

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

1. This closing submission is made on behalf of the Metropolitan Planning Authority (MPA) in relation to Amendment C194 (Lincoln Heath South Precinct Structure Plan) to the Wyndham Planning Scheme.
2. The planning process for the Amendment has involved extensive engagement with Council, state and federal agencies and the landowner.
3. The Amendment has been the subject of stakeholder and broader public examination on two occasions: consultation in November 2014 and public exhibition in April 2015.
4. Despite the matters that have been at issue in this panel hearing, there are significantly more that have been negotiated and resolved during the preparation of the Amendment and following its public exhibition.
5. As a consequence, the MPA presents the Amendment to the Panel as a 'whole of Government' response and with the support of Council and the landowner and developer, Australand.
6. The MPA, as the planning authority, has had to make decisions that have led to submissions from objecting parties.
7. The MPA has sought as much as reasonably possible to make decisions on the basis of consistency with relevant policies, standards and guidelines, and with particular consideration given to the principle of net community benefit.
8. On the inclusion of the Lincoln Heath South area into the Urban Growth Boundary for residential development purposes, the Logical Inclusions Advisory Committee supported the decision on the basis that consequent precinct structure planning would respond to issues associated with its transformation into an urban form.
9. That process has been comprehensively undertaken by the MPA with the support of Council and relevant stakeholders, particularly in relation to the identification of areas of biodiversity conservation, the investigation of traffic impacts generated at full development of the site, the establishment of adequate stormwater drainage and the acknowledgement of the nearby RAAF Base Williams (Point Cook) in relation to aircraft noise impacts beyond the statutory requirement of the relevant Australian Standard.
10. The expert witness statement and cross examination of Mr Rob Milner of 10 Consulting Group on behalf of Australand summarised that the Amendment will *"enhance and improve the access and amenity for adjoining residential development, and deliver a new community for Lincoln Heath South supported by high amenity and appropriate access to services and facilities."*
11. The expert witness statement and cross examination of Ms Charmaine Dunstan of Traffix Group on behalf of Australand concluded that *"the extent of traffic anticipated to be generated by Lincoln Heath South can be adequately accommodated by the surrounding road network, noting that a number of capacity improvements are currently proposed, have recently been completed or are under construction."*
12. The latter evidence statement reinforces submissions by the MPA and Council regarding the funding of substantial road network and public transport improvements to the benefit of Point Cook residents, directly in the form of Williams Landing Station, Sneydes Road interchange

and Palmers Road transit lane and indirectly as a consequence of the Regional Rail Link project.

13. The Panel has been assured that the precinct structure planning process for Lincoln Heath South gives due consideration to the provision of transport and social infrastructure required for the benefit of future residents.
14. The intersection at Point Cook Road and extension of Fongeo Drive, and the associated connector road network, will improve local transport movements and facilitate the provision of bus routes in the precinct, as well as encourage pedestrian and cycling movements and 'future proof' connections to the Point Cook South PSP area.
15. The provision of local parks in the precinct meets the standard set out in the PSP Guidelines and arguably exceeds those requirements on the basis that encumbered land areas surrounding the Seasonal Herbaceous Wetlands will be embellished with boardwalks and shared paths to further increase local opportunities for passive recreation.
16. It must be noted that the precinct is directly adjacent to the regional-scale Saltwater Reserve sports complex and in direct proximity to the internationally significant Point Cook Coastal Park and Cheetham Wetlands.
17. The provision of active open space in the form of a local sports reserve, whilst not needed as 'stand alone' infrastructure within the precinct, will be secured with an equitable contribution by the development proponent via a section 173 agreement with Council toward a forthcoming facility to be delivered in the nearby Point Cook South PSP.
18. The delivery of social infrastructure and services in the form of community centres and kindergartens, whilst not generated in full by the anticipated population of the precinct, will be secured in the same manner as above.
19. The MPA is satisfied that the method for triggering and securing development contributions is sound.
20. Point Cook South is significant to Lincoln Heath South as it is anticipated that a population mass will be created to support infrastructure delivery that will directly benefit residents of Lincoln Heath South and the wider Point Cook area.
21. The MPA applies the same reasoning in consideration of the provision of a local convenience centre in Lincoln Heath South.
22. Subject to further retail analysis, 'Wyndham Area 1' may have the capacity to support a local town centre to the west of Cunninghams Swamp and a local convenience centre to its east, between the Lincoln Heath estate and RAAF Base Williams (Point Cook).
23. Lincoln Heath South will help to establish a northern catchment for a local convenience centre that can suitably serve the airbase.
24. The Department of Education and Training is currently in the process of identifying a suitable school location in Point Cook; however, Lincoln Heath South is not considered an appropriate location.

25. The MPA acknowledges the concerns of local residents in relation to crime and safety; however, Lincoln Heath is not considered a suitable location for a police station and its development cannot be directly linked to social disorder.
26. Documentation tabled by Council as part of its submission supports the proposition that demand for housing product in the Point Cook suburb remains strong and that land supply is not an issue in relation to the development of Lincoln Heath South or its anticipated timing of completion.
27. Review of the submissions demonstrates support for the Lincoln Heath South PSP across key agencies and Council.
28. Unresolved submissions received to the Amendment relate to matters affecting the broader Point Cook suburb and should not be attributed to Lincoln Heath South.
29. The MPA is appreciative of the high level of co-operation that it has received from affected parties and stakeholders.
30. The MPA thanks the Panel for its commitment to the hearing.

Nat Anson

Structure Planning Manager

Metropolitan Planning Authority



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