt with through a PSP process, including addressing transport, aircraft noise and buffer issues. The GAA noted that Wyndham Area 1 could readily be integrated into neighbouring development and that an urban outcome would be consistent with local policy.

Council supported inclusion of the Wyndham Area 1 into the UGB on the basis that "*urban development of the precinct will provide a more effective and durable buffer between residential and other sensitive land uses*" and that additional benefits may include provision of active open space for Point Cook, restoration of wetland areas and the provision of a 'self-maintaining' buffer to agricultural land.

The inclusion of Wyndham Area 1 was support and/or not opposed by the Department of Sustainability and Environment (DSE), Parks Victoria, Melbourne Water, VicRoads or the Department of Transport (DoT).

The Committee supported inclusion of the Wyndham Area 1 into the UGB on the basis that "*the area contains a significant amount of land that is suitable for residential purposes*" and that future PSP planning "*will respond to issues associated with its transformation into an urban form.*"

3.2.1. 'Lincoln Heath South'

In relation to zoning of the land, the GAA recommended that the Urban Growth Zone (UGZ) be applied to the Lincoln Heath South area of Wyndham Area 1. Council agreed, highlighting that rezoning would require a precinct structure plan to guide development outcomes and identify key issues.

The Committee accepted that the whole of Wyndham Area 1 should be included in the UGB, and would "*be integrated with, and would positively contribute to the Point Cook residential community.*"

Specifically in relation to Lincoln Heath South, the Committee supported the *“inclusion of the land within the UGB for residential development purposes,”* noting that residential yield may be affected by a number of issues such as drainage infrastructure and biodiversity.

The Committee supported the application of the UGZ on the site.

3.2.2. ‘Balance of the land’ (Point Cook South)

In relation to the zoning of the balance of the land in Wyndham Area 1, the GAA recommended that Farming Zone (FZ) be applied. Council agreed, highlighting a number of outstanding issues to be resolved through precinct planning before urban development should proceed, including:

- Road network capacity constraints
- Buffers to the Werribee South Intensive Agricultural Precinct
- ANEF buffers for noise affected land and incorporation of attendant noise attenuation measures in building controls
- Potential conservation of native wetlands
- Potential Aboriginal and cultural heritage constraints
- Drainage function and landscape assessments.

The Committee supported the application of Farming Zone on the balance of the land, noting that *“planning for future development of the land will require a co-ordinated response to address a range of issues.”* Specifically in relation to drainage, the Committee considered the potential reconfiguring of the D1 Drain into a series of interconnected wetlands as beneficial to habitat improvement, flood management, water quality and in the capacity of an *“enduring buffer and interface.”*

3.3. Point Cook South Precinct Structure Plan (PSP 1207 Aviators Field)

Point Cook South PSP, also known as ‘Aviators Field’ and referred to as ‘PSP 1207,’ applies to ‘the balance of the land’ in Wyndham Area 1. The PSP forms part of the MPA’s current work program for precinct structure planning but has not formally commenced pre-planning.

The precinct applies to approximately 414 hectares of land shared between about 15 landowners.

Upon commencement, pre-planning of the precinct will require a schedule of background studies to be completed. The studies will assist MPA to understand the capability of the land to support residential development and to inform the establishment of a future urban structure.

Background studies required for the PSP may include the following:

- Biodiversity assessment (including targeted flora and fauna surveys)
- Scattered tree assessment
- Arboricultural assessment
- Aboriginal heritage impact assessment (and complex cultural heritage management plans prepared by development proponents)
- Post contact heritage assessment
- Land capability assessment
- Servicing report
- Drainage (Whole of water cycle) assessment

- Economic and retail assessment
- Social infrastructure needs assessment
- Strategic transport modelling assessment (and SIDRA intersection analysis)
- Infrastructure costings assessment
- Land valuation assessment.

Background studies commissioned for the PSP that relate to social, economic and transport infrastructure requirements will take into consideration both the needs of the precinct itself and those of the broader Point Cook suburb.

The precinct is not responsible for a level of provision of infrastructure to address potential shortfalls identified across the entire suburb; however, the precinct may have a sufficient supply of developable land capable of delivering social infrastructure (such as schools, kindergartens, community centres and sporting reserves) that will serve existing residents in the surrounding neighbourhoods of Point Cook as well as new residents within the precinct.

The MPA is the planning authority for the preparation of the Point Cook South PSP.

The MPA forms part of the Point Cook Logical Inclusions Working Party (PCLIWP) alongside Council officers and councillors, landowners, community representatives and local residents of Point Cook. The PCLIWP meets as required (approximately every three months and most recently on 31 March 2015) to discuss progress of planning in the Logical Inclusions area, relating to both Lincoln Heath South and Point Cook South PSPs.

