

Growth Areas Logical Inclusions Review Process 2011

Preliminary Assessment Report

North Region: Whittlesea, Mitchell and Hume

(Excluding Sunbury / Diggers Rest)

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Overview of the Logical Inclusions Process

In May 2011 the Minister for Planning Matthew Guy announced a new process to help address the shortage of metropolitan land supply, known as the **Growth Areas Logical Inclusions Review** processes.

The process will determine possible urban growth boundary inclusions stemming from a review of submissions made during the 2009 boundary changes process through the *Delivering Melbourne's Newest Sustainable Communities* (DMNSC), and the associated *Melbourne @ 5 Million* process. The independent process will determine possible inclusions of properties within the urban growth boundary (UGB) affecting the growth areas of Wyndham, Melton, Hume, Whittlesea, Mitchell, Casey and Cardinia Council areas.

Under this process the Minister for Planning has requested that the **Growth Areas Authority** (GAA) review and assess the merits of submissions already submitted as part of the 2009 urban growth boundary review, together with any submissions made by the growth area Councils during and since 2009.

The GAA will then refer the submissions and the Assessment Report to a new especially established **Logical Inclusions Advisory Committee** for final advice to the Minister.

For land to be considered as a logical inclusion, the Minister has outlined strict criteria and areas that can be considered for inclusion must meet these standards.

The Government has appointed a probity auditor to oversee the process.

This report contains the recommendations of the GAA on the land being considered for possible inclusion in the Urban Growth Boundary (UGB) as part of the Logical Inclusions Review. Please note however that if further significant information becomes available through the Hearings process the GAA may amend its recommendations accordingly at that stage.

This Report relates to the North Region - comprising Whittlesea, Mitchell and Hume Councils (excluding Sunbury / Diggers Rest which will be in a separate Report).

In summary:

- A total of approximately 230 submissions from the 2009 UGB review process were assessed and identified by the GAA as qualifying for consideration by the Logical Inclusions Review (overall, over 1,700 submissions were made in 2009 as part of the consultations for either the *Melbourne @ 5 Million* ~350 submissions, or *DMNSC* ~1,400 submissions).
- The submitters were contacted by the GAA to be advised of this Review process.
- Almost 4,000 individual letters were sent to owners and occupiers who were identified as potentially affected parties within or adjoining land covered by the submissions.
- Approximately 600 affected party submissions have been lodged.
- The submissions were grouped by the GAA into 'Assessment Areas' within ~~in~~ four distinct geographic areas for assessment, reporting and Advisory Committee hearing purposes.

The GAA recommendations presented in this report are based on a high level review of the submissions that have been assessed against the relevant *standards and decision criteria* and State planning policy. This high level strategic review has been informed by and takes into account the views of the various parties: including through a series of meetings with the seven *Growth Area* councils, including seeking their views on where the UGB should lie, workshops with key State government departments and agencies, the information provided by submitters and affected parties, and a range of publicly available information sources.

The review has also deliberately limited itself to a high level review as this will be the subject to further consideration by the Advisory Committee and by the Precinct Structure Plan processes that may follow for those areas involved. The Logical Inclusions Review is a qualitative rather than quantitative review, in that it is the assessment of quality and relationship of land to the existing UGB and whether it should be included in the UGB rather than any specific land supply targets to be achieved.

In addition the GAA generally has a view that some issues which were affecting some areas excluded in the previous review could best be considered in the Precinct Structure Planning process.

The purpose of this Report is to assist the Advisory Committee in its consideration of the land submissions during the public hearing process it will conduct.

It should be noted that the assessments and recommendations contained in this Report represent the views of the GAA and impartially provides a recommendation on whether the status of any land area should be changed to be included in the UGB.

All interested organisations and individuals now have the opportunity to consider these findings and examine any issues in detail through the Advisory Committee process.

It should also be noted that this is a preliminary assessment and recommendation only, and may be subject to further review and change by the GAA depending on any issues raised during the Advisory Committee hearings.

Part 1: Introduction to this Report

The main part of this Report (Part 6) contains the recommendations of the GAA following an assessment of the submissions which are being considered in the Logical Inclusions Review. This Report will now be passed onto the Logical Inclusions Advisory Committee.

In order to set the scene for this review, the Part 2 of this Report provides a brief summary of the previous 2009 review, which was undertaken as part of the *Melbourne@ 5 Million* and *Delivering Melbourne's Newest Sustainable Communities (DMNSC)* and details how the UGB was realigned through amendment VC68 to the *Victorian Planning Provisions (VPPs)* in August 2010.

Part 3 then outlines the Logical Inclusions Review and the process that is being followed. It explains the roles of the GAA and the Advisory Committee, what submissions are being considered and the limitations of the review, such as which land can be considered and the timeframe.

Part 4 provides a brief summary overview of the relevant Ministerial Directions and *State Planning Policy Framework (SPPF)* relevant to the Logical Inclusions Review.

Part 5 sets out the Methodology that the GAA used, firstly to qualify what land is being considered and then, secondly, how it has been assessed. This section continues and describes the *standards and decision criteria* that were set out for this review by the Minister for Planning in his *Terms of Reference* for the Advisory Committee. It also refers to the planning principles that were used during the 2009 UGB review, as identified in DMNSC, that continue to be consistent with State Planning Policy and are considered to be still generally relevant to the Logical Inclusions Review. A summary of the information sources used by the GAA in reaching its recommendations is included, along with a list of the Councils, Government departments and agencies who were involved in workshop sessions and meetings coordinated and run by the GAA. An overview of the public notification process carried out by the GAA is also provided.

Part 5 also describes the broad categories that have been used in the GAA's assessment to identify whether land has any potential to be included for housing or employment purposes within the UGB.

Part 6 contains the detailed assessment and preliminary recommendation about land submissions within the growth corridor; which are supported by a range of information such as aerial photographs, topographical maps and flood information for example.

Part 2: Background Context

The Logical Inclusions review is considering land submissions that were made to the 2009 review of the UGB that requested land be included inside it for residential or employment purposes but were unsuccessful for a variety of reasons that were considered to be relevant at that time.

On 6 August 2010, Amendment VC68 formally established the current position of the UGB in the Victorian Planning Provisions and incorporated some land identified through the 2009 review.

In order to provide some simple background context to the Logical Inclusions review, a brief summary of the 2009 review is provided below.

Melbourne@ 5 Million

Melbourne@ 5 Million was released in December 2008 and identified a process to review the UGB around Melbourne's growth areas, in parallel with consideration of the alignment of the Regional Rail Link (RRL), the Outer Melbourne Ring/ E6 Transport Corridor and the boundaries and management of the grassland reserves in Melbourne's west.

An *Inter-Departmental Taskforce* (State Government) was formed in December 2008 to coordinate the review of all four major planning and infrastructure initiatives.

The need to review the UGB was prompted by higher than anticipated population growth figures and the need to provide sufficient land in the growth areas to maintain an adequate and competitive land supply to meet future housing needs.

Melbourne@ 5 Million limited the UGB review to the seven growth area councils of Melton, Hume, Whittlesea, Mitchell, Wyndham, Casey and Cardinia. These were grouped into *Growth Corridors*, being:

- Melbourne South East (Casey - Cardinia Growth Area)
- Melbourne West (Melton - Caroline Springs Growth Area)
- Melbourne North (Hume - Mitchell- Whittlesea Growth Area)
- Melbourne West (Wyndham Growth Area)

A first round of public consultation took place between 22 December 2008 and 20 February 2009 as part *Melbourne@ 5 Million*.

Delivering Melbourne's Newest Sustainable Communities (DMNSC)

The findings of the initial review were published in the DMNSC Report for Public Consultation (June 2009)¹ and identified a series of proposed changes to the UGB. A second round of public consultation was undertaken between 17 June 2009 and 17 July 2009, inviting submissions about all of the recommendation contained in DMNSC.

Realignment of the UGB

The UGB was realigned to its current position on 6 August 2010 by Amendment VC68 to the Victorian Planning Provisions, following ratification by Parliament. Within the area covered by the new UGB, there was an additional approximately 43,600 ha of land brought into the UGB in order to help accommodate an additional 600,000 dwellings in Melbourne over the next twenty years, of which over 284,000 were to be accommodated in growth areas, plus associated employment land.

¹ "Delivering Melbourne's Newest Sustainable Communities – Report for Public Consultation, Urban Growth Boundary Review"
Department of Planning and Community Development, June 2009.

Part 3: Introducing the Logical Inclusions Review

Announcing the Logical Inclusions Review

On 16 May 2011, the Minister for Planning announced a new review process to consider submissions that were made in 2009 as either part of *Melbourne@ 5 Million* or *Delivering Melbourne's Newest Sustainable Communities*. It is referred to as the *Logical Inclusions Review*.

Addressing the metropolitan shortage of residential and employment land supply

The *Logical Inclusions Review* is intended to help address the shortage of metropolitan land supply for residential and employment purposes and consider a possible expansion of the UGB for sites that could have been considered in 2009 as 'logical inclusions'.

Growth Areas Authority and the Logical Inclusions Advisory Committee

This new review is being undertaken by the Growth Areas Authority (GAA) and the *Logical Inclusions Advisory Committee* appointed by the Minister for Planning, under Part 7, Section 151 of the *Planning and Environment Act 1987*.

The Minister has set out *Terms of Reference* under which the Advisory Committee will operate. This details the *standards and assessment criteria* (see Part 5) that have been set for land submissions to be assessed against. The GAA has used the standards and assessment criteria to:

- Qualify previously made submissions as being valid for the Logical Inclusions Review; and
- Undertake a preliminary assessment of the capability of each land submission for future housing or employment purposes and refer each, in a report form, complete with recommendations, to the Advisory Committee for further consideration and final determination.

The role of the Advisory Committee is explained later in this section.

Review limited to land in 'Growth Area' councils only

As per the 2009 UGB review, the Logical Inclusions Review is only considering land submissions in the 'Growth Area' municipalities of:

- Cardinia
- Casey
- Hume
- Melton
- Mitchell
- Whittlesea
- Wyndham

Land to be considered in the Logical Inclusions Review

Only land identified in submissions in 2009 made to either Melbourne@ 5 Million or DMNSC, together with land subsequently identified by Growth Area Councils since 2009, will be considered. No new land can be identified by private individuals or companies for inclusion. Submissions on any land made by the growth area Councils during and since 2009 can be considered as part of the Review.

Role of the Growth Areas Authority - Preliminary Assessment of Land Submissions

The GAA is to assess relevant land submissions and will then refer them with a preliminary recommendation to the Advisory Committee for further consideration.

Given the scope of this Review, the GAA's assessment is a high-level strategic review based upon a range of available information sources (detailed in later sections of this Report). It should be noted that the GAA's preliminary review has not had the opportunity to consider and evaluate any supplementary or new issues or details that are raised during the subsequent Advisory Committee hearings.

Therefore, all recommendations contained in this report are qualified on this basis and the GAA reserves the right to amend its views or position regarding land if significant new information is provided during the course of the Advisory Committee process.

Limitations of the Review

The GAA notes that the quality of submissions has been highly variable. While the GAA has had available to it the very extensive work undertaken in the reviews of the past two years, the GAA has not been in a position to undertake new detailed surveys and investigations. Where insufficient information is provided in a submission, then that may be reason for not considering the land any further at this stage as part of this Review.

However, the GAA also recognises that such reviews are often at a strategic high level, and in some instances it is appropriate for land to be included in the UGB with the understanding that the subsequent more detailed Corridor Plan and / or Precinct Structure Plan processes can and should address the range of issues.

All land being considered in this review is at the request of private submitters or Councils and the GAA has no responsibility for the location, size or coverage of land being put forward for inclusion, nor the quality of submission documents. Some submissions are sufficiently detailed and present a considered case as to why land should be included in the UGB. Other submissions are limited to a single paragraph.

Unlike the 2009 UGB review where land budgets were set for the four growth area corridors, there is no quantum of housing or employment land that is set for inclusion in the UGB at the conclusion of the Logical Inclusions process. There is no obligation to include any or all land into the UGB.

For all of these reasons, the GAA's review has been able to concentrate on the qualitative aspects of land submissions e.g. where this might result in a better land use planning outcome of an area.

Where a submission is severely deficient in supporting information, then that land might be beyond the scope of this limited Review and should be pursued through alternative processes in the future, such as the Biennial Review of the UGB referred to elsewhere by the Minister for Planning. Alternatively, it might suggest the promotion of land has been speculative or very general in nature rather than seriously considered by the person or organisation promoting it and again, it may not be appropriate to be considered further at this time.

The Advisory Committee

The Advisory Committee will conduct a series of hearings from late August through until October 2011 to hear and consider the merits for and against the inclusion of land within the UGB.

The Advisory Committee will make a final recommendation on the suitability of each land submission for possible inclusion, or otherwise, within the UGB to the Minister. This will be made in the form of a report to be made publicly available.

Part 4: Planning Policy Context

The *Decision Criteria* set out by the Minister requires proposals (land submissions) to be consistent with any relevant **Ministerial Directions** and the **State Planning Policy Framework (SPPF)** contained within the Victorian Planning Provisions (VPPs).

This section summarises the key policies and directions relevant to the Logical Inclusions Review, noting that the policy framework is too extensive to analyse in significant detail in this Report.

The SPPF addresses a broad range of policies and objectives. Not all policies are relevant and of those that are, not all can be expected to be satisfied simultaneously. Section 4(1) of the *Planning and Environment Act 1987* contains, amongst others, the following objective for planning in Victoria:

‘To balance the present and future interests of all Victorians.’

In its preliminary assessment of land submissions, the GAA has been mindful of balancing the need to provide additional land for housing and employment or helping to improve housing choice and affordability against other competing needs such as the protection of rural land or areas of biodiversity value. The weight afforded to individual policies, therefore, will depend on the individual characteristics of land and the number of material considerations attributed to it, as revealed through the initial assessment process.

Ministerial Directions

The complete list of current Ministerial Directions is set out in the schedule below.

Ministerial Direction - The Form and Content of Planning Schemes

- *Direction No. 1 Potentially Contaminated Land*
- *Direction No. 6 Rural Residential Development*
- *Direction No. 9 Metropolitan Strategy*
- *Direction No. 11 Strategic Assessment of Amendments*
- *Direction No. 12 Urban Growth Areas*
- *Direction No. 13 Managing coastal hazards and the coastal impacts of climate change*
- *Development Contributions Plans*

A number of these Ministerial Directions have only limited relevance to this assessment report about the suitability or otherwise of land for inclusion in the UGB, however they have been taken into account where applicable. Direction 12: *Urban Growth Areas*, for example, contains directions that would relate to any future planning scheme amendments about the Urban Growth Zone or structure plans.

State Planning Policy Framework (SPPF)

The State Planning Policy Framework (SPPF) is contained within the *Victorian Planning Provisions (VPPs)* at Clauses 10 to 19. Policies at Clauses 11-19 provide direction on specific land use matters, as follows:

- 11: Settlement
- 12: Environmental and landscape values
- 13: Environmental risk
- 14: Natural resource management
- 15: Built environment and heritage
- 16: Housing
- 17: Economic development
- 18: Transport
- 19: Infrastructure

The most relevant Clauses are set out below:

State Planning Policy 11 - Settlement

Planning is to respond to the needs of existing and future communities through the provision of zoned and serviced land for housing and employment, recreation and open spaces:

- *Sub-Clause 11.02 Urban Growth*
- *Sub Clause 11.02-2 Planning for Growth Areas*
- *Sub-Clause 11.04 Metropolitan Melbourne*
- *Sub-Clause 11.04-3 Employment Corridors*
- *Sub-Clause 11.04-5 Melbourne's Growth Areas*
- *Sub-Clause 11.04-6 Green Wedges*

State Planning Policy 12 -Environmental and Landscape Values

Contains policies addressing biodiversity, management of native vegetation and protection of significant landscapes:

- *Sub-Clause 12.01 Biodiversity*
- *Sub-Clause 12.01-2 Native Vegetation Management*
- *Sub-Clause 12.04 Significant environments and landscapes*

State Planning Policy 13 -Environmental Risks

Promotes best practice of environmental management and risk management to avoid or minimize environmental degradation and hazards:

- *Sub-Clause 13.02 Floodplains*
- *Sub-Clause 13.03 Soil Degradation*
- *Sub-Clause 13.03-2 Erosion and landslip*
- *Sub-Clause 13.03-3 Salinity*
- *Sub-Clause 13.05 Wildfire*

State Planning Policy 14 -Natural Resource Management

Contains policies that consider the conservation and 'wise' use of natural resources, water, land etc in help support environmental quality and sustainable development:

- *Sub-Clause 14.01 Agriculture*
- *Sub-Clause 14.02 Water*
- *Sub-Clause 14.03 Mineral and Stone Resources*

State Planning Policy 15 -Built Environment and Heritage

Sets out policies that seek to ensure land use and development is responsive to its landscape, cultural context and protects places of significant heritage, architectural, aesthetic, scientific and cultural value:

- *Sub-Clause 15.03 Heritage*
- *Sub-Clause 15.03-2 Aboriginal cultural heritage*

State Planning Policy 16 -Housing

Details planning policies to help provide for housing diversity and the efficient provision of infrastructure:

- *Sub-Clause 16.01 Residential development*
- *Sub-Clause 16.01-2 Location of residential development*
- *Sub-Clause 16.01-5 Housing Affordability*

State Planning Policy 17 - Economic Development

Planning is to help provide for a strong and innovative economy:

- *Sub-Clause 17.02 Industry*

State Planning Policy 18 -Transport

Providing for an integrated and sustainable transport system that provides access to social and economic opportunities, encourages prosperity, coordinates reliable movement of people and goods and promotes environmental sustainability:

- *Sub-Clause 18.01 Integrated Transport*
- *Sub-Clause 18.02-3 Principle Public Transport Network*
- *Sub-clause 18.04-1 Melbourne Airport*
- *Sub-clause 18.04-2 Planning for Airports*

State Planning Policy 19 - Infrastructure

Sets out policies on a number of infrastructure issues, including the growth and redevelopment of settlements in a manner that allows for the logical and efficient provision of infrastructure:

- *Sub-Clause 19.03 Development Infrastructure*
- *Sub-Clause 19.03-6 Pipeline Infrastructure*

Part 5: Assessment Methodology

This section sets out the methodology used by the GAA, firstly, to identify land that qualifies for consideration within the Logical Inclusions Review and, secondly, to assess the suitability of land for possible residential or employment uses and inclusion within the UGB.

