

From: Steve Myers [REDACTED]
Sent on: Tuesday, February 17, 2026 7:48:16 AM
To: Gareth Hately (DTP) [REDACTED]; Brianna Smillie (DTP) [REDACTED]; Julie McLean [REDACTED]; [REDACTED]; Peter Reid [REDACTED]
CC: [REDACTED]; Lachlan Buck (DTP) [REDACTED]; East of Aberline [REDACTED]; Cameron McNeill [REDACTED]
Subject: [EXTERNAL] Re: [SEC=OFFICIAL] RE: [REDACTED] Aberline PSP email from Lachlan Buck and my response

Hi Gareth, Brianna & Julie

Thank you again for taking the time to meet with us and talk through the revised local park location. We genuinely appreciate the openness of the discussion.

Having reviewed the draft plan more closely, we'd welcome the opportunity for some further discussion with VPA and Council before the PSP is finalised.

We understand the position put forward - that Boiling Down Road is being treated as a constraint to access, and that locating the park to the south is intended to ensure open space provision for land in that area.

However, we remain concerned that this response may be overlooking what is, in our view, a more significant constraint: delivery.

The land south of Boiling Down Road is fragmented, and delivery of the proposed 0.60ha park is entirely reliant on subdivision occurring. If subdivision is delayed, or does not proceed in the foreseeable future, there is a real risk the open space is not delivered in a timely way, if at all. In our view, that delivery uncertainty is a more material constraint than the road itself.

From a practical development perspective, there are several substantial constraints affecting [REDACTED] land:

A 13-metre-wide service road required along the Boiling Down Road frontage, which would necessitate demolition of the existing dwelling (a significant asset), without unlocking proportionate development yield.

The need to coordinate delivery of that service road with adjoining landowners, introducing timing and feasibility uncertainty.

A proposed 16-metre-wide local access road to the rear. This represents a significant land take and construction cost, while serving development on only one side of the road.

The requirement to provide road frontage to the open space, which necessitates additional internal road infrastructure that serves development on only one side, further reducing net developable area and compounding inefficiency.

Collectively, these requirements result in substantial internal road infrastructure that only serves development on one side of the road, significant upfront cost, and a reduced net developable area - all on a fragmented holding. From a commercial standpoint, this materially impacts feasibility and, in turn, the likelihood and timing of delivery.

For that reason, we ask that VPA and Council carefully reassess the development prospects of this land when determining the most appropriate park location.

In contrast, there is land immediately north of Boiling Down Road that appears capable of accommodating the park, including existing vegetation identified for retention that could be incorporated into the design (see **Plan 8** of the exhibited PSP). It adjoins a proposed Level 2 local access road, with an intersection located opposite [REDACTED] land - which logically presents a clear and legible crossing point.

Unless there are material changes to the movement network that have not yet been shared, we struggle to see how Boiling Down Road constitutes a substantive access barrier - particularly given that land to the south will in any event need to access the Primary School, Neighbourhood Activity Centre and broader open space network to the north. If the road is considered a constraint, it seems more appropriate to resolve that through thoughtful road and crossing design rather than by relocating the park to the south.

We agree with today's comment that there is logic in locating open space generally within this part of the precinct. Our concern is simply that the current site selection is not the strongest option. There appears to be a stronger planning argument for locating the park to the north, on land with a higher likelihood of delivery and developer interest, where it can connect into the wider open space network and sit at a future intersection that naturally facilitates access.

Throughout earlier stages of the project, VPA & Council advice was consistent in cautioning against locating open space on smaller, fragmented holdings to the south. In our view, that remains sound planning logic.