The PCLIWP has been briefed by the MPA on several occasions in relation to the progress of the Point Cook South PSP, the inclusion of precinct on the current MPA work program, potential funding mechanisms, and the intended schedule of the background studies to be undertaken as part of pre-planning.

4. Framework for Growth Area Development

Growth area planning is guided by a hierarchy of plans prepared by state and local governments at a municipal or precinct level. The hierarchy of plans provide the framework for growth area planning and development and seek to achieve the objectives of the *State Planning Policy Framework*. The framework for the planning of the Lincoln Heath South precinct consists of the following:

4.1. West Growth Corridor Plan

The Growth Corridor Plans are high level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the coming decades.

These plans will guide the delivery of key housing, employment and transport infrastructure and open space in Melbourne's newest metropolitan suburbs over the coming decades.

The plan:

- Identifies the long term pattern of development
- Identifies committed transport networks as well as network options for investigation

- Identifies committed regional open space networks as well as investigation sites
- Identifies opportunities for creating green corridors.

The plans inform the development and review of local planning schemes and the preparation of future strategies, structure plans and other planning tools. They also provide a strategic basis for infrastructure and service planning as well as sequencing of land release.

The preparation of PSPs is the primary vehicle for the implementation of the Growth Corridor Plans.

The West Growth Corridor Plan covers Melbourne's western region and includes large areas of the City of Melton and the City of Wyndham.

The Growth Corridor Plans do not apply to land included within the UGB as part of the Logical Inclusions process; as such, the subject land is not included within the West Growth Corridor Plan.

Despite this, the West Growth Corridor Plan is an important document in relation to the planning of Lincoln Heath South PSP and the remaining land within Wyndham Area 1.

The West Growth Corridor Plan outlines key existing and future infrastructure items in direct proximity to the precinct that will provide direct or flow-on benefits to future residents in the area, including:

- Roads and public transport
 - Regional Rail Link, with new railway stations at Wyndham Vale and Tarneit, opened in June 2015 with a capacity for an additional 54,000 passenger trips per day, and will deliver an additional four new railway stations as part of future development.
 - New railway station at Williams Landing on the Werribee line (opened April 2013)
 - Proposed railway station at Derrimut Road, between Hoppers Crossing and Werribee railway stations, on the Werribee line
 - Sneydes Road full-diamond interchange at the Western Freeway (due for completion in December 2016).
- Community, health and education facilities
 - Werribee Mercy Hospital, Werribee
 - Western Animal Emergency Centre (University of Melbourne), Werribee
 - RMIT flight school, RAAF Williams Point Cook
- Employment
 - East Werribee Employment Precinct, a mixed use precinct that will create opportunities for 58,300 local jobs.
 - A principal town centre in Werribee, and a high concentration of proximate major town centres in Point Cook, Williams Landing and Hoppers Crossing and Laverton.
- Open space
 - Protection of Ramsar-listed wetlands at Cheetham Wetlands in Point Cook Coastal Park
 - Metropolitan Trail Network.

4.2. Growth corridor planning in the Logical Inclusion areas

The MPA has prepared revised Growth Corridor Plans that include all of the Logical Inclusions areas included within the Urban Growth Boundary in 2012. The draft document has been referred to the office of the Minister for Planning.

As part of the preparation of the updated Growth Corridor Plans, the MPA consulted with all relevant State Government agencies and the Growth Area Councils. The support of each Council was received in writing, with final notice of the intended changes provided to all Councils in October 2013.

The intended land uses for each of the Logical Inclusions areas was generally identified and accepted during the Logical Inclusions Review, both in the GAA's *Preliminary Assessment Reports* that were provided to the Committee, and in the Advisory Committee's own report, dated November 2011.

Generally, the land uses and any potential constraints, such as biodiversity or flooding, are to be identified on the revised GCPs consistent with the findings of the Logical Inclusions Review. The process anticipated that future Precinct Structure Plans would resolve the more detailed land use planning issues and constraints.

With regard to Wyndham Area 1, the MPA was made aware by Council in 2013 that it had established the PCLIWP. The MPA was invited to attend on occasion as a non-member. During this time, the MPA understood the role and purpose of the PCLIWP was to help inform Council make a decision about its commitment, or otherwise, to a PSP.

4.3. Plan Melbourne

Plan Melbourne, an adopted government policy document released by the Victorian Government in May 2014, outlines the provision of necessary infrastructure and support for development proposed by the West Growth Corridor Plan as part of its discussion regarding Melbourne's Western Subregion.

5. Ministerial Directions

The Amendment complies with the Ministerial Directions applicable to the Amendment including:

5.1. Ministerial Direction 11, Strategic Assessment of Amendments

The Amendment has been strategically assessed in accordance with the assessment criteria set out in *Ministerial Direction 11*.