Stage 1 - Qualifying Assessment

Under the *Terms of Reference* for the Advisory Committee, all sites included in the first assessment stage of the *Logical Inclusions Review* were required to meet the *Standards* set out in the '*Standards and Decision Criteria to be applied to the Assessment of Proposals for Inclusion of a Property within the Urban Growth Boundary*' (the **Standards and Decision Criteria**) - as set by the Minister for Planning.

The Standards state that land proposed for inclusion must at least meet the following requirements:

1. *Be located within a growth area municipality*
2. *Be adjacent to or on the existing Urban Growth Boundary - land located away from the Urban Growth Boundary cannot be incorporated unless intervening land is also included*
3. *Be proposed for residential or employment development*

For land to qualify through Stage 1, it was not necessary to make any technical assessment of the development capability of land submissions.

Consequently, of a total of 1,750 submissions received from the first two rounds of consultation in 2009, approximately 230 site related submissions were identified as either qualifying entirely or '*conditionally*' for the Logical Inclusions Review. A site was considered to have qualified *conditionally* where it was located away from the UGB but a submission was made on intervening land, as per Point 2 of the qualifying standards. Intervening land must continue to be included in the review to allow a conditional site to remain in consideration.

Submitters who proposed land for inclusion within the UGB were asked to confirm that they still wanted land to be considered for inclusion. They were also asked to provide any further supplementary information where this might assist the GAA and the Advisory Committee in assessment of land submissions.

Two Rounds of Submissions and Submission Numbering Protocols

As outlined previously, there were two opportunities in 2009 for submissions to be made and certain Submission Numbering protocols were adopted for these, namely:

- Round 1 - Melbourne @ 5 Million
 - These generally have a four digit number such as 2067 (no use of the letters 'sub')
- Round 2 - Delivering Melbourne's Newest Sustainable Communities
 - These have generally have 'sub' before the four digit number such as sub 8052

There is no particular link between the two numbers even if they cover the same land area and / or were made by the same submitter.

Stage 2 - Public Notification

A public notification exercise was undertaken by the GAA as part of the Logical Inclusions Review in order to give affected parties the opportunity to comment on any land being considered for possible inclusion within the UGB. This process will also provide people with the opportunity to be heard during the Advisory Committee hearing process. In summary:

- Almost 4,000 letters were sent out across Melbourne's growth areas to owners and/ or occupiers either within or adjoining land covered by the previous 2009 submission made.
- The letters were sent out in a staged manner between the 7th and 15th July, and provided a reasonable timeframe for submissions until the 5th August to enable input into the Assessment process and the Advisory Committee Hearings.
- Public notices were also placed in newspapers during the week commencing 11 July 2011 with both metropolitan (e.g. The Age, The Herald Sun) and local newspapers.
- Supporting information was made available on the GAA website, including full copies of all submissions (and supplementary information) being put forward for land for inclusion within the UGB.
- Approximately 600 submissions were received by the GAA.

The notification process followed, as closely as possible, that of a typical planning scheme amendment that would be undertaken pursuant to *Section 19 of the Planning and Environment Act 1987*². Land owners and occupiers of any property included in a land submission (being considered for inclusion in the UGB) were notified individually in writing, along with any property owner that was adjacent to or within 60m of any submission as a '*potentially affected party*'. It should be noted that there were instances of land owners and occupiers who were not aware that a submission or submissions had been made that included the land they owned and/ or occupied, such as a Council submission or a more general private submission for example.

The distance of 60 metres was agreed, in consultation with the Advisory Committee, as a reasonable limit for the purpose of public notice simply to ensure it remained practical and feasible (in scale) to undertake. For those beyond 60 m, the GAA relied upon notices in newspapers (both local and metropolitan) to inform people of the review.

All landowners were informed of the possible future outcomes of any land that is included in the UGB, including the likely change to the underlying zoning and the possible application of the Growth Areas Infrastructure Contributions (GAIC).

Depending on any future outcomes that might follow the recommendations of the Advisory Committee, there may be some instances where further targeted consultation may be necessary prior to any further consideration of the UGB alignment (i.e. as part of any planning scheme amendment).

It should also be highlighted that further community and stakeholder engagement would take place as part of any detailed planning process, such as a Precinct Structure Plan (PSP) where land is included in the UGB.

Public notification not carried out

As will be outlined later in the Assessment Area Report for Mitchell Area 2 - Wallan Township, it should be noted that landowners and occupiers in the Mitchell Shire Council submission area, that includes the Wallan township and surrounding land, have not been notified as part of this process by the GAA. The Mitchell Shire Council's new submission was only submitted to the GAA as part of this current process. Therefore, it was after the round of potentially 'affected parties' letters were sent out by the GAA. The

² A planning scheme amendment was the closest statutory planning process by nature to the Logical Inclusions Review that could be used as a model for notification purposes. This might also allow the Minister for Planning to consider possible planning scheme amendments to realign the UGB without the need to undertake a further public notification exercise.

GAA understands that the Mitchell Shire Council did write to land owners within part of this area advising them of the Council submission. However, this is not part of the GAA's notification process and would need to be considered further by the GAA and Advisory Committee.

The GAA considers there is sufficient flexibility for the Advisory Committee to consider the merits of the proposal and then direct that some form of public notification take place in the future, as and if required.

Stage 3 - Area and Submissions Assessment Process

The third stage of the GAA review involved an assessment of the areas and the submissions against the *Decision Criteria* set out for the Review.

Regional and Local Assessment Areas

In conjunction with the Advisory Committee, the GAA identified four geographic areas³ for the purpose of enabling a systematic and manageable assessment and Advisory Committee Hearing process. These are:

- South East - Casey & Cardinia
- North - Mitchell, Whittlesea & Hume (excluding Sunbury and Diggers Rest)
- West - Wyndham and Melton (excluding Diggers Rest)
- Sunbury & Diggers Rest (Melton and Hume)

Within each Assessment Area, localised groupings of submissions were identified by the GAA as defined by the relationship of land submissions in proximity to one another and the characteristics of the area. For example, if two separate submissions adjoined or overlapped, shared similar land characteristics and created a clearly defined area, they were grouped to form one local grouping for the purposes of simplifying the assessment process into 'logical areas'. In some cases a single submission makes up the whole Assessment Area.

Assessment Considerations

As previously outlined, the Logical Inclusions Review is only considering submissions stemming from a review of the 2009 boundary changes. It was considered that the methodology used during the previous review in 2009 could where appropriate be generally applied to the Logical Inclusions process for the purposes of consistency and clarity.

The *DMNSC Report for Public Consultation* (June 2009) included a methodology (at Section 3) for the assessment of land in the previous *Investigation Areas*⁴. Section 3.1 of that report sets out a number of *Planning Principles*, which were:

- *The majority of new development is within approximately three kilometers of high capacity public transport (existing or planned);*
- *There is potential to develop contiguous extensions of urban areas, to allow efficient use of infrastructure and build on or add value to existing communities;*
- *Improved biodiversity values and environmental outcomes may be achieved;*
- *Communities can be created that are of sufficient size to support the provision of necessary regional and local infrastructure and services;*
- *The pattern of development would allow for efficient public transport networks at a sub-regional level;*
- *New residential development can be planned with access to existing and/or future employment opportunities; and*
- *Land use conflict between industry and sensitive land uses can be avoided or minimised.*

³ These areas vary slightly to the four Growth Area corridors identified in the 2009 UGB review. A grouping of submissions around Sunbury and Diggers Rest that straddle two municipal boundaries established the need to create an area where these matters could be considered together.

⁴ The Investigation Areas were set as part of the 2009 UGB review. This identified land in strategic locations outside the then UGB that might be suitable for development, based on an initial investigation of possible constraints and opportunities.

These principles continue to be consistent with State Planning Policy relating to growth areas as well as being appropriate strategic land use planning objectives. The GAA considers that they should generally apply to this current review process wherever relevant.

The *Standards and Decision Criteria* to be used by the *Logical Inclusions Review* include the need to make an analysis against a number of 'categories of constraints and opportunities'. These remain the same as per those set out in Section 3.2, *Opportunities and Constraints*, of the 2009 Public Consultation Report:

- Agricultural activities;
- Biodiversity;
- Drainage corridors;
- Extractive industry;
- Heritage (including Aboriginal cultural heritage and post contact heritage);
- Landscape features;
- Land use;
- Salinity;
- Soil capability;
- Transport;
- Trunk services (including water services, sewerage, electricity, gas and telecommunications); and
- Wildfire.

Land Analysis - Sources of Background Information

Background Analysis

As per the 2009 review, a range of background information sources has continued to inform and support the Logical Inclusions Review. This includes range of reports associated with *Delivering Melbourne's Newest Sustainable Communities*, including the six *Background Technical Reports*⁵ that addressed the following topics:

1. Land Capability;
2. Biodiversity (comprising three sub-reports for Melbourne's Western, Northern and South-Eastern Investigation Areas);
3. Drainage;
4. Landscape Values;
5. Trunk Services and
6. Transport.

Other sources, such as the *Committee for Smart Growth* final reports for Casey-Cardinia (June 2005), Hume (July 2005), Melton - Caroline Springs (August 2005), Wyndham (December 2004), Whittlesea (December 2004) provide some background information.

No new survey work or field investigations have taken place by the GAA as part of the Logical Inclusions Review. The GAA has used a range of mapping, aerial photography, and topographical information, together with its knowledge of the areas to assist in the assessment of land submissions. This information is contained in the main Assessment part of this report that follows.

⁵ *Delivering Melbourne's Newest Sustainable Communities* – Background Technical Reports, prepared by various consultants.

Supplementary Information from Submitters.

Where a land submission qualified for the first part of this review, the submitter was contacted and given the opportunity to provide supplementary information to support that original 2009 land submission. The purpose of this was to:

- Fill any gaps in response to the decision criteria; and / or
- To update the GAA and the Advisory Committee of any change of circumstances that may affect the identified land.

Both the original submission and this supplementary information has been made publicly available on the GAA website to all parties before the public notification exercise commenced.

Government and Agency Workshop Information Sessions

The GAA coordinated and ran two rounds of workshop and meetings as part of the consultation exercises with each of the growth area councils (separately) and relevant State Government agencies (as combined Workshops) during June and July 2011. The meetings and workshops drew upon the working knowledge and expertise of these organisations to identify any known issues of significance or where there was a defined knowledge or information gap.

Each organization was invited to provide its views on the constraints and opportunities of each land submission or grouping of land submissions in each of the areas.

The following State Government organisations were represented during the workshops:

- Department of Planning and Community Development (DPCD)
- Department of Sustainability and Environment (DSE)
- Department of Transport (DoT)
- Department of Business and Innovation (DBI)
- VicRoads
- Parks Victoria
- Yarra Valley Water
- Melbourne Water
- South East Water
- City West Water
- Western Water

Individual meetings were also held with each of the growth area Councils, namely:

- Cardinia Shire Council
- City of Casey Council
- Hume City Council
- Melton Shire Council
- Mitchell Shire Council
- Whittlesea Council
- Wyndham City Council

The GAA has endeavoured to balance the views of all Councils, Government departments and agencies, but is not bound to adopt any particular position. The recommendations contained in this report represent the views of the GAA.

GAA Preliminary Assessment and Recommendations

The GAA's preliminary findings, contained at Part 6 of this Report, places each land submission group into an "Assessment Area" to enable an integrated evaluation of the area in order to determine whether the area is suitable for residential or employment purposes within the UGB. It is within this context that the appropriate response to each submission is considered. Unless otherwise noted, the GAA's assessment and recommendation for an Assessment Area would apply to all the submissions within that Assessment Area.

As outlined previously, it is important to highlight that the Logical Inclusions Review is not tasked with identifying a quantum of land (either minimum or maximum) for inclusion within the UGB. For this reason, land does not need to be ranked with any order of preference for either any of the new land, or against the land currently within the UGB.

Each site has been assessed against a standard range of *Decision Criteria*. The influence and importance of individual criteria has varied from site to site, sometimes quite significantly, depending upon factors such as size, location, extent of any known issues or the relationship of a site to the existing urban area or UGB, for example.

As described earlier in this report, the GAA has drawn upon a range of sources to inform its views about each land submission and Assessment Area.

An overall judgment about the suitability of land for residential or employment purposes has been made about each Assessment Area based upon all known constraints and opportunities. The application of high level planning principles, such as those identified in the 2009 review, has also contributed to the GAAs overall recommendation where relevant.

If land has been recommended for inclusion within the UGB, it does not automatically mean that all of it will be suitable for future development. For example, some parts of any site may be subject to flooding or might have known drainage issues that might indicate it should form part of an area of open space to support surrounding development. The Logical Inclusions Review can where appropriate rely upon future planning processes, such as a Growth Corridor Plan or a Precinct Structure Plan (PSP) to address the specific opportunities and constraints in the appropriate level of detail. This might include the need for further field survey and assessment work.

There were instances where insufficient levels of information about land could not be reconciled within the scope of the current Review. In such circumstances, the GAA has concluded that the consideration of land is premature at this time, particularly if the land submission(s) create an area of considerable scale where the regional or sub-regional impacts would need to be more fully understood by a range of Government departments and agencies, and Local Councils.

The GAA also adopted the position that a lack of information would not automatically preclude an Assessment Area or submission from further consideration. It was left to a review of the individual circumstances of a site, such as its size or the presence of constraints in the surrounding area to determine whether land could be appropriately considered.

Assessment of Land for Inclusion within the UGB

As part of the evaluation of each Assessment Area, the following broad considerations were generally given to the Assessment Areas and submission areas as appropriate, including whether the area was:

- Category 1: Not Constrained
- Category 2: Limited Constraint(s)
- Category 3: Partially constrained
- Category 4: Heavily Constrained
- Category 5: Insufficient information for Assessment
- Category 6: Subject to Further Investigation
- Category 7: Consideration of **Land** is beyond scope of Logical Inclusions review
- Category 8: Consideration of **Issue** is beyond scope of Logical Inclusions review

These general categories are described below:

Category 1: Not Constrained

The assessment process has not identified any known constraints (at this stage) that might preclude development.

Category 2: Limited Constraint(s)

Land where one or more constraints may have been identified. Either these constraints have been assessed as being capable of resolution/ remediation or the majority of land remains free of constraints and a sufficient development yield would appear achievable. It is probable that these can readily be addressed through any subsequent planning process such as a Growth Area Corridor Plan or Precinct Structure Plan process

Category 3: Moderately Constrained

Land where several constraints have been identified that may begin to indicate that a significant portion of any site is unsuitable for development unless the issue can be adequately addressed. Further detailed investigation of particular constraints may be necessary through any subsequent planning process or only a limited parcel of the overall site may be recommended for inclusion within the UGB.

Category 4: Heavily Constrained

Land that has been identified as having heavy constraints that would indicate it as being generally unsuitable for development at this current time.

Category 5: Insufficient information

This may be because it is in an area where insufficient information is available about the land but where, for example, there are known constraints in the surrounding area that would indicate a medium to high probability that some or all of those constraints may also apply to the land.

Category 6: Further Investigation

This may be because it is in an area where there is insufficient information on particular issues; however the site has potential for further consideration based on an assessment on the broad range of factors.

Category 7: Consideration of Land is beyond scope of Logical Inclusions Review

This may be because the area or site is of such a scale or in a strategic location where it could have major implications upon strategic land use planning in an area. Such land cannot be reasonably considered within the more limited scope of the Logical Inclusions Review. The consideration of any such land may be premature until further detailed investigation or area wide planning can be undertaken and it may be more appropriate to consider it as part of the Biennial Review of the UGB referred to elsewhere by the Minister for Planning.

Category 8: Consideration of Issue is beyond scope of Logical Inclusions Review

This may be because the issue that is raised is one which is more appropriately dealt with through other processes or mechanisms. For example, the issue of rural residential / rural lifestyle development has been raised and whether this type of land use and development should be examined in more detail from a policy perspective as to whether it should be facilitated within and / or outside the UGB, as land within the UGB is generally for more intensive urban development and has been the focus of the Logical Inclusions review.

Part 6: Assessment

The following Sections provide a concise outline of the details, assessment and recommendations for each of the Assessment Areas.

An evaluation and recommendation is made for each Assessment Area, and this in turns forms the basis for the assessment for the various Submissions that are located within the Assessment Area.

For ease of reference and review, each Assessment Area has a structured format that comprises:

- 1 Summary Details
- 2 Nature of Submissions
- 3 Affected Party Submissions
- 4 Decision Standards
- 5 Decision Criteria
- 6 GAA Assessment and Recommendation

The detailed Maps and Aerial Photographs are generally included at the end of the Sections for Whittlesea, Mitchell and Hume.

The Table and Maps on the following page lists each submission number in order to enable identification of what Assessment Area it is covered by.

SUMMARY REFERENCE TABLE FOR SUBMISSION NUMBERS AND ASSESSMENT AREAS

Listed by Submission number to allow identification of relevant Assessment Area Number

Refer also to following Maps and Aerial Photograph for location of Submissions and Assessment Areas

Whittlesea Area

Submission Number (in number order)	Assessment Area Number	GAA Recommendation for Inclusion as Part of Logical Inclusions Review
5016	Whittlesea Area 1A	No - 'In principle' support for consideration in Biennial Review
6012	Whittlesea Area 1B	No
6014	Whittlesea Area 1C	No
6015	Whittlesea Area 2	No
6016	Whittlesea Area 2	No
6019	Whittlesea Area 3	No
6024	Whittlesea Area 3	No
6035	Whittlesea Area 1B	No
6035	Whittlesea Area 1C	No
6036	Whittlesea Area 3	No
6037	Whittlesea Area 3	No
sub3148	Whittlesea Area 3	No
sub3230	Whittlesea Area 2	No
sub5526	Whittlesea Area 1A	No - 'In principle' support for consideration in Biennial Review
sub5526	Whittlesea Area 1C	No
sub5615	Whittlesea Area 3	No
sub5933	Whittlesea Area 1C	No
sub5935	Whittlesea Area 2	No
sub7058	Whittlesea Area 2	No
sub7125	Whittlesea Area 3	No
sub7244	Whittlesea Area 4	Yes to Area 4A only
sub8252	Whittlesea Area 3	No
sub8269	Whittlesea Area 3	No
sub8272	Whittlesea Area 3	No
sub10499	Whittlesea Area 2	No
Whittlesea Council	Whittlesea Area 3	Yes to a small area
Whittlesea Council	Whittlesea Area 4	Yes to Area 4A only

It should be noted that during the course of the Logical Inclusions Review to date, a number of submissions have been withdrawn in the Whittlesea area, including: 6009, 6011, 6020, 6030, 6031, 6033, 6034, sub3587, sub3860, sub6081, sub7138, sub8001 and sub8253.

SUMMARY REFERENCE TABLE FOR SUBMISSION NUMBERS AND ASSESSMENT AREAS

Listed by Submission number to allow identification of relevant Assessment Area Number

Refer also to following Maps and Aerial Photograph for location of Submissions and Assessment Areas

Mitchell Area

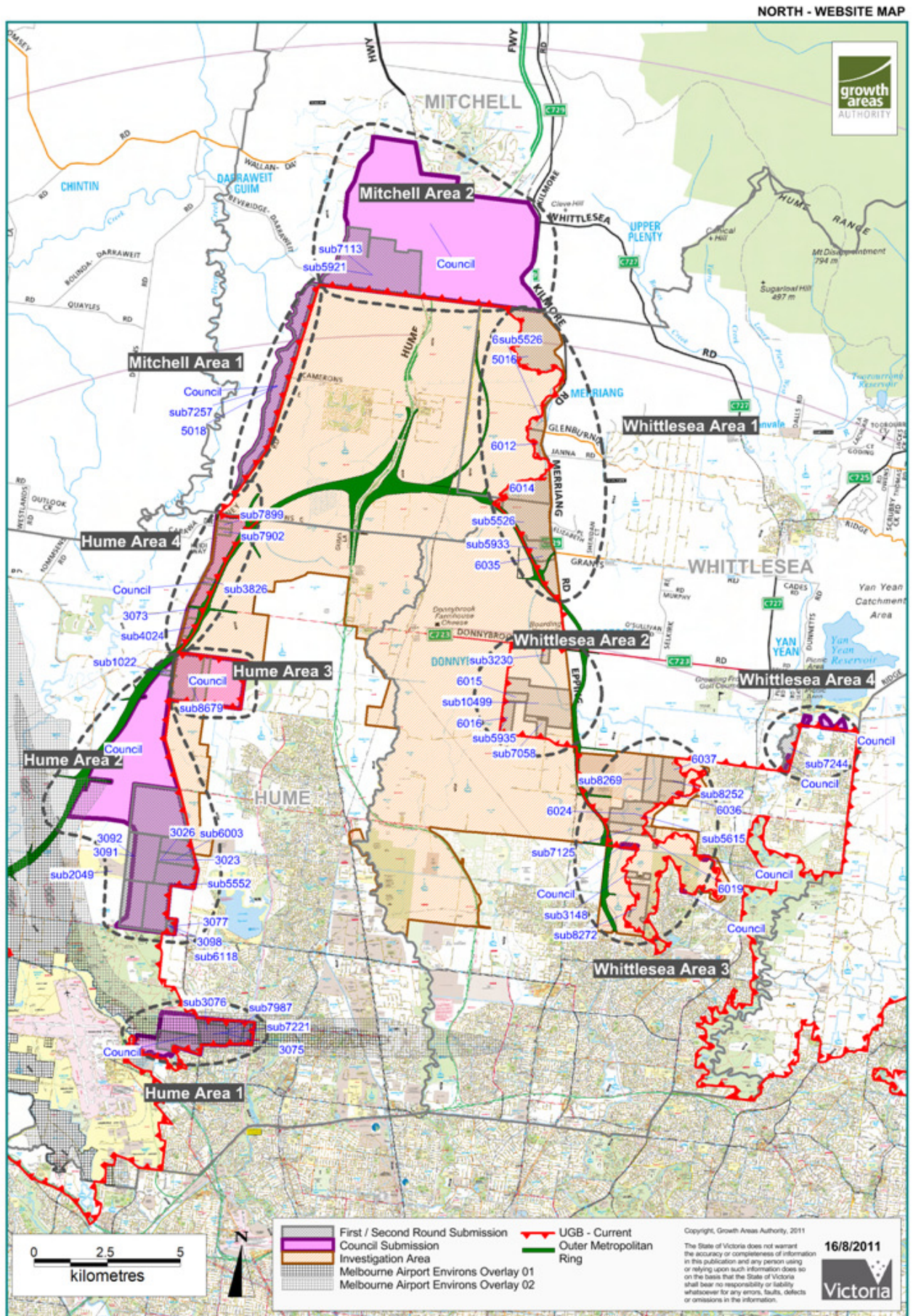
Submission Number (in number order)	Assessment Area Number	GAA Recommendation for Inclusion as Part of Logical Inclusions Review
5018	Mitchell Area 1	No
sub5921	Mitchell Area 2	Yes
sub7113	Mitchell Area 2	Yes
sub7257	Mitchell Area 1	No
Mitchell Council	Mitchell Area 1	No
Mitchell Council	Mitchell Area 2	Yes

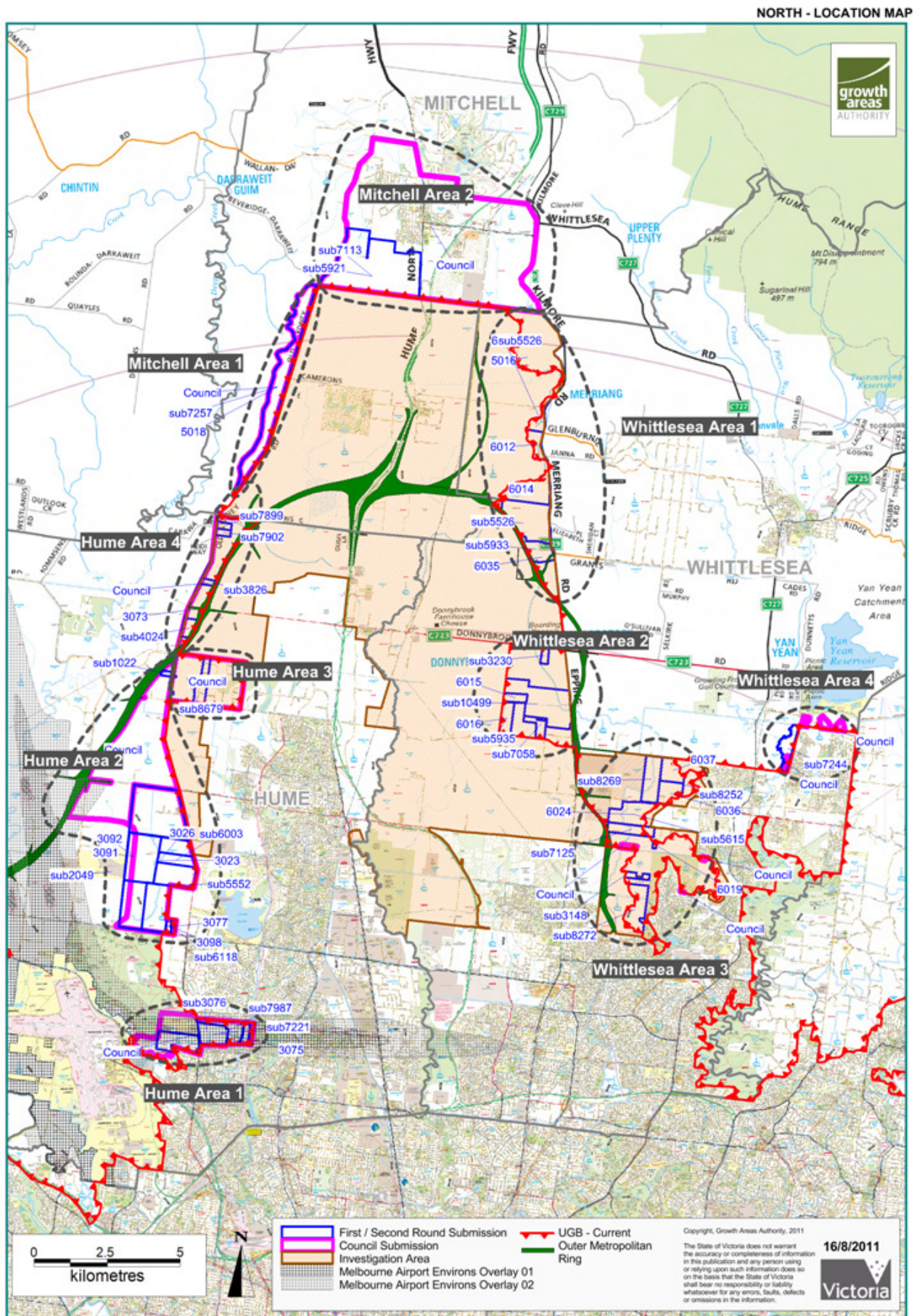
No submissions were withdrawn from Mitchell area.

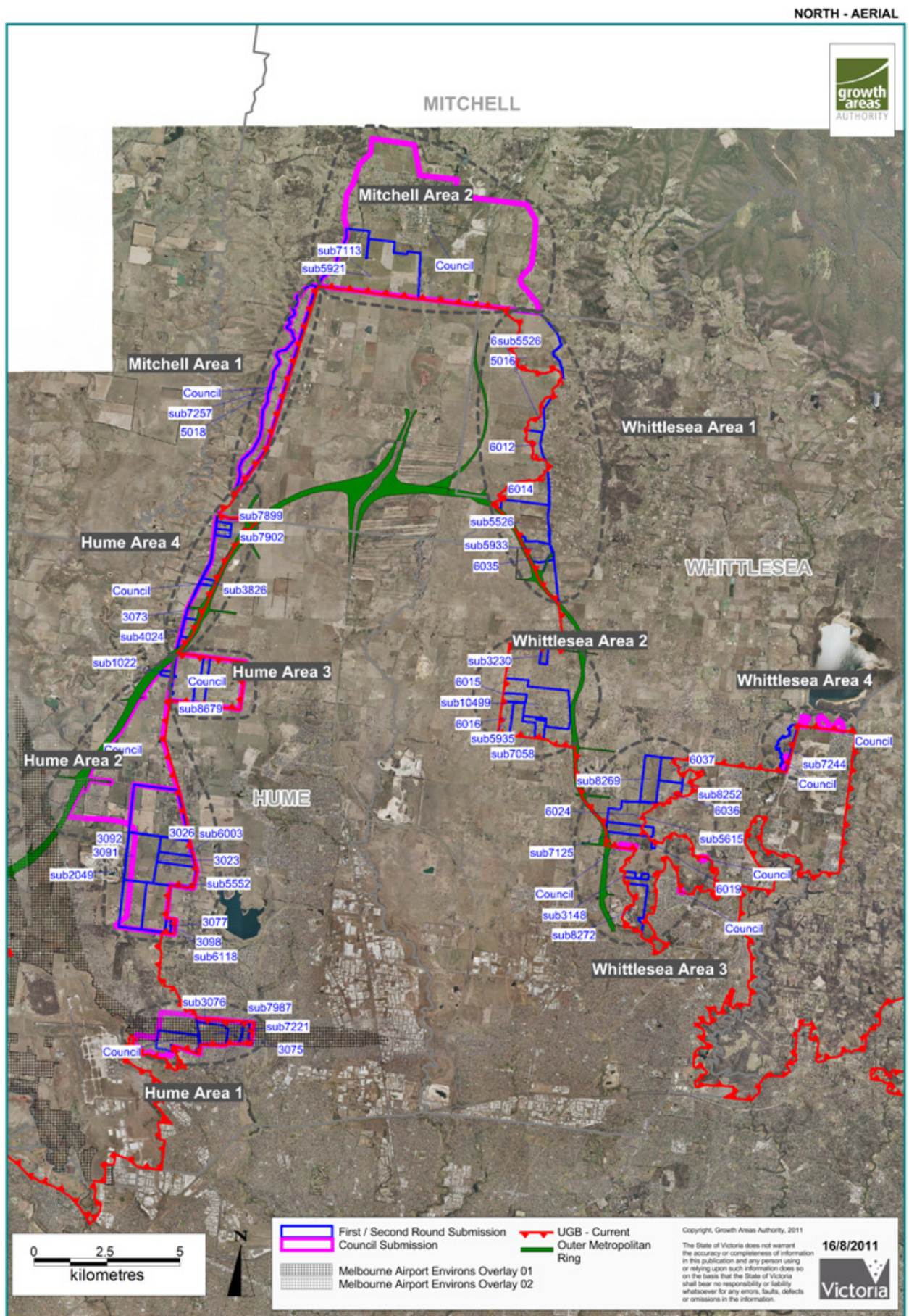
Hume Area (Excludes Sunbury / Diggers Rest)

Submission Number (in number order)	Assessment Area Number	GAA Recommendation for Inclusion as Part of Logical Inclusions Review
3023	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
3026	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
3073	Hume Area 3	Yes
3073	Hume Area 4	No
3075	Hume Area 1	No - Refer comments in Hume Assessment Area 1 section
3077	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
3091	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
3092	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
3098	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
Sub1022	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
Sub2049	Hume Area 2	No - 'In principle' support for consideration in Biennial Review for part sub2049 only
Sub3076	Hume Area 1	No - Refer comments in Hume Assessment Area 1 section
Sub3826	Hume Area 4	No
Sub4024	Hume Area 4	No
Sub5552	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
Sub6003	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
Sub6118	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
Sub7221	Hume Area 1	No - Refer comments in Hume Assessment Area 1 section
Sub7899	Hume Area 4	No
Sub7987	Hume Area 1	No - Refer comments in Hume Assessment Area 1 section
Sub7902	Hume Area 4	No
Sub8679	Hume Area 3	Yes
Sub8679	Hume Area 4	No
Hume Council	Hume Area 1	No - Refer comments in Hume Assessment Area 1 section
Hume Council	Hume Area 2	No - 'In principle' support for consideration in Biennial Review
Hume Council	Hume Area 3	Yes