The Amendment will implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use of land identified for urban purposes.

The Amendment has addressed environmental effects, as the pattern of land use and development was guided by studies of the area relating to flora and fauna, flooding and drainage.

The Amendment has addressed social and economic effects. It is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities.

5.2. Ministerial Direction 12, Urban Growth Areas

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

The Direction provides that the Amendment must implement the *Growth Area Corridor Plan* relevant to the land, and must be in accordance with applicable *Precinct Structure Plan Guidelines*.

The land falls within the *West Growth Corridor Plan*, however the land was included in the Urban Growth Boundary (UGB) as part Logical Inclusions review process which was completed in 2012. The current corridor plans identify the land as 'Logical Inclusions Area'. Further work has been undertaken by the Metropolitan Planning Authority to provide an update to the current corridor plans and identify appropriate land uses across the logical inclusion land. These plans are yet to be endorsed by the Minister for Planning.

The land was known as 'Wyndham Area 1' as part of the Logical Inclusions Advisory Committee report. The committee state that the inclusion of the land would provide a positive contribution to the wider Point Cook residential community and supported the inclusion of the land for residential purposes. The committee also stated that matters relating to air craft noise attenuation, drainage, biodiversity management, traffic and urban/rural interface would need management via the PSP process. These matters have been investigated during the preparation of the planning scheme amendment and planning permit application process. Appropriate controls within the PSP, UGZ schedule or planning permit have sought to address these concerns.

6. Precinct Structure Plan Guidelines and the Urban Growth Zone

On 7 October 2009, the former Minister for Planning launched the *Precinct Structure Planning Guidelines*. These Guidelines replace the draft 2006 version and provide a tool for designing and delivering better quality communities in growth areas. They set out the key objectives of growth area planning and include a step by step guide on how to achieve the identified objectives.

The overarching objectives for PSPs are set out in the guidelines.

They are to:

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

The UGZ applies to land that has been identified for future urban development within the UGB. The UGZ sits within the suite of zones within the *Victorian Planning Provisions*. It has been specifically

designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.

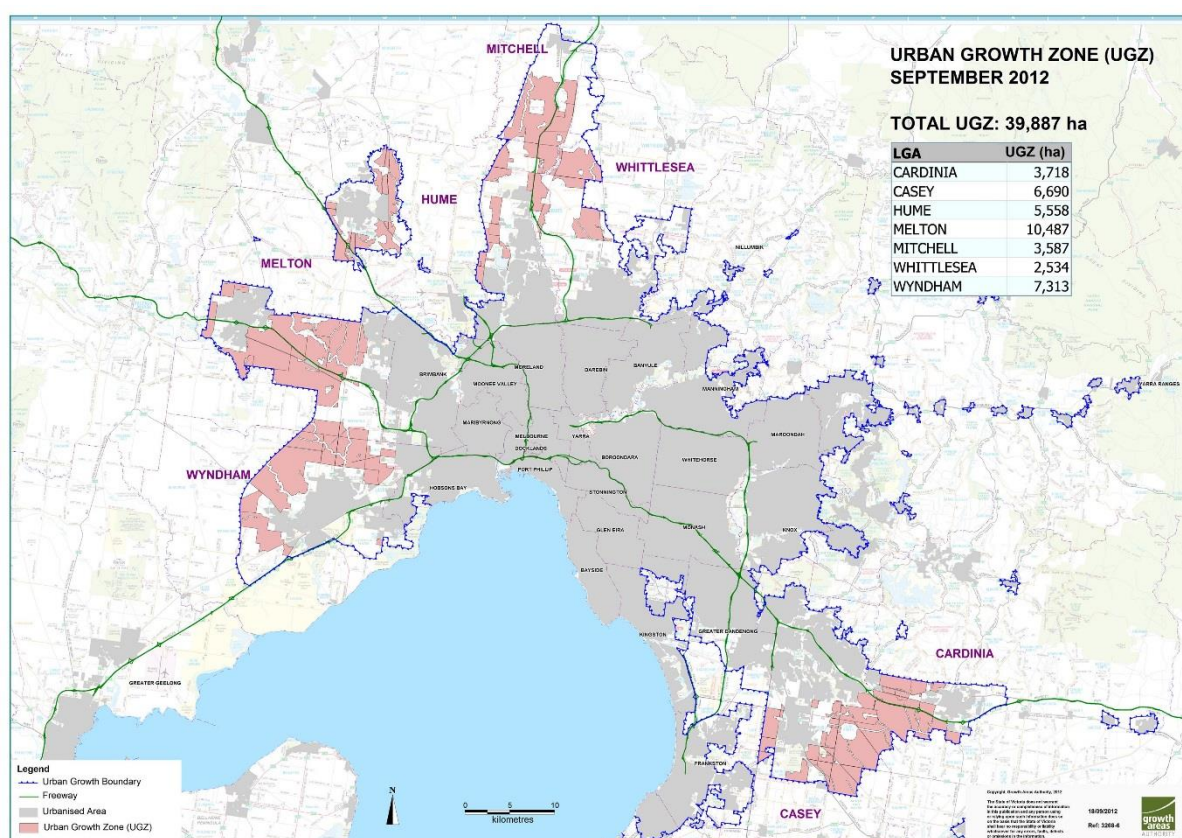
The UGZ includes two parts:

Part A - Applies to land when no PSP applies; and

Part B – Applies to land when a PSP applies.

The land subject to this amendment is included within a PSP and as such Part B of the UGZ is applicable. The UGZ includes zone provisions which seek to provide certainty about the nature of future development, streamline the approval process and ensure that permit for development accord with the incorporated PSP.

Figure 1: Urban Growth Zone Areas, MPA (formerly Growth Areas Authority)



A schedule to the Urban Growth Zone is drafted for each PSP area and can include requirements for land use, buildings and works, application/advertising requirements, decision guidelines and any other conditions/requirements.

The UGZ and Schedule for Amendment C194 to the *Wyndham Planning Scheme* has been designed to ascribe a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits. The design of the zone promotes consistency in the manner which planning authorities deal with land use issues and ensures that the zone implements the state planning policy framework.

The UGZ Schedule 15 for Lincoln Heath South and the Development Contribution Plan Overlay (DCPO) Schedule 16 have been prepared for these amendments. They have been structured in such a way that the ultimate translation to conventional Victorian Planning Provision zones can occur in a timely and efficient manner once the land has been developed.

The DCPO implements the relevant Development Contributions Plan (DCP) related to the development of a precinct, a document that sets out the requirements for infrastructure funding across the precinct.

No DCP applies to the Lincoln Heath South PSP at this time; it is envisaged that the area will ultimately be incorporated within a DCP that applies to the entire Logical Inclusions area at a time when the capability of the land in Point Cook South PSP is known and infrastructure requirements have been established.

Development proponents in the PSP seeking to commence works prior to incorporation of the revised DCP can enter into agreements with Council under Section 173 of the Act.

A copy of the tracked versions of the schedules are contained as Appendix 1.

7. State Planning Policy Framework

The *State Planning Policy Framework* (SPPF) ensures that the objectives of section 4 of the Act are implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development.

The relevant clauses and provisions of the SPPF are:

State Planning Policy Framework	
11	Settlement
12	Environment and Landscape Values
15	Built Environment and Heritage
16	Housing
18	Transport
19	Infrastructure

The Amendment achieves the objectives of the above clauses by:

- Providing a plan for the zoned land suitable for housing, recreation, open space and council infrastructure
- Planning for accessibility via a range of transport nodes to key destinations in the surrounding neighbourhoods
- Facilitating development of a range of housing densities that will cater to a range of household types and income levels; and

- Responding to the environmental qualities of the site through the retention and enhancement of the EPBC-listed Seasonal Herbaceous Wetland, with surrounding pedestrian and bike path linkages.

8. Changes to the LPPF and LPP

There are no changes proposed for the *Local Planning Policy Framework* (LPPF) and *Local Planning Policies* (LPP) to facilitate this Amendment. Amendment C192 to the Wyndham Planning Scheme that implements the Wyndham Planning Scheme Review 2014 and a new Local Planning Policy Framework Council has been incorporated and in operation from 28 May 2015.

9. Background Documents

The Amendments are supported by a number of background and environmental reports.

The background reports which have driven the Amendment are included in Appendix 2.

10. The Amendment

Amendment C194 proposes to make a number of changes to the planning scheme to facilitate the development and use of land within the Lincoln Heath South PSP area.

Specifically, the Amendment:

- Incorporates *Lincoln Heath South Precinct Structure Plan (PSP)* into the planning scheme by listing it in the Schedule to Clause 81.01
- Introduces Schedule 15 to the Urban Growth Zone (UGZ15) to the Wyndham Planning Scheme and applies UGZ15 to part of the land in the amendment area
- Rezones Residential Growth Zone Schedule 1 (RGZ1) to Urban Growth Zone Schedule 15 (UGZ15)
- Removes the Development Plan Overlay Schedule 2 (DPO2) from the amendment area
- Introduces Schedule 16 to the Development Contributions Plan Overlay to the Wyndham Planning Scheme and applies the DCPO Schedule 16 (DCPO16) to the land within the amendment area
- Requires public open space contributions in the Lincoln Heath South Precinct Structure Plan area when land is subdivided by amending the Schedule to Clause 52.01
- Updates the Schedule to Clause 61.03 to reflect mapping changes.