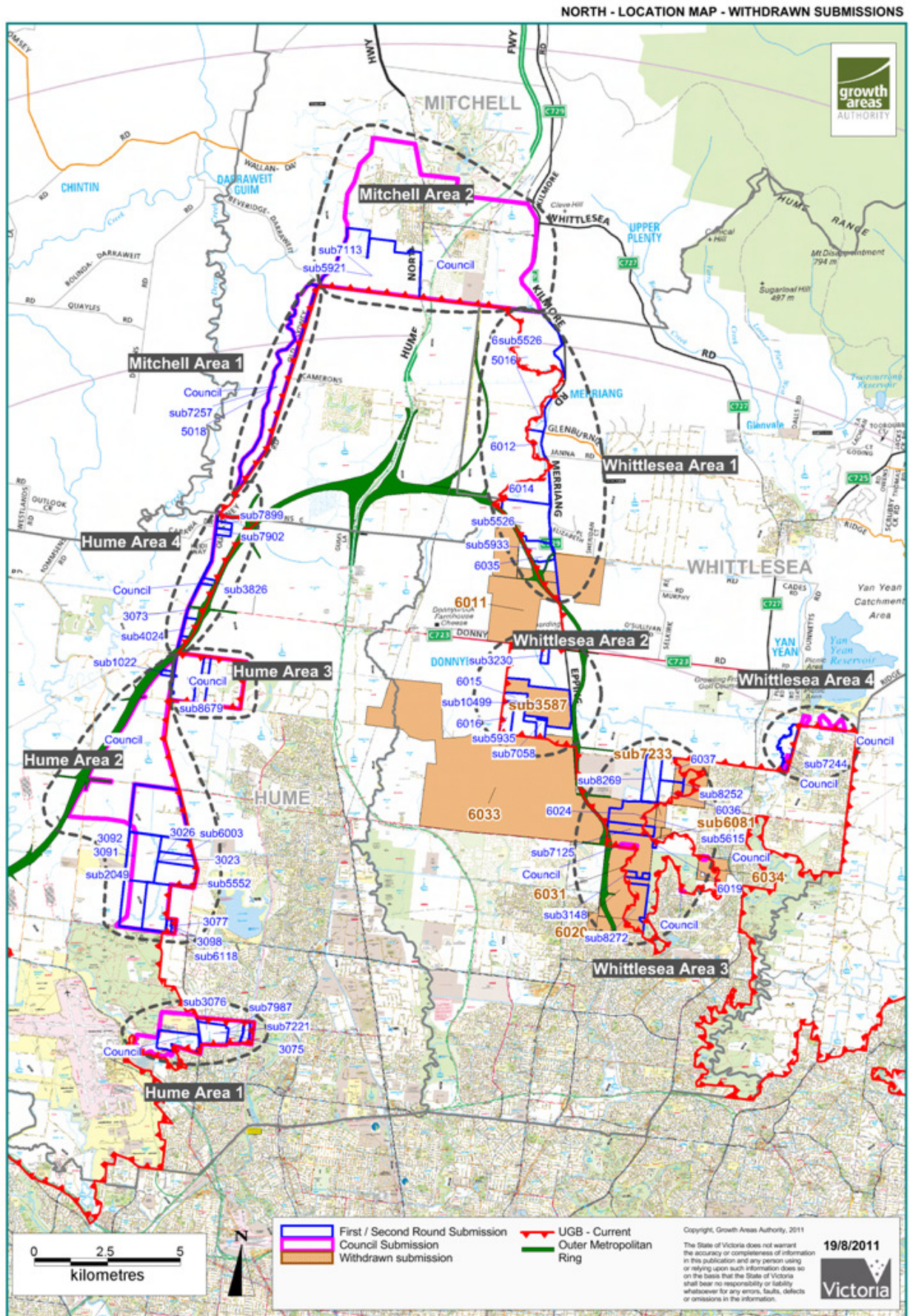
Please note that the Sunbury / Diggers Rest areas of Hume are being dealt with in a Separate Assessment Report.











Whittlesea Council Area - Assessment Areas

Assessment Reference Area	General Area Reference Name	Submission Reference Numbers within Assessment Area	Gross Land Area (Approx ha)	Recommended for inclusion as part of Logical Inclusions
Whittlesea Area 1A	Beveridge (east)	5016 & sub5526	277 ha	No Broad 'in principle' support for Area 1A for consideration in Biennial Review.
Whittlesea Area 1B	Beveridge (east)	6012, 6035	69 ha	No
Whittlesea Area 1C	Beveridge (south - east)	6014, 6035, sub5526 & sub5933	441 ha	No
Whittlesea Area 2	Donnybrook (east)	6015, 6016, sub3230, sub5935, sub7058, sub10499	328 ha	No
Whittlesea Area 3	Quarry Hills	6019, 6024, 6036, 6037, sub5615, sub7125, sub8252, sub8269 & Whittlesea Council sub3148, sub8272 & Whittlesea Council submission	459 ha	No Yes to a small area recommended in Whittlesea Council Submission
Whittlesea Area 4A	Laurimar (west)	sub7244 & Whittlesea Council submission	51* ha	Yes* Actual area to be determined
Whittlesea Area 4B	Laurimar (north)	Whittlesea Council submission	7 ha	No
Whittlesea Area 4C	Laurimar (north)	Whittlesea Council submission	22 ha	No
Total Area in Submissions			1,654 ha	
Total Area recommended for Inclusion as part of Logical Inclusions Process			~ 51* ha	* small area of Whittlesea Submission to be advised
% of Total Land recommended for Inclusion			~ 3%	

Refer Whittlesea Maps and Aerial Photographs at end of Whittlesea Section (Page 43)

Whittlesea Council Area: Number of Submissions

Within the City of Whittlesea municipality, a total of 23 previously lodged 'submissions' from private individuals or companies, plus Whittlesea Council's submission are being considered by the Logical Inclusions Review. The submissions covered 20 separate sites. The submissions have been divided into four distinct Assessment Areas (referenced Whittlesea Areas 1-4), based on a general geographic location. Within each assessment area, sub-areas (e.g. Whittlesea 1A) were identified based on more specific localised groupings of submissions. The Whittlesea Council submission identifies a number of matters that it would like to address under the Logical Inclusions Review but overall, it doesn't generally support any significant further inclusions.

A total of 20 Affected Party submissions were received, 19 in support about specific land submissions in Whittlesea, of which most were from the owners of land (covered by a submission). There was one objecting submission to Council's submission in relation to Area 4C

A brief summary of the land submissions and affected party submissions is provided in the table below:

Assessment Reference Area	Previous 2009 Submissions	Total Affected Party Submissions	Object to inclusion in UGB	Support inclusion in UGB
Whittlesea Area 1	6	4	0	4
Whittlesea Area 2	6	9	0	9
Whittlesea Area 3	10	4	0	4
Whittlesea Area 4	1	3	1	2
SUBMISSIONS TOTAL	20	20	1	19

WHITTLESEA AREA 1

(Page 1 of 4)

GAA ASSESSMENT	GAA Recommendation for Inclusion	No Broad 'in principle' support for Area 1A for consideration in Biennial Review.
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1 Summary Details

Assessment Area Reference	Whittlesea Area 1A, 1B and 1C - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	787 hectares		
Whittlesea Area 1A	277 hectares		
Whittlesea Area 1B	69 hectares		
Whittlesea Area 1C	441 hectares		
Growth Area Group	North		
Local Council Area	Whittlesea		
General Area Reference Name(s) - Refer Base Map	Beveridge (east)		
General Suburb(s) in area	Beveridge, Wallan East		
Key Road(s) for reference	Kilmore Road/ Merriang Road		
General Melway Reference	Not in Melway		
Current Zoning (Main Zones) - Refer Zoning Map	All Green Wedge Zone (GWZ)		
Current Planning Scheme Overlays - Refer Overlays Maps	Environmental Significance Overlay 3 & 4 (follows Merri Creek); Heritage Overlay 2 (HO2) (Site 1a), Rural Floodway (Site 1a and 1b)		
Precinct Structure Plans - Refer Base Map	There are a number of PSPs to the east of these Assessment Areas (PSP1063, PSP1067 & PSP1096) all of which are still to be completed and still subject to the Growth Corridor Plans process.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	All three areas are parcels of larger rural landholdings on the east side of Merri Creek. Land is used for rural uses e.g. grazing.		
Key Land Form / Features	Undulating to flat terrain, Merri Creek (forms western boundary to 1A and 1B), presence of scattered River Red Gums. Hilly area in Area 1C.		
Relevant Submissions	Submission Numbers	Submitter Name	Consultants / Representatives
Whittlesea Area 1A	5016 & sub5526	CPG (on behalf of Beveridge Pastoral Company)	Now Rigby Cooke Lawyers
Whittlesea Area 1B	6012	Scott & Robin Barrow	
	6035	CPG (on behalf of Beveridge Pastoral Company)	Now Rigby Cooke Lawyers
Whittlesea Area 1C	6014	Merristock Pty Ltd and Rekool Nominees Pty Ltd	
	6035 & sub5526	CPG (on behalf of Beveridge Pastoral Company)	Now Rigby Cooke Lawyers
	Sub5933	Olivetti family	
Was area included in Melbourne @ 5 Million Investigation Areas?		Yes	
Was area included in investigation areas but excluded from the 2010 UGB?		Yes excluded, as the Merri Creek was adopted as the UGB in this area.	

WHITTLESEA AREA 1

(Page 2 of 4)

2 NATURE OF SUBMISSIONS

The assessment areas comprise the residual parts of larger landholdings that were left out of the UGB after the balance of land was included. Merri Creek was used as an eastern boundary to the UGB in all three instances.

The submissions generally argue that land in the Assessment Areas should be included for residential and/ or employment purposes. It is argued, generally, that any constraints can be overcome. The submissions argue that transport connections and accessibility are good in the area and allow for connectivity. Sub5526, made at the time by CPG (on behalf of Beveridge Pastoral Company), refined original submissions 5016 and 6035 and continued to support only area 1A and 1C. It discounted area 1B (at the time) because of ecological and physical constraints.

The submissions argue that the assessment areas, Whittlesea 1A, 1B & 1C, are suitable for urban purposes but there is a recognition that further more detailed investigation of environmental constraints would be necessary, and also raise the impact of the potential future Beveridge Intermodal Freight Terminal that covers the area of PSP 1063 on the west side of Merri Creek.

3 AFFECTED PARTY SUBMISSIONS

All four 'affected party' submissions support the inclusion of land in the UGB. The majority were from various landholders as owner/ occupiers.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Whittlesea
2 Adjacent to existing UGB	Yes - along the Area's western boundary
3 Proposed for Residential or Employment development	Yes - residential and employment

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

In principle, there appear to be no significant conflicts with the State Planning Policy Framework (SPPF) that would preclude the further consideration of this land for urban purposes in future as part of a major review. It is recognised that there is some land that is constrained by physical or environmental constraints, such as the location of Merri Creek and its associated buffer zone or floodways.

A key consideration for the future of this area is the interrelationship with and potential impact from the potential future Beveridge Intermodal Freight Terminal, and this is an important strategic proposal that needs to be protected.

WHITTLESEA AREA 1

(Page 3 of 4)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	Generally used for grazing land. DMNSC Background Technical Report 1 (Land Capability) states that soil capability is generally poor to moderate and susceptible to water logging in this growth area. High cost of land restricts farm expansion - which limits opportunities to make returns. No additional evidence has been raised to contradict this.
Biodiversity	DMNSC Background Technical Report 2b identifies significant biodiversity values along Merri catchment and waterways. Assessment Area 1A was assessed by ERM on behalf of the Beveridge Pastoral Company in 2009. Initial investigations noted some limited constraints, requiring some further survey. No more detailed information is provided about areas 1B and 1C.
Drainage Corridors	Land drains toward Merri Creek (1A & 1B). The terrain of 1C would drain in many directions.
Extractive Industry	There are no known quarries affecting the three assessment areas.
Heritage	The Heritage Overlay (HO2) applies to Assessment Area 1A - which refers to the Camoola Homestead at 2025 Merriang Road, Beveridge. CPG made an assessment of Area 1A and indicated some areas of high to moderate Aboriginal archaeological sensitivity. Areas alongside Merri Creek would require further investigation. Can be addressed via more detailed field survey work.
Landscape features	Undulating land, particularly Area 1C (see contour map), rural appearance.
Land Use	The land is generally used for agricultural grazing purposes and rural living.
Salinity	DMNSC Background Technical Report 1 stated that the majority of the northern growth area had a low risk of salinity. No additional evidence has been raised to contradict this.
Soil Capability	DMNSC Background Technical Report 1 indicates that Assessment Areas 1A and 1C have moderate to low soil capability issues. Area 1B has some swamp deposit and a significant level of constraint. No additional evidence has been raised to contradict this.
Transport	Melbourne to Sydney Rail line, Hume Highway and OMR provide or will provide high level accessibility. Local connections would need to be determined.
Trunk Services	Further investigations required, however land west of Merri Creek was included in UGB
Wildfire	Not within a Wildfire Management overlay.

AIRPORT ENVIRONS

Is land within an Airport environs?

No

BUFFERS TO SENSITIVE USES

Potential future Beveridge Intermodal Freight Terminal west of Merri Creek.
Existing Sewerage Treatment Plant and potential Quarry to north of Area 1A in Mitchell Assessment Area 2.
There are no other sensitive uses present in the Assessment Areas.

WHITTLESEA AREA 1

(Page 4 of 4)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	No Broad 'in principle' support for Area 1A for consideration in Biennial Review
<p>The GAA does not recommend the inclusion of this Assessment Area as part of the Logical Inclusions Review Process.</p> <p>However, the GAA considers that Area 1A should be seriously considered for ultimate inclusion in the UGB through the Biennial Review rather than part of the Logical Inclusions Review.</p> <p>Area 1A is relatively unconstrained. It presents a potential future opportunity to be connected with the land to the west of Merri Creek. However, until such time as the future of the Beveridge Intermodal Freight Terminal is better understood, it is recommended that the land not be included within the UGB. The future planning of this Whittlesea Area 1A also needs to be coordinated with the areas to the north that are within the Mitchell Council area that are recommended for inclusion in the UGB - refer to Mitchell Assessment Area 2, and ultimately a boundary using the Kilmore Merriang Rd may be appropriate.</p> <p>Area 1B is constrained by ecological and floodway constraints that would severely limit any development potential of the land. The current boundary of the UGB is considered to be appropriate in this location given the site's relatively small area and constraints.</p> <p>Area 1C is affected by the topography of the land which contains undulating land with a prominent hill top and drainage lines in various directions. No information has been provided by any submitter to indicate how much of the land might be capable of development. Landowners would be advised to further investigate the capability of the land for development. The future location of the OMR / E6 may present some opportunities in terms of accessibility.</p>			
Proposed Zoning		No change recommended	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.		The future of Area 1A in particular is significantly influenced by the future of the Beveridge Intermodal Freight Terminal.	
Implications for Growth Area Framework / Corridor Plans		The Plan should consider any implications for potential inclusion of the Assessment Area 1A land.	
Implications for Precinct Structure Planning		The PSPs should consider any implications for any potential inclusion of the Assessment Area 1A land.	
Implications for proposed Biennial Review of UGB		Overall, the GAA is of the view that the Assessment Area 1A should be given broad 'in principle' support for serious consideration through the Biennial Review.	
Potential for 20(4) Amendment to Planning Scheme		Not applicable	
Related areas to be considered for inclusion in UGB.		Not applicable	

WHITTLESEA AREA 2		(Page 1 of 4)		
GAA ASSESSMENT		GAA Recommendation for Inclusion		No
1 Summary Details				
Assessment Area Reference		Whittlesea Area 2 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map		328ha		
Growth Area Group		North		
Local Council Area		Whittlesea		
General Area Reference Name(s) - Refer Base Map		Donnybrook Road East		
General Suburb(s) in area		Beveridge, Donnybrook		
Key Road(s) for reference		Epping Road, Donnybrook Road		
General Melway Reference		Not on Melway		
Current Zoning (Main Zones) - Refer Zoning Map		Green Wedge Zone (GWZ)		
Current Planning Scheme Overlays - Refer Overlays Maps		Environmental Significance Overlay - Schedule 1 (ESO1) & Environmental Significance Overlay (ESO5)		
Precinct Structure Plans - Refer Base Map		There are a number of PSPs that adjoin this Assessment Areas to the north, west and south (PSP1067, PSP 1069, PSP 1070 & PSP1096) all of which are still to be completed and still subject to the Growth Corridor Planning process.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map		Land is used for rural uses e.g. grazing, cattle farming.		
Key Land Form / Features		Generally flat. Known to contain a significant number of eucalypts and grasslands.		
Relevant Submissions - Whittlesea Area 2	Submission Numbers		Submitter Name	Consultants / Representatives
	6015		E. Draper	
	6016 and Sub5935		Neil Draper	
	Sub3230		Tony Russo	
	Sub7058		Peter & Kath Cotchin	
	Sub10499		Gadens Lawyers (on behalf of landowner - not specified)	As per submitter details
Was area included in Melbourne @ 5 Million Investigation Areas?			Yes, area was included.	
Was area included in investigation areas but excluded from the 2010 UGB?			Yes area was excluded, due to the area’s environmental and biodiversity significance.	

WHITTLESEA AREA 2

(Page 2 of 4)

2 NATURE OF SUBMISSIONS

All of the submissions argue that the Assessment Area should be included in the UGB on the basis that surrounding land to the north, south and west is included in the UGB. It is also argued that additional land for housing is needed to support Melbourne's growth. No submission contains any technical assessment of land capability or any constraints and only two submitters have provided any supplementary information to reaffirm the original position.

The Council does not support the inclusion of this land due to the environmental significance.