A copy of the tracked version of the explanatory report is contained as Appendix 3.

11. Consultation

The MPA has consulted appropriately with Council, relevant stakeholders, the landowner and later the wider community of Point Cook and Wyndham City during the preparation of the Lincoln Heath South PSP.

11.1. Inception of the project

11.1.1. Inception of the project with Wyndham City Council

The MPA held an initial meeting with Council and Australand on 6 March 2014 to discuss the potential inception of the preparation of a precinct structure plan for Lincoln Heath South.

Meeting actions from a meeting between the MPA and Council on 11 March 2014 included a gap analysis of the existing background studies relating to the subject land to generate an agreed list of additional background studies to be required should the process commence.

Australand provided the MPA and Council with a comprehensive set of existing background reports on 18 March 2014 regarding the capabilities of the site and including:

- **ANEF (Australian Noise Exposure Forecast)** – two versions of the ANEF contour plans; the 2007 version currently approved by the Department of Defence, and a draft version dated 2011;
- **Archaeological and cultural heritage** – two reports by Practical Archaeology and Services and Terra Culture, dated 2003. The documentation was submitted to Council and approved as part of the initial Lincoln Heath development and includes the subject land;
- **Contamination** – a report by ATMA Environment, dated 2002, accompanied by a cover letter from the consultant dated 2011. The documentation was submitted to Council and approved as part of the initial Lincoln Heath development and includes the subject land;
- **Drainage** – a report by Neil M Craigie, dated 2012, outlining the proposed surface water management strategy and agreed in-principle with Melbourne Water;
- **Flora and fauna** – two reports were submitted, an MHW assessment, dated 2009, and an updated assessment by Paul Kelly & Associates, dated 2012. The consultant advised that there has not been any substantial change in the ecological significance of the site since the initial ecological assessment in November 2008 due to extensive cultivation of the site and no threatened species were recorded as part of the more recent assessment;
- **Geotechnical** – a report by Geotechnical Engineering, dated 2002, was submitted to Council and approved as part of the initial Lincoln Heath development and includes the subject land;
- **Services and utilities** – a report by Browns Consulting, including a survey contour plan, dated 2012; and
- **Transport** – two reports by Cardno, dated 2012; one report considered the site and regional context of traffic movements in Point Cook, and the second report considered the issues and opportunities relating to the early development of the site in a local context. The report included functional layout plan options relating to the intersection of Point Cook Road / Fongeo Drive / Saltwater Promenade.

Existing background studies deemed appropriate to inform pre-planning of the PSP without additional information required by the MPA and Council were the services, contamination and geotechnical engineering reports and the contour plan.

With regard to the other reports, the MPA indicated to Council that a peer review or new reporting would be required relating to drainage and transport issues, and that additional biodiversity and cultural heritage investigations would be required. Council considered additional investigation and verification of the ANEF contours important to the precinct structure planning process, as well as the assessment of potential presence of Seasonal Herbaceous Wetland on the site.

Council resolved to forward a letter to the MPA requesting an early start on the necessary background studies relating to the site at an Ordinary Council Meeting held on 24 March 2014.

Council resolved to support the MPA starting the Lincoln Heath South PSP subject to appropriate background studies being undertaken, ensuring that the proposed PSP would support integration with the land to the south, and that a DCP or section 173 agreement will default to the same level as the required future DCP for balance of Wyndham Area 1.

On 26 March 2014, the MPA received a letter from Council on behalf of the PCLIWV requesting the MPA to commence pre-planning of Lincoln Heath South PSP.

11.1.2. Inception of the project with Australand

MPA and Council met with Australand on 16 April 2014 as an inception meeting for an ongoing working group formed by all three parties. The MPA tabled a draft individual third party funding agreement for discussion that contained a schedule of background studies potentially required to inform the PSP.

The draft agreement outlined funding for additional background studies, if required, relating to biodiversity, social infrastructure, transport, drainage, ANEF analysis, infrastructure costings, land valuations and staff labour. Australand had informed the MPA that a complex cultural heritage management plan (CHMP) would be undertaken, negating any requirement for culture heritage reporting to be included in a future funding agreement. The MPA accepted the proposition on the condition that the complex CHMP be endorsed by the Office of Aboriginal Affairs Victoria (OAAV).

Australand informed the MPA and Council that it intended to commission Ecology & Heritage Partners to undertake a biodiversity assessment of the site. To expedite the investigation, the MPA and Council agreed to be informed by the EHP report on the condition that the proposed project scope of works was approved by the MPA, Council and DEPI (now DELWP) prior to its commencement.