3 AFFECTED PARTY SUBMISSIONS

All nine Affected Party submissions support the inclusion of land in the UGB. The majority were from various landholders as owner/ occupiers.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Whittlesea Council
2 Adjacent to existing UGB	Yes - to the north, west and south
3 Proposed for Residential or Employment development	Yes - residential

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

The Assessment Area is entirely covered by Environmental Significance Overlays 1 & 5 (ESO1 & 5). ESO5 was applied specifically under amendment VC68 (to the Victorian Planning Provisions); as part of the same amendment that realigned the UGB in 2010. In *Delivering Melbourne's Newest Sustainable Communities* (DMNSC), the Victorian Government '*established a process to identify, permanently protect and manage biodiversity assets that are important within the greater Melbourne region*'. ESO5 states:

The areas covered by this overlay contain remnants of Plains Grassy Woodland and Plains Grassland Ecological vegetation Classes, both of which are recognised as endangered at a State and Federal level. They also provide habitat for threatened species listed under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) and the Flora and Fauna Guarantee Act 1988 (Vic).

The Victorian Government entered into an agreement with the Commonwealth Government to undertake a Strategic Impact Assessment Report, as part DMNSC, pursuant to Section 146 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC). It sets out a mitigation strategy for the Grassy Eucalypt Woodland, which specifically excluded 314ha of land in the investigation area from the UGB (which is this Assessment Area 2) as part of a regional strategy to protect these State and nationally significant woodlands.

Clause 12 of the State Planning Policy: Environmental and Landscape Values, states that '*planning should protect sites and features of nature conservation, biodiversity, geological or landscape value*'.

In principle, the use of this Assessment Area for housing or employment land would represent a significant conflict with the State Planning Policy Framework (SPPF).

This Area is also related to a larger region proposed for a major 1,200 hectare Grassy Eucalypt Woodland reserve.

WHITTLESEA AREA 2

(Page 3 of 4)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	<p>See comments in relation to Consistency with State Planning Policy, above.</p> <p>The further consideration of the Assessment Area alongside the decision criteria is not necessary in this instance, given the fundamental environmental constraints associated to the land.</p> <p>No detailed evidence has been provided by in response to biodiversity matters that would contradict the designation of the ESOs that apply to the land and the biodiversity values attributed to it.</p>
Biodiversity	
Drainage Corridors	
Heritage	
Extractive Industry	
Landscape features	
Land Use	
Salinity	
Soil Capability	
Transport	
Trunk Services	
Wildfire	

AIRPORT ENVIRONS

Is land within an Airport environs?	No, not applicable
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BUFFERS TO SENSITIVE USES

Not relevant.

WHITTLESEA AREA 2

(Page 4 of 4)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	No
<p>Assessment Area 2 is not recommended for inclusion into the UGB as part of the Logical Inclusions Review process.</p> <p>The significant environmental constraints, described elsewhere in this assessment, are of State and National significance. The protection of the Grassy Eucalypt Woodland in the North Growth Corridor is a major land use planning strategy to protect and enhance features of known biodiversity, conservation and ecological value. As outlined previously, this Area is also related to a larger region proposed for a major 1,200 hectare Grassy Eucalypt Woodland reserve.</p> <p>No evidence has been put to the GAA to contradict the recently established environmental protection measures put in place over the land.</p>			
Proposed Zoning		<p>The land is not being recommended by the GAA for inclusion within the UGB as part of the Logical Inclusions Review Process. No further action is required under any of these headings.</p>	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.			
Implications for Growth Area Framework / Corridor Plans			
Implications for Precinct Structure Planning			
Implications for proposed Biennial Review of UGB			
Potential for 20(4) Amendment to Planning Scheme			
Related areas to be considered for inclusion in UGB.			

WHITTLESEA AREA 3

(Page 1 of 5)

GAA ASSESSMENT	GAA Recommendation for Inclusion	No Except for listed small area
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1 Summary Details

Assessment Area Reference	Whittlesea Area 3 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	459 ha Note: The submissions represent various parcels within this broader area, and don't cover entire area		
Growth Area Group	North		
Local Council Area	Whittlesea		
General Area Reference Name(s) - Refer Base Map	Quarry Hills		
General Suburb(s) in area	South Morang, Epping, Mernda, Wollert		
Key Road(s) for reference	Masons Road, Bridge Inn Road, Bindts Road		
General Melway Reference	Map 182, 389 & 390		
Current Zoning (Main Zones) - Refer Zoning Map	Green Wedge Zone (GWZ); Rural Conservation Zone (RCZ), Special Use Zone, Public Use Zone		
Current Planning Scheme Overlays - Refer Overlays Maps	Environmental Significance Overlay - Schedule 1 (ESO1) & Environmental Significance Overlay (ESO5); Significant Landscape Overlay 2 (SLO2); Land Subject to Inundation Overlay		
Precinct Structure Plans - Refer Base Map	There are a number of PSPs that adjoin parts of this Assessment Areas including PSP 33 Epping North East (completed) and PSP1094 that is still to be completed and subject to the Growth Corridor Planning process		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	Land is used for a mix of rural pasture, grazing, cattle and equine businesses, existing and future quarries: Wollert Quarry & Landfill Site (off Bridge Inn Road), Boral Quarry (off Findon Rd)		
Key Land Form / Features	Undulating terrain, scattered woodlands, grasslands. Darebin Creek. Quarry Hills		
Relevant Submissions Whittlesea Area 3	Submission Numbers	Submitter Name	Consultants / Representatives
	6019	Rod & Anne Pollock	
	6024 & sub5615	Vellcorp Pty Ltd	Urbis
	6036	Pitamara Pty Ltd	Taylor's Development Strategists
	6037	Estate of Lady McArthur	Taylor's Development Strategists
	Sub7125	Aziz Kehir	Hellier McFarland - Cityplan
	Sub8252	Integrated Development (ID)	As submitter details
	Sub8269	Central North East Development Pty Ltd	Taylor's Development Strategists
	Sub3148	Jane Edwards and Bruce Birthisel	
	Sub8272	Boral	
	Whittlesea Council	Whittlesea Council	

WHITTLESEA AREA 3

(Page 2 of 5)

Was area included in Melbourne @ 5 Million Investigation Areas?	Yes, part of a large area
Was area included in investigation areas but excluded from the 2010 UGB?	Only small areas subsequently brought into UGB after DMNSC.

2 NATURE OF SUBMISSIONS

All of the submissions argued that land should be included in the UGB. Many of the submitters argue that due to grazing and human activity, the land has been extensively modified and has limited environmental significance. Generally, the submissions did not contain detailed survey work about land capability.

Only one submitter has provided any supplementary information to a 2009 submission (see sub7125), which is from someone who has acquired the land since the last UGB review.

Submissions generally acknowledge Council's aspirations to secure land for the Quarry Hills Park, and a number of issues about the appropriate alignment of the boundary and the approach being taken to establish the park.

Whittlesea Council has identified three small nodes of land it wants to include in the UGB. It is not supportive at the current time for any of the other land submissions proposing additional land for inclusion in the Quarry Hills area.

3 AFFECTED PARTY SUBMISSIONS

There were four Affected Party submissions received supporting the inclusion of Assessment Area 3, including from both representatives of land submitters already involved in the process and land owners, reconfirming their support for inclusion of land in the UGB.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Whittlesea
2 Adjacent to existing UGB	Yes - along various parts
3 Proposed for Residential or Employment development	Yes - residential

WHITTLESEA AREA 3

(Page 3 of 5)

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

The major issue in terms of State Planning Policy in relation to this area is in terms of open space planning and protecting areas of environmental significance.

The land is to varying degrees constrained by physical or environmental constraints, such as the presence of grasslands, woodlands and the location of Darebin Creek and its associated buffer zones.

Clause 11.03: Open Space seeks to assist the '*creation of a diverse and integrated network of public open space commensurate with the needs of the community*'. Amongst a number of strategies contained at Sub-Clause 11.03-1 it contains the following:

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Whittlesea Council has long been pursuing its strategy of the Quarry Hills parkland in Assessment Area 3. Land use decisions that might impact this objective may be contrary to this policy. Further discussion of this matter is provided in Section 6 of this assessment report.

A significant portion of the northern part of the Assessment Area is covered by Environmental Significance Overlays 1 & 5 (ESO1 & 5). ESO5 was applied specifically under amendment VC68 (to the Victorian Planning Provisions); as part of the same amendment that realigned the UGB in 2010. In *Delivering Melbourne's Newest Sustainable Communities* (DMNSC), the Victorian Government '*established a process to identify, permanently protect and manage biodiversity assets that are important within the greater Melbourne region*'.

ESO5 states:

The areas covered by this overlay contain remnants of Plains Grassy Woodland and Plains Grassland Ecological vegetation Classes, both of which are recognised as endangered at a State and Federal level. They also provide habitat for threatened species listed under the Environment Protection and Biodiversity Conservation Act 1999 (Cth) and the Flora and Fauna Guarantee Act 1988 (Vic).

Clause 12 of the State Planning Policy: Environmental and Landscape Values, states that '*planning should protect sites and features of nature conservation, biodiversity, geological or landscape value*'.

A significant proportion of this Assessment Area is also generally being investigated in terms of the proposed 1,200 ha Grassy Eucalypt Woodland reserve.

Clause 14.03: Mineral and Stone resources seeks to protect identified mineral resources. There are quarries in the locality that would need to be protected during their operational lifetime.

WHITTLESEA AREA 3

(Page 4 of 5)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	Generally used for pasture, grazing, cattle and equine industries. DMNSC Background Technical Report 1 (Land Capability) states that soil capability is generally poor to moderate.
Biodiversity	See issues detailed in Section 5 above regarding ESO1 and 5 that apply to the land. No additional detailed information has been provided to date that would diminish the environmental significance of the land.
Drainage Corridors	Various corridors, primarily associated with Darebin Creek.
Extractive Industry	There are two quarries in this Assessment Area that require appropriate buffer distances during the remainder of their operational lifetime. Future quarries also identified in area.
Heritage	Three sites of post contact heritage sites have been identified. Potential sites of Aboriginal heritage alongside Darebin Creek would be anticipated and further survey work necessary to identify specific issues.
Landscape features	Undulating land, and prominent Quarry Hills area (see contour map).
Land Use	The land is generally used for agricultural grazing, cattle and equine purposes. Important existing and future quarries requiring buffers.
Salinity	DMNSC Background Technical Report 1 stated that the majority of the northern growth area had a low risk of salinity. No further detailed information provided.
Soil Capability	DMNSC Background Technical Report 1 indicates that Assessment Areas have moderate to low soil capability issues. No further detailed information provided.
Transport	Has limited road frontage to major roads. Local bus services support emerging growth areas.
Trunk Services	Various areas of augmentation and connection points would be required across the area.
Wildfire	Not within a Wildfire Management overlay.

AIRPORT ENVIRONS

Is land within an Airport environs?

No

BUFFERS TO SENSITIVE USES

500m to existing and future quarries.
Leather business in Bridge Inn Road.

WHITTLESEA AREA 3

(Page 5 of 5)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	No Except for listed small area
<p>The GAA does not recommend that any major new land areas in Assessment Area 3 be included in the UGB as part of the Logical Inclusions Review - with the exception of one small anomaly at 1 Skyline Drive, South Morang that would align the UGB to the 185m contour, consistent with adjoining properties.</p> <p>The GAA generally supports the Council's position that no major additional land put forward (by private submitters) should be brought into the UGB as part of the Logical Inclusions Review within this Assessment Area 3 on the basis that the current position of the UGB is formed upon research and investigation of the topography, which set the alignment to a specific contour, aimed at establishing the Quarry Hills park.</p> <p>The wider area also has significant environmental value, and is being investigated as part of a proposed Grassy Eucalypt Woodland reserve, and therefore not appropriate for consideration for urban development as part of the Logical Inclusions Review.</p> <p>A number of the points raised for including other land identified in the City of Whittlesea's submission of 8 July 2011 for Assessment Area 3 are not directly in line with the main aims of the Logical Inclusions Review. The proposed inclusions would not significantly contribute to the supply of housing or employment land or correct anomalies to the alignment of the UGB. The land area in Bindts Road, Wollert being proposed is small and impacted by the E6 alignment, and it's future may more likely relate to the service role for the parkland, rather than housing development. The GAA does not support the area in Hunters Rd, South Morang as it would not be reasonably contiguous or integrated with the nearby residential development.</p> <p>Exclusion Area</p> <p>Whittlesea Council also sought a small exclusion site at 95 McArthurs Road, South Morang. The GAA is of the view that any such exclusions are more appropriately dealt with as part of the Biennial Review given that the exclusion wasn't specifically dealt with through the affected party notification as these processes were primarily addressing 'inclusions'.</p> <p style="text-align: right;">The notes below apply to 1 Skyline Drive, South Morang only.</p>			
Proposed Zoning		Residential 1 Zone (as per adjoining areas)	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.		Investigations into appropriate mechanism for infrastructure contributions	
Implications for Growth Area Framework / Corridor Plans		None	
Implications for Precinct Structure Planning		None	
Implications for proposed Biennial Review of UGB		None	
Potential for 20(4) Amendment to Planning Scheme		Need to establish land owner position, and views of adjoining land owners.	
Related areas to be considered for inclusion in UGB.		No	

WHITTLESEA AREA 4

(Page 1 of 4)

GAA ASSESSMENT

GAA Recommendation for Inclusion

Yes for 4A only

1 Summary Details

Assessment Area Reference	Whittlesea Area 4 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	79.1ha, comprising <ul style="list-style-type: none"> 4A - 51.0ha 60 Watts Road, Doreen 4B - 6.6ha 1655 -1657 Arthurs Creek Road and Woods Rd, Doreen 4C - 21.5ha 1655 -1657 Arthurs Creek Road and Woods Rd, Doreen 		
Growth Area Group	North		
Local Council Area	Whittlesea		
General Area Reference Name(s) - Refer Base Map	Doreen		
General Suburb(s) in area	Doreen, Laurimar, Yan Yean		
Key Road(s) for reference	Land generally to the east of Plenty River, north of Hazel Glen Drive and south of Arthurs Creek Road		
General Melway Reference	Map 391		
Current Zoning (Main Zones) - Refer Zoning Map	Rural Conservation Zone (RCZ)		
Current Planning Scheme Overlays - Refer Overlays Maps	4A - Land Subject to Inundation Overlay (LSIO) No other overlays apply		
Precinct Structure Plans - Refer Base Map	None. Existing Laurimar development is adjoining.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	Horse training (4A) and grazing		
Key Land Form / Features	Undulating terrain, Plenty River runs along eastern boundary of 4A.		
Relevant Submissions Whittlesea Area 4	Submission Numbers	Submitter Name	Consultants / Representatives
	Sub7244	Dacland Management Pty Ltd on behalf of Mr Brian Ruschmeyer (owner)	Dacland Management Pty Ltd
	Whittlesea Council submission	Whittlesea Council	
Was area included in Melbourne @ 5 Million Investigation Areas?		No, not included	
Was area included in investigation areas but excluded from the 2010 UGB?		No	

WHITTLESEA AREA 4

(Page 2 of 4)

2 NATURE OF SUBMISSIONS

Only one submission has been received in relation to Assessment Area 4 and it relates to Area 4A.

Whittlesea Council identify the three separate areas of land it wishes to have included in the UGB for the purpose of providing a mechanism to secure additional land in public ownership for conservation and public reserves.

3 AFFECTED PARTY SUBMISSIONS

There were three affected party submissions in respect of Assessment Area 4.

One was from the owners of the land affected by Area 4C, who lodged an Affected Party submission as an objection to the Whittlesea Council submission. Overall they objected to one of their lots being included, and submitted that the other lot should be fully included in the UGB. Their submission noted that they were unaware of Council's proposals for their property until notified through this Review process.

There were two submissions in support of Area 4B from nearby land owners, and one proposed further extensions of the UGB to include additional land.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Whittlesea
2 Adjacent to existing UGB	Yes - along the eastern boundary
3 Proposed for Residential or Employment development	Yes - residential

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

As outlined in the following GAA Assessment, this area is not considered appropriate to include as a 'Logical Inclusion' and if any consideration is to be given to this general area then it is more appropriate to be considered as part of the proposed Biennial Review.

WHITTLESEA AREA 4

(Page 3 of 4)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	Generally used for pasture, grazing, cattle and equine industries. DMNSC Background Technical Report 1 (Land Capability) states that soil capability is generally poor to moderate.
Biodiversity	Significant values along Plenty River and area which Area 4A forms part of. Limited information provided regarding Areas 4B and 4C.
Drainage Corridors	Plenty River for Areas 4A and 4B. Area 4B generally drains towards the south into the Laurimar area.
Extractive Industry	There are no quarries in proximity to the land being considered.
Heritage	No post contact heritage sites have been identified. Potential sites of Aboriginal heritage alongside Plenty River would be anticipated and further survey work necessary to identify specific issues.
Landscape features	Undulating land (see contour map).
Land Use	The land is generally used for agricultural grazing, cattle and equine purposes.
Salinity	DMNSC Background Technical Report 1 stated that the majority of the northern growth area had a low risk of salinity. No additional information has been provided.
Soil Capability	DMNSC Background Technical Report 1 indicates that Assessment Areas have moderate to low soil capability issues. No additional information has been provided.
Transport	The land can be connected to existing residential subdivisions by road. Local bus services support emerging growth areas.
Trunk Services	An extension of trunk services from emerging residential subdivision areas would be required.
Wildfire	Not within a Wildfire Management overlay, however Area 4C has the Overlay immediately to the north.

AIRPORT ENVIRONS

Is land within an Airport environs?	No
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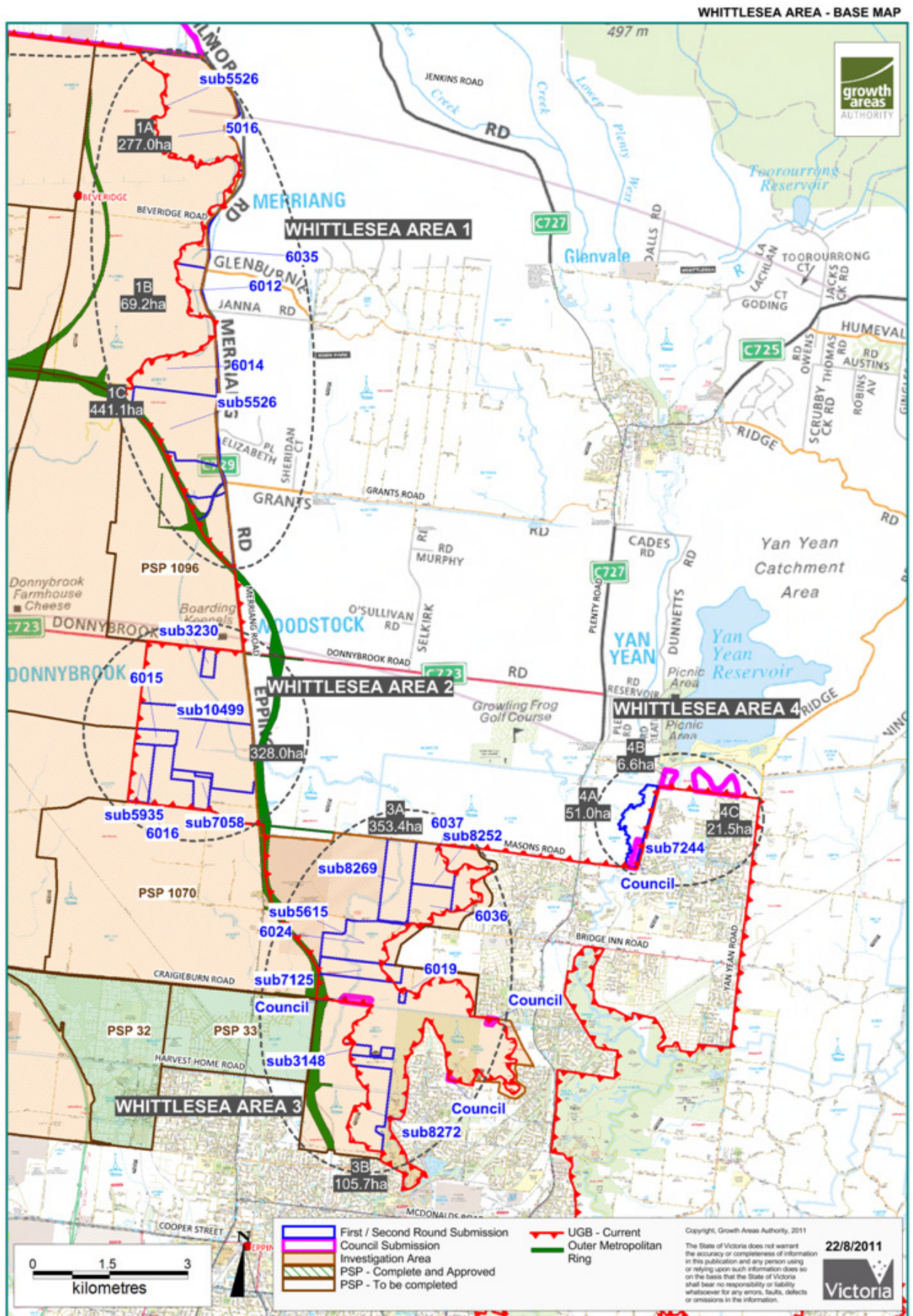
BUFFERS TO SENSITIVE USES

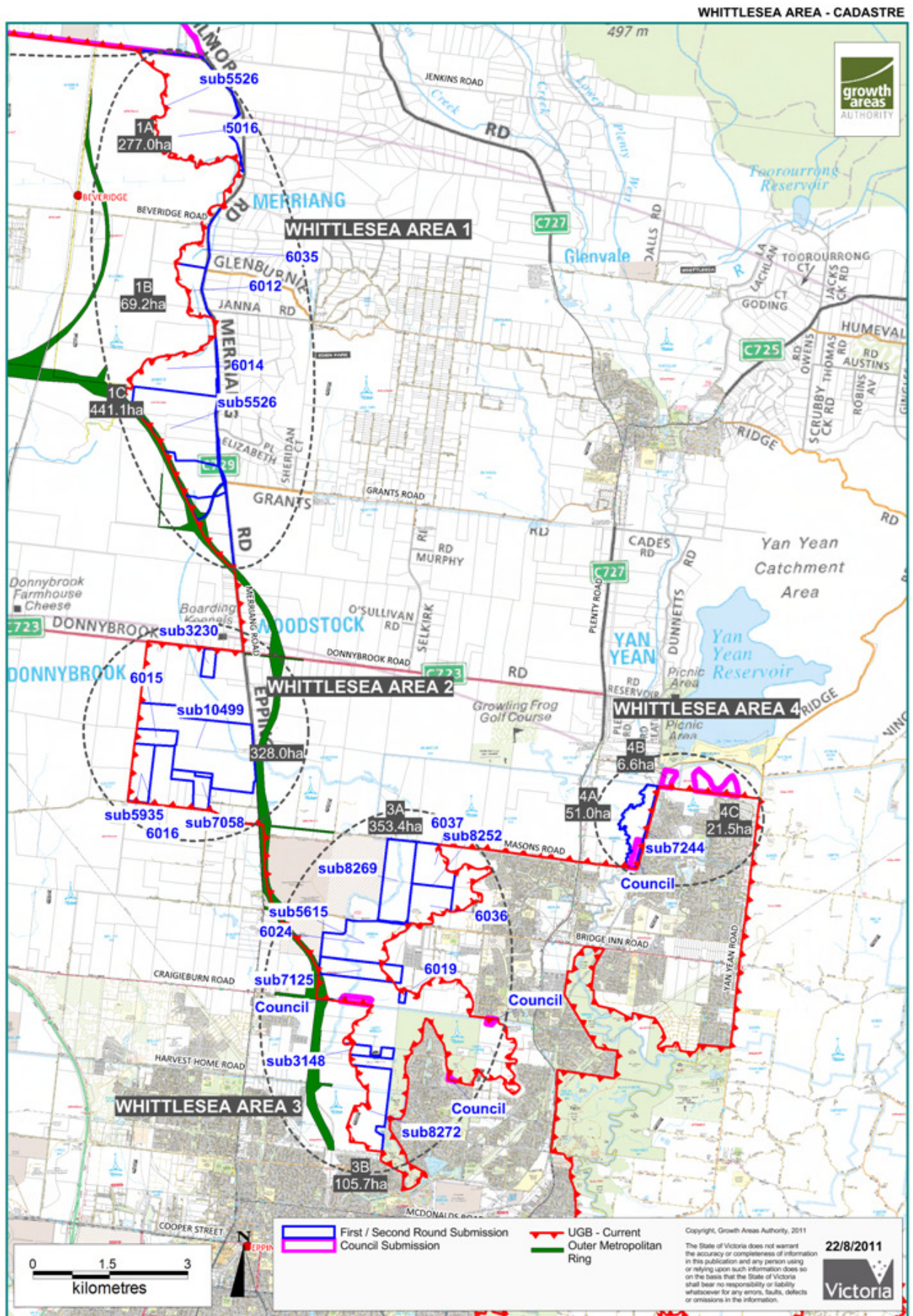
No known buffer issues.

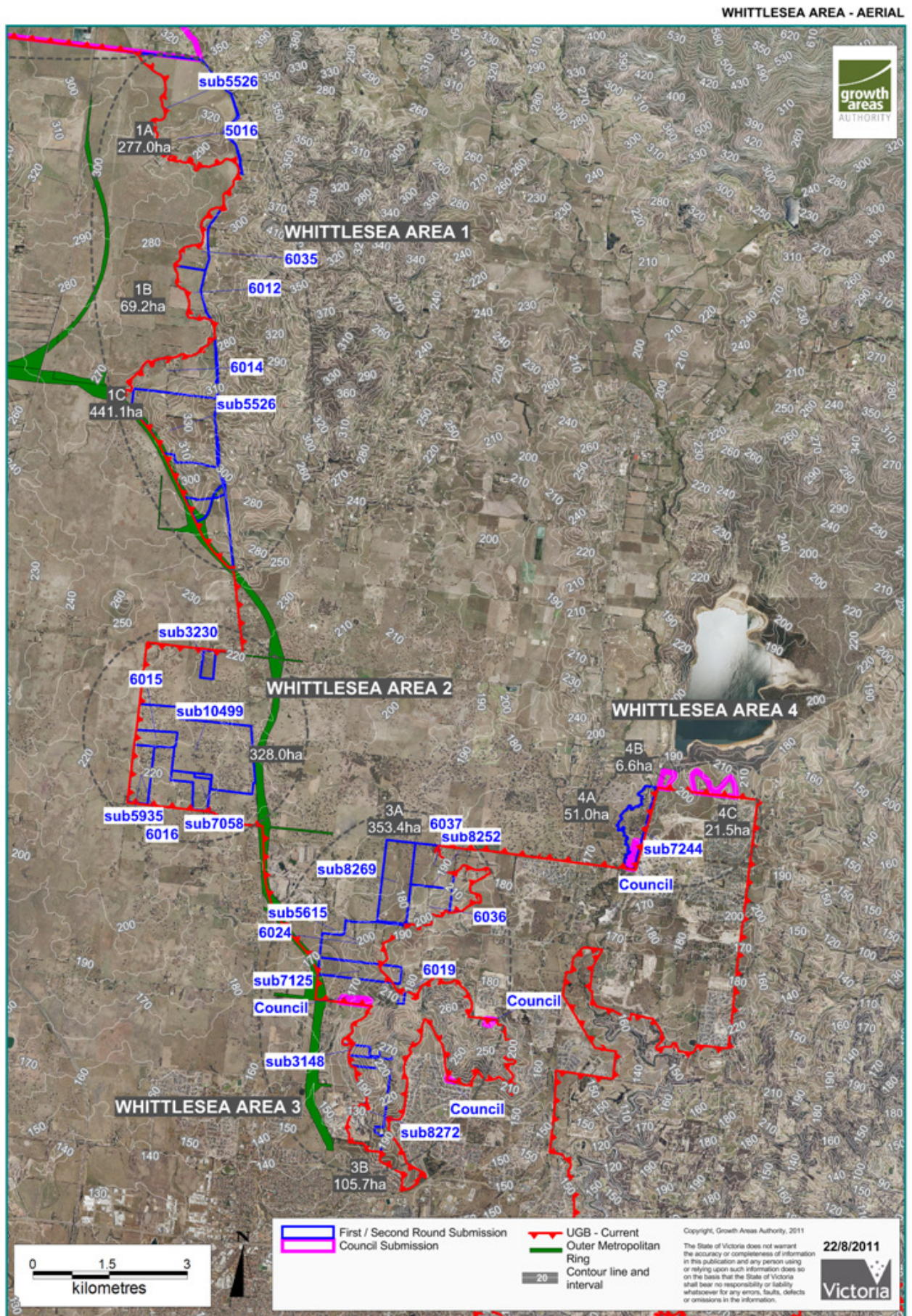
WHITTLESEA AREA 4

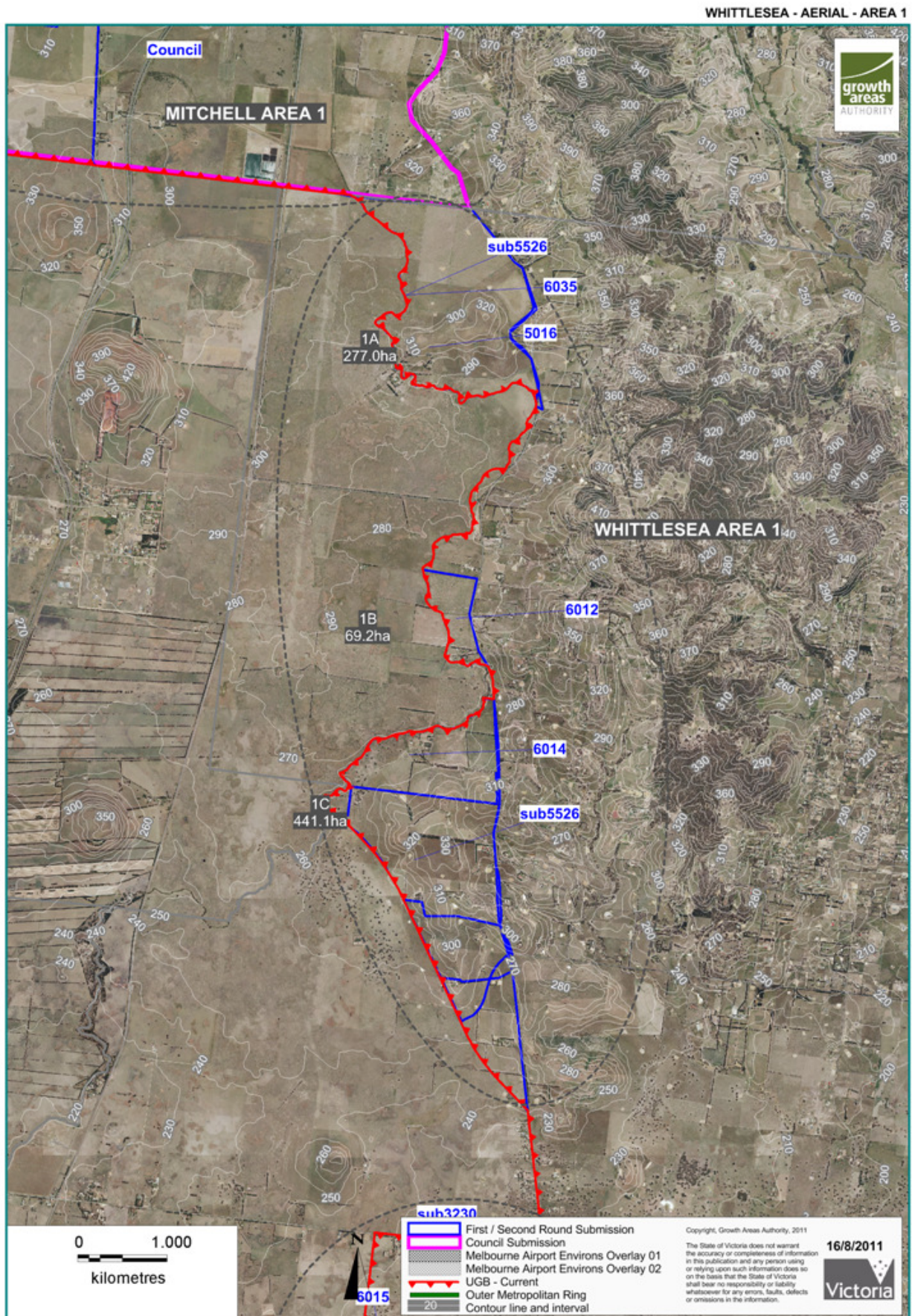
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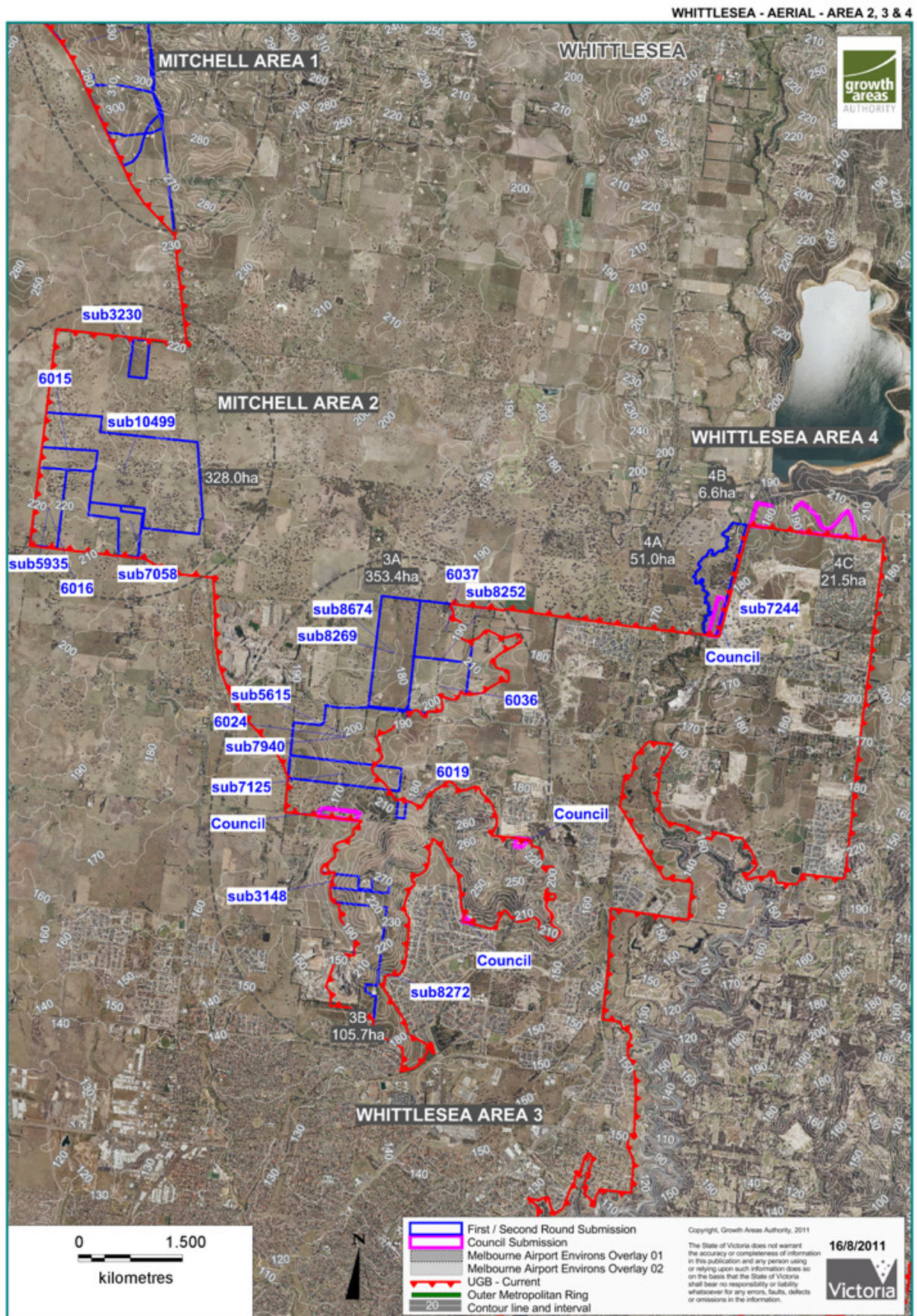
6	GAA ASSESSMENT	GAA Recommendation for Inclusion	Yes for 4A only
<p>The GAA recommends the inclusion of 60 Watts Rd, Doreen, but does not recommend that the land in Assessment Areas 4B or 4C be included in the UGB as part of the Logical Inclusions review.</p> <p>The GAA considers that the nominated area in 60 Watts Road can create a reasonably contiguous residential development integrated with the Laurimar area, and take advantage of the Yan Yean Pipe track open space area. A key issue is determining the appropriate set backs from Plenty River, and the northern extent of development, and addressing access and servicing issues.</p> <p>The GAA considers that further investigations be carried out in relation to Areas 4B and 4C, particularly as it noted that for Area 4C the land owners object to the current concept being proposed by Council and do not want part of their land included in the UGB, and seeks more of the other part of their land to be included.</p> <p>The GAA believes that any further consideration of the UGB in this Assessment Area for 4B and 4C is more appropriately dealt with as part of the Biennial Review, particularly if the primary objective is to establish new parkland areas.</p>			
The notes below apply to 60 Watts Road, Doreen only.			
Proposed Zoning	Urban Growth Zone		
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.	Yes, further investigations are required to determine exact extent of UGZ relative to the balance of the land parcel and appropriate setbacks from Plenty River.		
Implications for Growth Area Framework / Corridor Plans	None		
Implications for Precinct Structure Planning	Not part of GAA PSP Program, however would need integration with Laurimar development.		
Implications for proposed Biennial Review of UGB	None if included as part of Logical Inclusions Review.		
Potential for 20(4) Amendment to Planning Scheme	Need to establish land owner position, and views of adjoining land and nearby owners.		
Related areas to be considered for inclusion in UGB.	None		