The MPA and Australand agreed to an individual third party funding agreement that covered background studies and staff labour on 28 May 2014.

11.2. Draft future urban structure and background studies

Lincoln Heath South PSP, at 43 hectares of gross developable land, can be classified as a very small precinct structure plan. To emphasise the scale of the precinct in comparison to other 'small' incorporated PSPs, Lincoln Heath South PSP is:

- Less than half the size of Melton North PSP (106 hectares)
- One-fifth of the size of Taylors Hill West PSP (214 hectares) and Greenvale Central (208 hectares)

Whilst not always the case, there is arguably a positive correlation between the size of a residential precinct and the complexity in establishing its urban structure. A larger precinct will usually generate a larger dwelling and population yield that will lead to an increased requirement for infrastructure

and open space, and a wider variety of options, and decisions, required for the provision of those assets.

The MPA has collaborated with Growth Area Councils to deliver significantly larger and more complex precinct structure plans, such as Toolern PSP in Melton (2,290 hectares, 53 times larger than Lincoln Heath South PSP), Lockerbie PSP in Whittlesea and Hume (1,122 hectares, 26 times larger) and Riverdale in Wyndham (1,106 hectares, 26 times larger).

Given its size and the small number of lots anticipated at full development, the MPA and Council agreed at the inception of the project that the future urban structure for the precinct should provide:

- A signalised entrance to and from Point Cook Road at the location of the existing Saltwater Promenade signalised intersection
- A direct east-west road link between Point Cook Road and existing Alamanda Estate
- A road link to the southern boundary of the precinct, in order to 'future proof' connects to subsequent development in the future Point Cook South PSP
- Adequately-scaled retarding basins and wetlands for management of stormwater treatment
- Adequately-scaled provision of local parks (passive open space), in the agreed order of approximately three-per-cent (3%) of the precinct's net developable hectares
- Protection of EPBC-listed flora and fauna, if identified.

As part of the inception of the process, Australand provided the MPA and Council with an additional background paper (The Planning Group, 2012) and a concept master plan of a potential subdivision layout for the precinct. It was generally agreed at the time between all parties that the proposed master plan satisfied the basic urban structure requirements outlined by the MPA and Council. A copy of the original master plan is included as Appendix 7.

A number of significant meetings occurred in the development of the future urban structure and the precinct structure plan, including:

- 3 April 2014 - PSP 1207.1 Working Group meeting – audit of background studies
- 16 April 2014 – PSP 1207.1 Working Group meeting – settling funding requirements for additional background studies
- 5 June 2014 – PSP 1207.1 Working Group meeting with DEPI – agreed project scope of works for required biodiversity assessment report
- 18 June 2014 – the MPA and Council meeting with Melbourne Water, City West Water, The Office of Living Victoria to discuss existing and future servicing, drainage strategy, site-specific policy expectations and to agree on the project scope of works for further drainage investigations
- 25 June 2014 – PCLIW meeting at Council attended by the MPA
- 19 June 2014 – the MPA and Council meeting with Department of Defence, RMIT Flight School and Point Cook Flying School at RAAF Williams Point Cook Base to discuss existing and future arrangements at RAAF Williams Point Cook Base and potential measures to address aircraft noise in the precinct
- 8 July 2014 – PSP 1207.1 Working Group meeting at Melbourne Water with senior officers of Melbourne Water and Neil Craigie to discuss existing drainage of the precinct and the wider Logical Inclusions area and upper Point Cook area

- 14 August 2014 – PSP Working Group meeting with senior Council officers to discussion the section 96A permit application process and calculations of social infrastructure provision attributable to the precinct
- 1 September 2014 – Drainage Strategy Peer Review inception meeting at the MPA hosted by Alluvium and attended by the MPA, Council, Melbourne Water, City West Water and the Office of Living Victoria
- 2 September 2014 – Future urban structure workshop at Council including various Council departments and attended by the MPA and Australand
- 5 September 2014 – PSP 1207.1 Working Group meeting with senior management to discuss ANEF contours
- 16 September 2014 – Transport Assessment inception meeting at the MPA hosted by Cardno and attended by the MPA, Council, VicRoads and Public Transport Victoria to discuss initial modelling investigations and intersection design
- 7 October 2014 – PCLIW meeting at Council attended by the MPA
- 9 October 2014 – PSP 1207.1 Working Group meeting at Council to discuss amendment progress
- 27 October 2014 - Drainage Strategy Peer Review findings meeting at the MPA hosted by Alluvium and attended by the MPA, Council, Melbourne Water, City West Water and the Office of Living Victoria
- 27 October 2014 – Transport Assessment findings meeting at the MPA hosted by Cardno and attended by the MPA, Council, VicRoads and Public Transport Victoria
- 7 November 2014 – meeting between the MPA and Council to discuss a section 173 agreement for the provision of infrastructure
- 13 November 2014 – CEO sign off for the release of PSP 1207.1 for consultation
- 19 November 2014 – PCLIW meeting at Council attended by the MPA
- 11 February 2015 – PSP Working Group meeting to discuss consultation submissions
- 16 February 2015 – MPA and VicRoads meeting to discussion consultation submission
- 20 February 2015 – MPA and Melbourne Water meeting to discussion consultation submission
- 23 February 2015 – MPA and Public Transport Victoria meeting to discussion consultation submission
- 13 March 2015 – MPA and City West Water meeting to discussion consultation submission
- 31 March 2015 – PCLIW meeting at Council attended by MPA