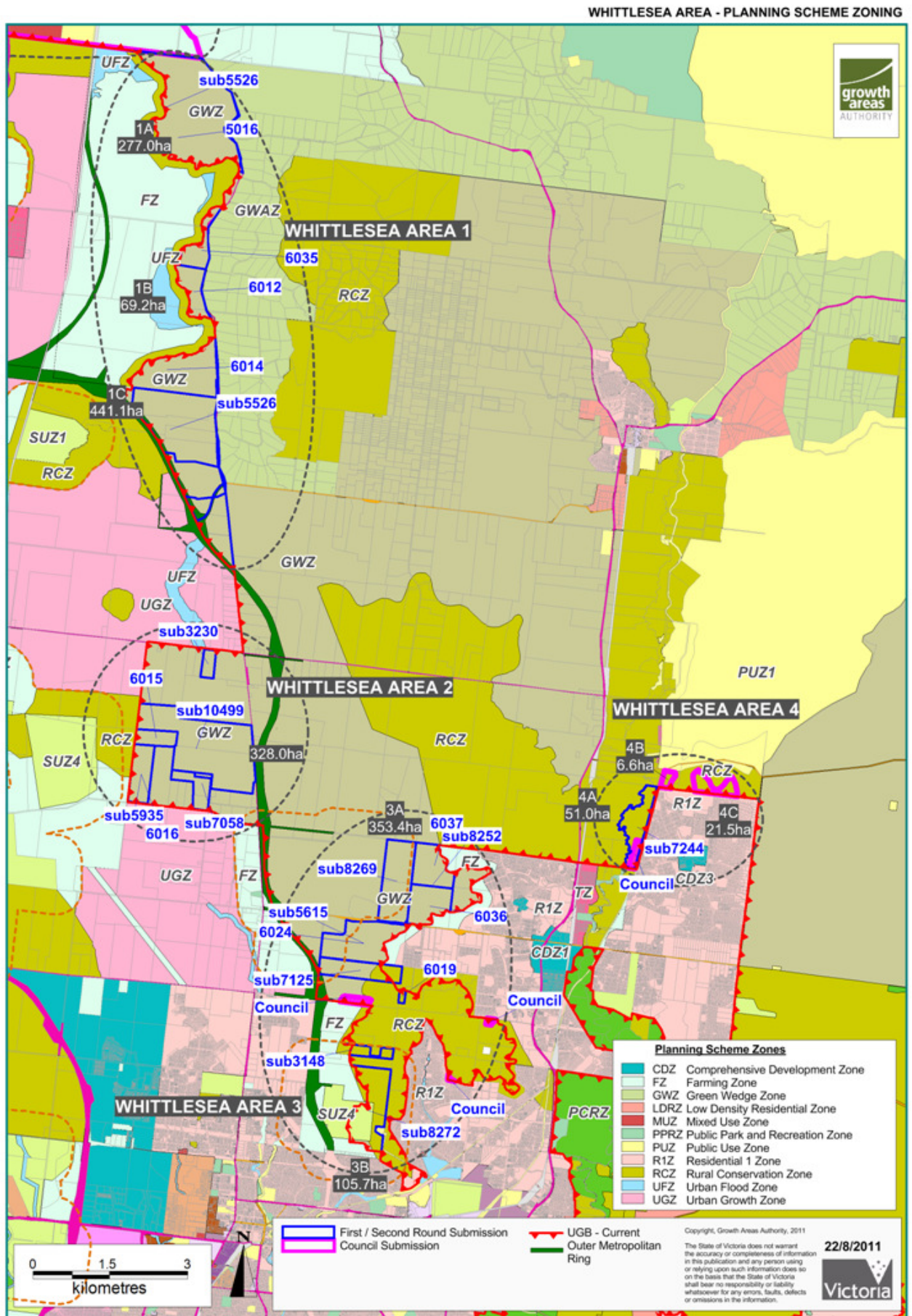


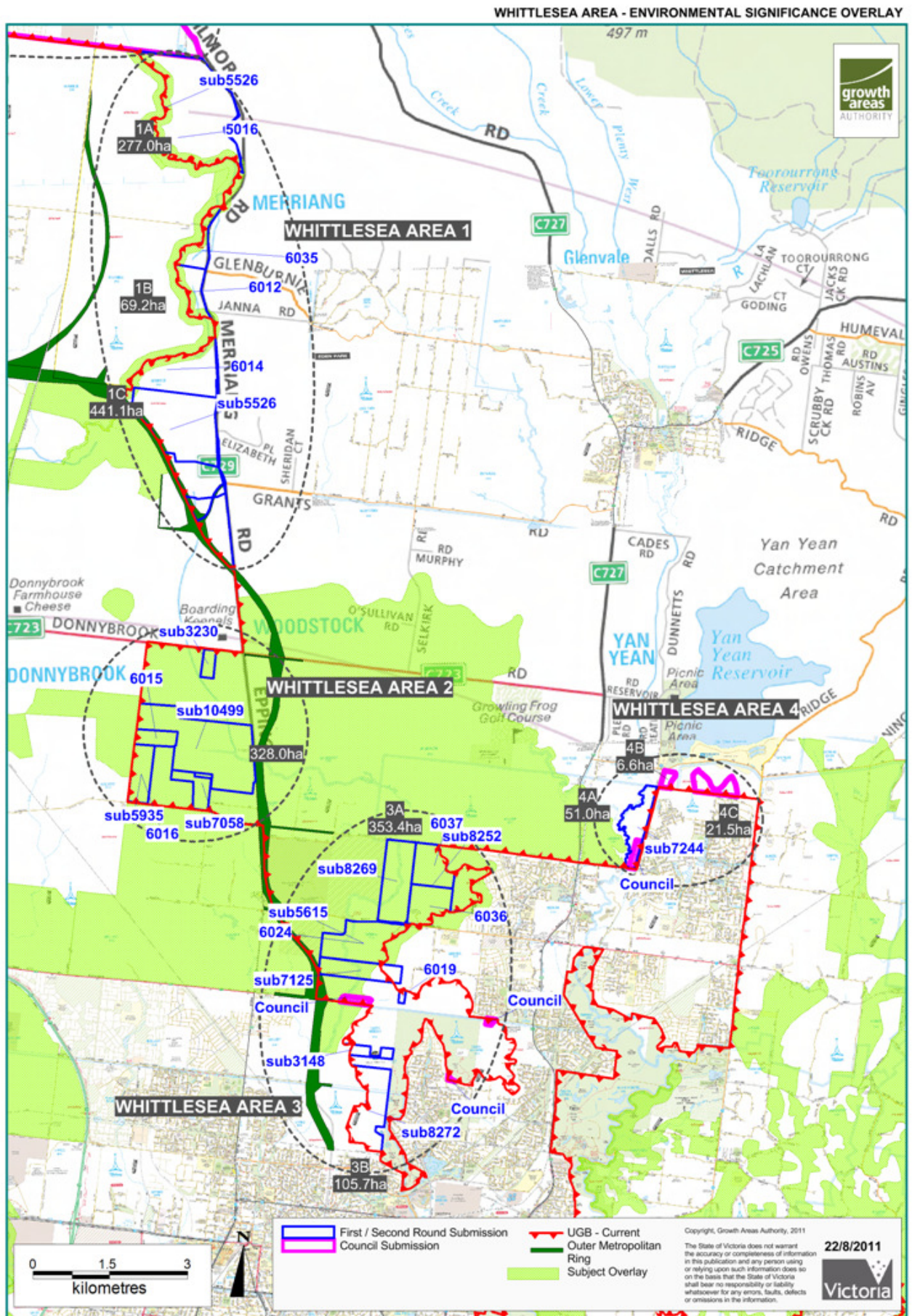


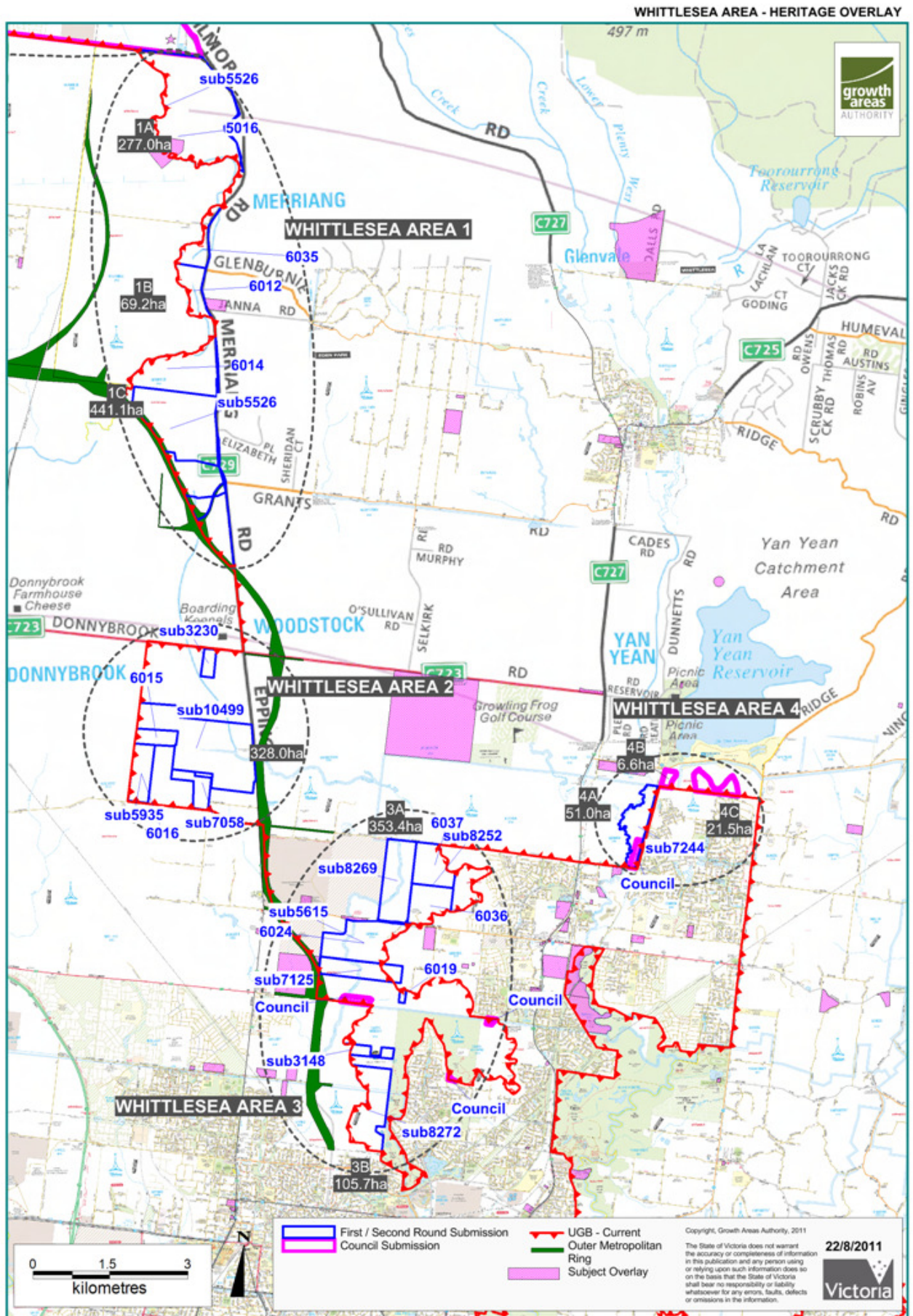


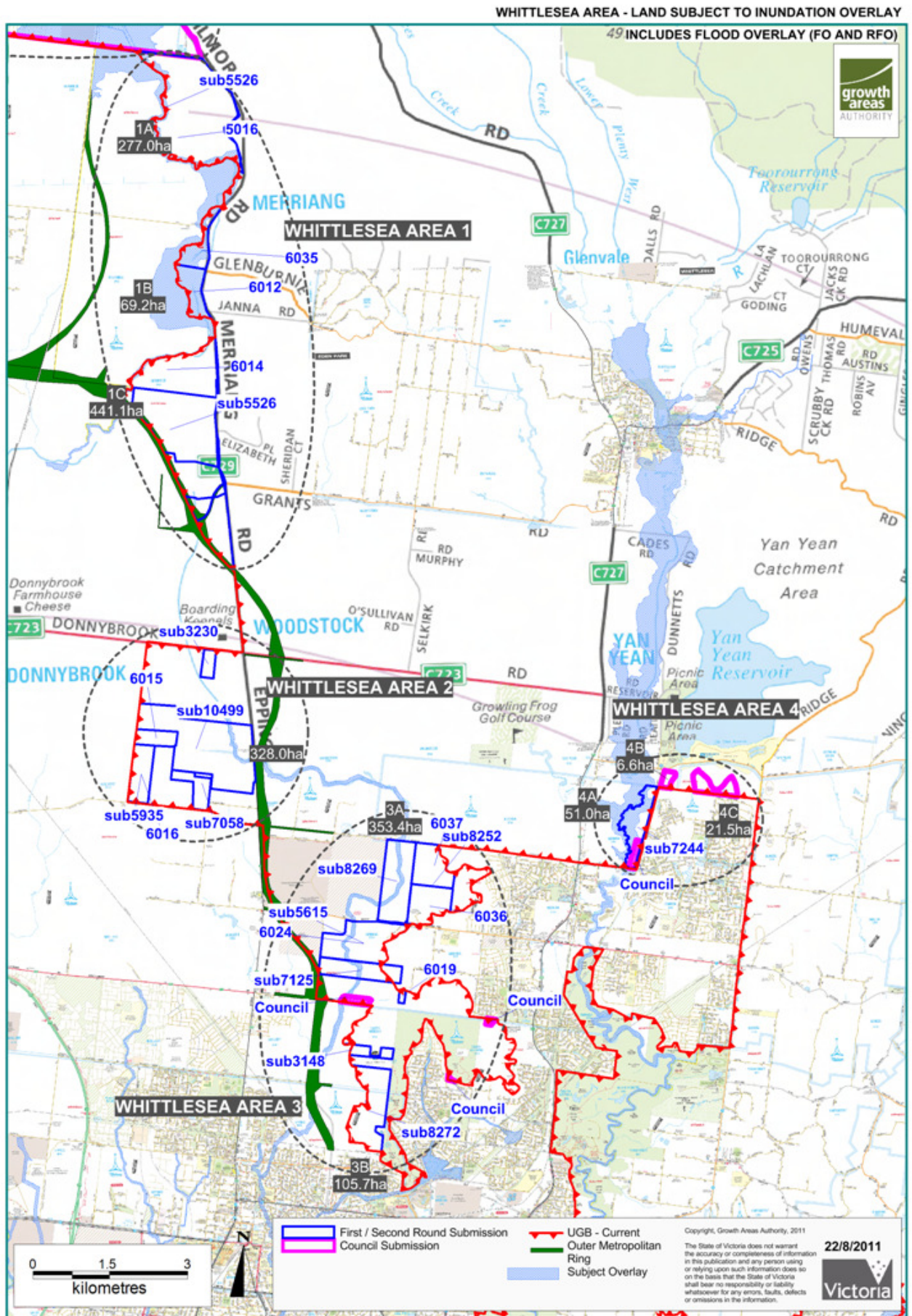




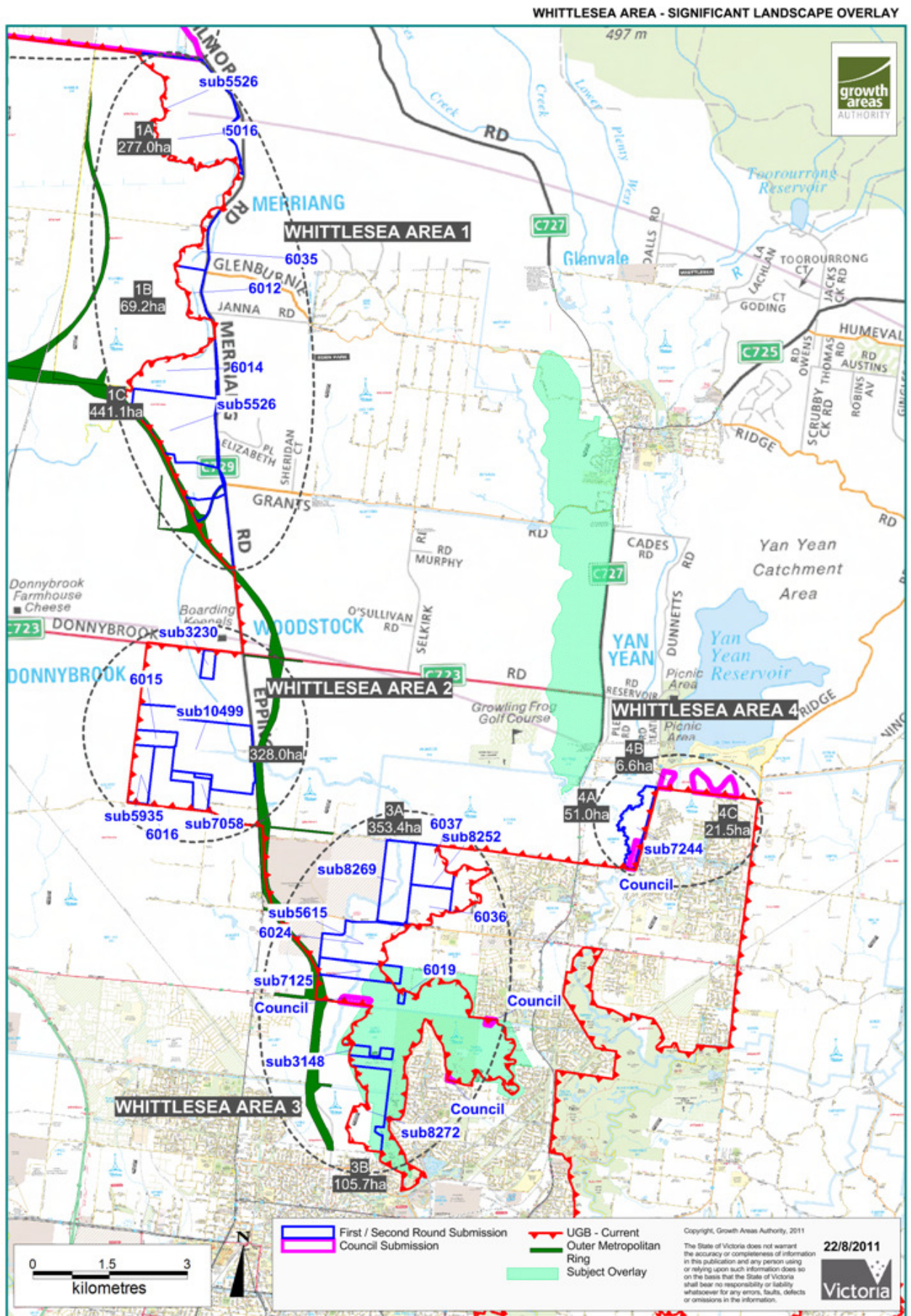


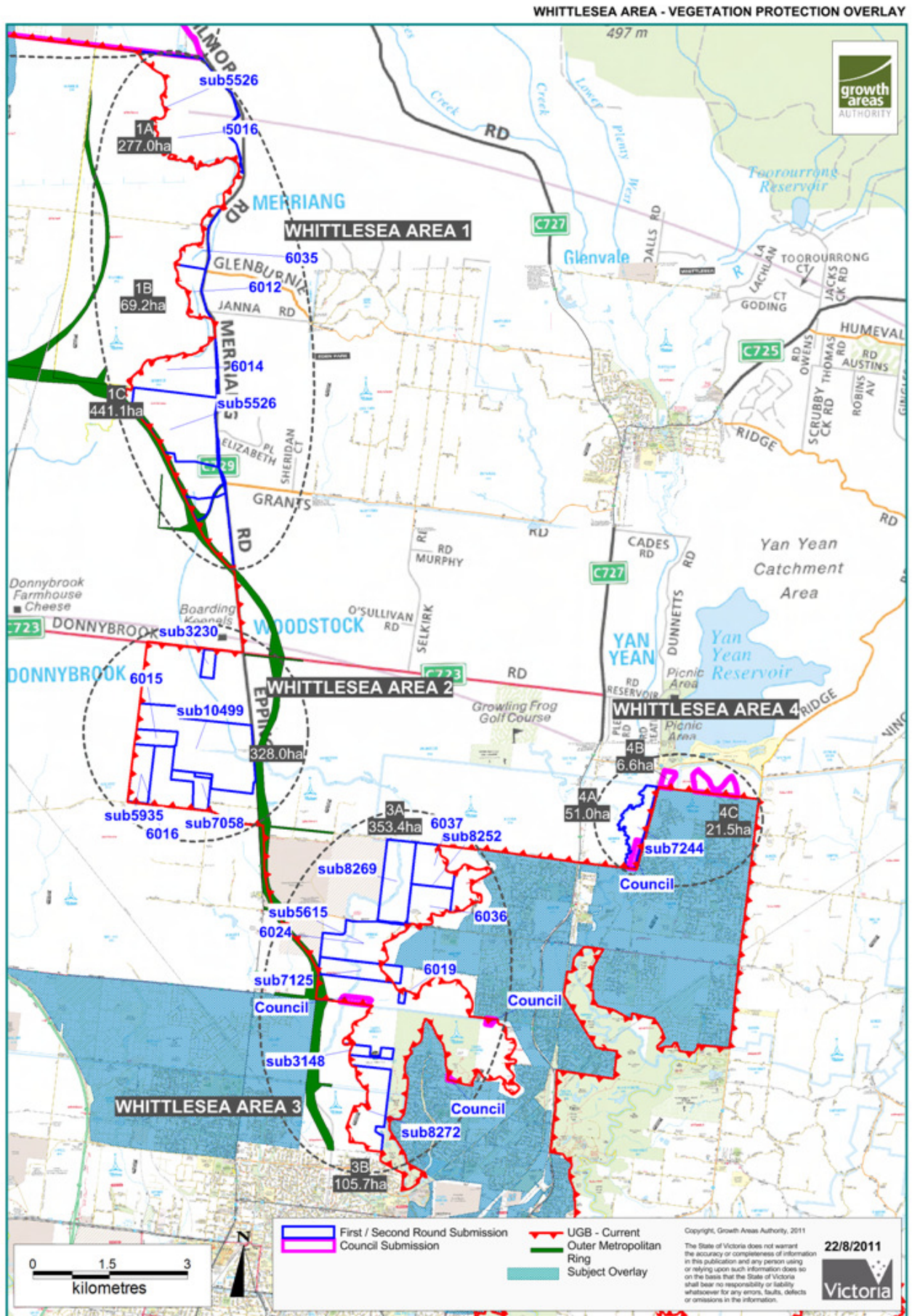


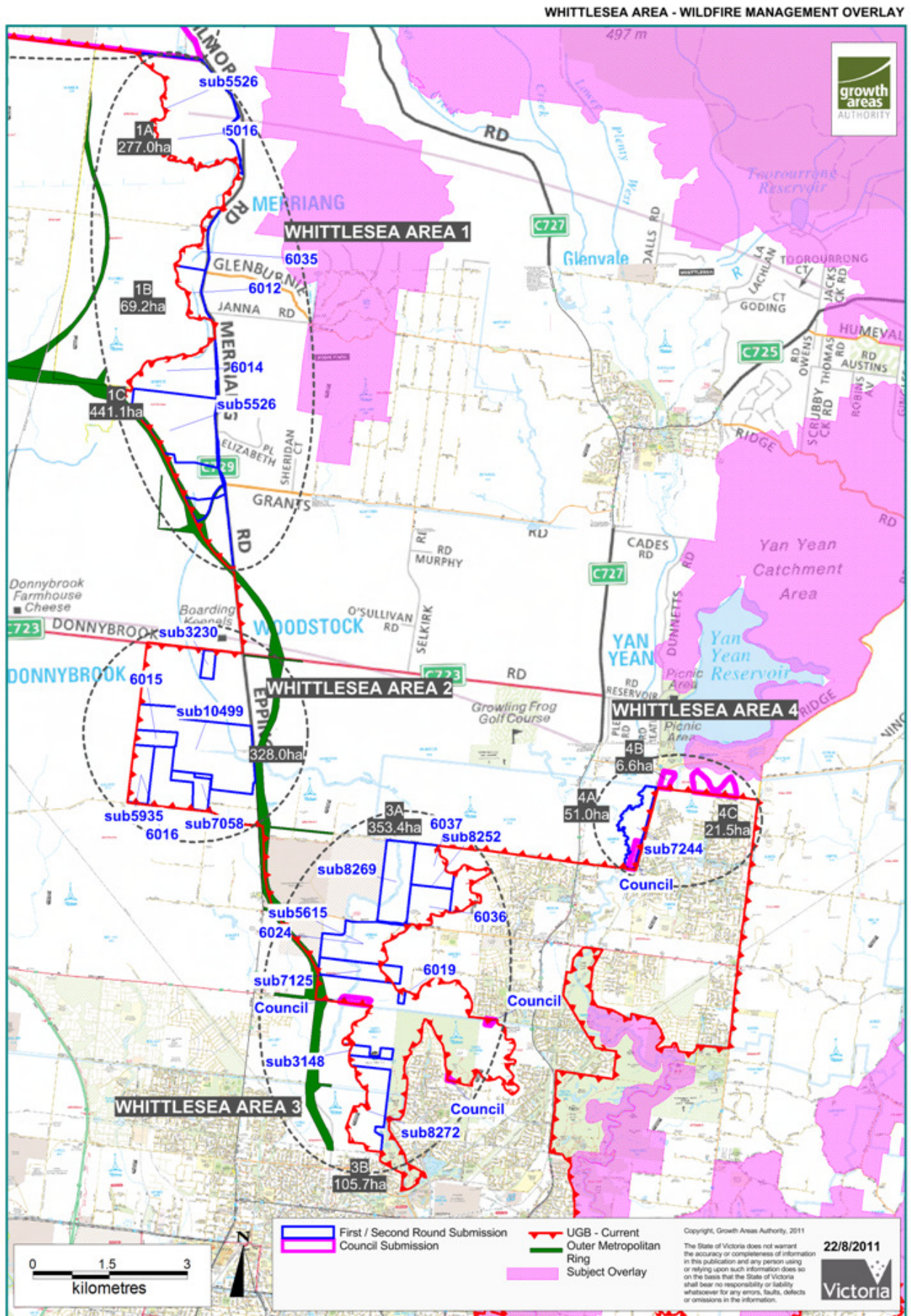












Mitchell Council Area - Assessment Areas

Assessment Reference Area	General Area Reference Name	Submission Reference Numbers within Assessment Area	Gross Land Area (Approx ha)	Recommended for inclusion as part of Logical Inclusions
Mitchell Area 1	Old Sydney Rd West	5018, sub7257, Mitchell Council	306 ha	No
Mitchell Area 2	Wallan	sub5921, sub7113, Mitchell Council	2,768 ha Includes 1,367 ha of Farming Zone Land	Yes
Total Area in Submissions			3,074 ha	
Total Area recommended for Inclusion as part of Logical Inclusions Process			2,768 ha Includes 1,367 ha of Farming Zone Land	
% of Total Land recommended for Inclusion			90 %	
% of Total Land if only referring to Farming Zone land in Wallan Township (1,367 ha)			44%	

Refer Mitchell Maps and Aerial Photographs at end of Mitchell Section (Page 66)

Mitchell Council Area: Number of Submissions

Within the Mitchell area there were a total of 5 previously lodged submissions plus the Mitchell Council submissions considered as part of the Logical Inclusions Review Process. These submissions related to 2 discrete areas for consideration across the Assessment Areas within Mitchell, and Mitchell Council proposed both areas.

In terms of Affected Party Submissions, 10 separate submissions were made to the GAA regarding the land covered by the submissions in Mitchell. The broad indication of the number of affected party submissions and the extent to which they object to or support the areas inclusion in the UGB is summarised below for each Area. Where possible, the Affected Party Submission is generally categorised to one Assessment Area, although in the case of Mitchell three of the submissions were commenting on the Council's submission.