11.3. Consultation

Agency consultation has been ongoing during the PSP preparation stage through to the present day.

Meetings, email correspondence and telephone correspondence with Government agencies such as Public Transport Victoria, Melbourne Water, VicRoads and DELWP has been ongoing throughout the PSP process.

Consultation with the community during the preparation of the amendment documentation occurred as part of meetings with the PCLIW that includes local resident representatives, including representatives of a local interest group, the Point Cook Action Group.

Amendment C194 was released for consultation on 14 November 2014.

Initial consultation prior to the formal exhibition of the Amendment enabled Council, the landowner, State and Federal Government agencies, Prescribed Ministers, other stakeholders and the general

public, including local residents in direct proximity of the subject land, to provide comment on the PSP and amendment documentation, as well as the Australand section 96A subdivision application.

A newsletter was circulated, included as Appendix 4.

The newsletter and all relevant documents to the Amendment (including the draft PSP) was available to the public on the MPA website and in hard copy in the MPA office and in hard copy at Council's municipal office.

In addition, the Amendment and information session dates were advertised in local newspapers in the Wyndham area.

The consultation period ran for approximately one month and submissions were due by 19 December 2014. Extensions of time were provided on request.

Two public information sessions were held during the initial consultation period prior to formal exhibition: the first session was held at Council's municipal office in Werribee on 19 November 2014 and the second session was held at the Point Cook Library in Point Cook on 3 December 2014. Multiple MPA and Council representatives were present at the information sessions.

The purpose of the information sessions was to provide a time where the public could attend to gain a better understanding of the Amendment, and how it may affect them, before making a submission. It was also beneficial to the wider Wyndham community to have the opportunity to ask any questions and discuss any concerns prior to making a submission.

The MPA received 24 submissions in response to the initial consultation on the PSP. Following the closing date, the MPA met with the majority of agency submitters to discuss their concerns. Local resident submitters, all of which but one submitted via email, were provided individual responses to issues raised in their submissions with a request to contact the MPA, if desired.

As a result of submissions and further consultation with submitters, the MPA amended the PSP and amendment documentation accordingly, where considered relevant (including 96A applications).

Local resident submissions remained mostly unresolved on the basis that the submissions related either to a general objection to progress of the Amendment in full or issues that the Amendment is unable to address.

11.4. Public exhibition

Based on the presence of unresolved submissions, the MPA progressed the Amendment to a formal public exhibition with updated amendment documentation that incorporated changes based on discussions with stakeholders.

Amendment C194 was released for formal public exhibition on 23 April 2015.

Public exhibition enabled Council, the landowner, State and Federal Government agencies, Prescribed Ministers, other stakeholders and the general public, including local residents in direct

proximity of the subject land, to provide a second opportunity to comment on the amended PSP and amendment documentation, as well as the Australand section 96A subdivision application.

A newsletter was circulated, included as Appendix 5.

The newsletter and all relevant documents to the Amendment (including the draft PSP) was available to the public on the MPA website and in hard copy in the MPA office and in hard copy at Council's municipal office.

Public exhibition ran for approximately one month and submissions were due by 25 May 2015.

No public information session was held during the period of public exhibition. The decision not to hold an information session was based on the following reasons:

- The process echoed previous PSPs that had been through an information (public) consultation followed by a public exhibition (i.e. Quarry Hills PSP in Whittlesea)
- The future urban structure was unchanged from the version discussed with interested parties during the public information sessions held in November 2014, and the dwelling yield had decreased by approximately 50 lots.

The MPA received 24 submissions as a result of public exhibition. Following the closing date, the MPA discussed the submissions with agencies, noting that most agencies submissions had diminished in content. Local resident submitters were again provided individual responses to issues raised in their submissions with a request to contact the MPA, if desired.

The MPA worked with Council and the developer to resolve all outstanding issues in their respective submissions. The MPA understands that all agency submissions have been resolved satisfactorily, and that the resulting Amendment outlines a whole of Government approach.

Consultation with different stakeholders has been thorough, extensive and, more importantly, consistent throughout the PSP process (including preparation of the Amendment). This consultation has enabled the PSP to be comprehensive amendment that seeks to balance the interests of all stakeholders.

12. Local context

The PSP applies to approximately 43 hectares of land as illustrated on Wyndham Planning Scheme maps as Schedule 15 to the Urban Growth Zone (UGZ15). The precinct is within the Point Cook Logical Inclusions area at the southern end of the existing Point Cook suburb and in proximity to RAAF Base Williams (Point Cook) and the Werribee South Market Gardens.

The PSP area is generally defined by Lincoln Heath Estate to the north, Alamanda Estate to the west, Point Cook Road to the east and the future Point Cook South PSP to the south.

12.1. Freeway and arterial road network

Point Cook Road is a declared arterial road with constrained access to the Western Freeway. VicRoads is the coordinating road authority responsible for further upgrades of Point Cook Road for its entire length, including future road duplication and intersection delivery.

A number of projects to improve transport movements in the local area are included in the East Werribee Transport Improvement Project, including:

- Sneydes Road and Princes Freeway Interchange – the interchange is a full-diamond interchange that will improve accessibility towards both Melbourne and Geelong
- Sneydes Road and Princes Highway Intersection Upgrade – signalization of the intersection to increase capacity and improve safety in relation to the interchange
- Sneydes Road Widening – reconstruction and widening of the road to cater for higher traffic demands between the existing suburb and the freeway
- Palmers Road Upgrade – widening of the road to provide a new bus and multiple-occupant vehicle land
- Dunnings Road – upgrade of the intersection of the Dunnings Road and Palmers Road

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.

12.2. Rail services and bus network

The Werribee suburban rail line, providing connection to the Melbourne city centre, runs through the southern part of the municipality, approximately five kilometres north of the precinct. Stations are located at Werribee, Hoppers Crossing, Laverton and the Williams Landing station (opened in early 2013).

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). Both bus routes link directly to Williams Landing Railway Station at approximately 20 minute intervals during peak travel times.

12.3. Open space

Saltwater Reserve is a regional-scale sports facility that is located directly adjacent to the Lincoln Heath South precinct. The reserve is used by the Point Cook Football Club, the Point Cook Soccer Club, Point Cook Auskick and the Western Region Umpires Association, and includes:

- 1 full-size synthetic AFL/cricket oval
- 2 turf AFL/cricket ovals
- 1 AFL/cricket pavilion
- 8 tennis courts
- 1 tennis pavilion
- 1 basketball court
- 3 turf soccer pitches
- 1 soccer pavilion
- Playground
- BBQ areas
- Enclosed 'off-lead' dog play area

The Lincoln Heath estate includes a large local park, approximately four hectares in size, for passive recreation on the northern border of the Lincoln Heath South precinct.

12.4. Conservation

The precinct is in close proximity to Cunningham Swamp. Despite the area being modified by agricultural uses and soil extraction, remnant vegetation and habitat remains, including the potential presence of EPBC-listed Seasonal Herbaceous Wetland.

Within the precinct, a field assessment was undertaken to identify and characterise the vegetation and determine the presence of any significant flora and fauna species. The precinct generally has low levels of ecological significance, with the majority of the area being highly modified. The southwest corner of the precinct contains 9.91 hectares of state-significant flora species and 2.71 hectares of nationally-significant Seasonal Herbaceous Wetland. Within the wetland area, Plains Rushy Wetland covers 7.84 hectares but is considered to be significantly disturbed with re-growth.

Twenty-five fauna species were recorded within the study area and immediate surrounds during the field assessment, including one mammal, 23 birds and one frog. No significant fauna species were recorded during the site assessment; however, there is suitable habitat within the study area for fauna species of national and state conservation significance, including Growling Grass Frog.

12.5. RAAF Base Williams Point Cook (Point Cook Base)

The precinct is situated in proximity to RAAF Base Williams (Point Cook). The base is the oldest continually-operating military airfield in the world and a landmark location in both Australian military history and as part of the future development of the wider Point Cook area. Housing product in the precinct will respond to aircraft noise generated by RAAF Base Williams (Point Cook).

The layout of land uses aims where practicable to shield residential uses from significant noise sources including major roads and an air base in the case of Lincoln Heath South PSP. A condition has been inserted in both the current planning permit and PSP to ensure lots within the Australian Noise Exposure Forecast (ANEF) are built to provide noise attenuation, appropriate construction materials and height of proposed works so they do not interfere with the operations of the RAAF base.

13. Future development and servicing

Expected servicing provision is contained in Appendix 6.



Lincoln Heath South Precinct Structure Plan C194
Amendment to the Wyndham Planning Scheme - July 2015