Assessment Reference Area	Previous 2009 Submissions	Total Affected Party Submissions	Object to inclusion in UGB	Support inclusion in UGB
Mitchell Area 1	3	0	0	0
Mitchell Area 2	3	10	2	8
SUBMISSIONS TOTAL	5	10	2	8

MITCHELL AREA 1

(Page 1 of 4)

GAA ASSESSMENT	GAA Recommendation for Inclusion	No
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1 Summary Details

Assessment Area Reference	Mitchell Area 1 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	306 hectares		
Growth Area Group	North		
Local Council Area	Mitchell		
General Area Reference Name(s) - Refer Base Map	Old Sydney Rd - West		
General Suburb(s) in area	Beveridge		
Key Road(s) for reference	Old Sydney Road (extension of Mickleham Rd), Camerons Lane		
General Melway Reference	Not covered by Melway		
Current Zoning (Main Zones) - Refer Zoning Map	Farming Zone		
Current Planning Scheme Overlays - Refer Overlays Maps	Erosion Management Overlay Salinity Management Overlay		
Precinct Structure Plans - Refer Base Map	Land to east of Old Sydney Rd is included in Beveridge South West PSP 1061 and Beveridge North West PSP 1059. These PSPs are still to be completed and are within the land brought within the UGB in 2010 and still subject to the Growth Corridor Plans process.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	General grazing		
Key Land Form / Features	Area is part of a much larger land holding. Prominent elevated land running along north south ridgeline. Extensively cleared.		
Relevant Submissions	Submission Numbers	Submitter Name	Consultants / Representatives
	5018 and sub7257	Tract Consultants on behalf of owner Robert Scanlon. Supporting material from Lend Lease	Tract Consultants
	Mitchell Council	Mitchell Council	
Was area included in Melbourne @ 5 Million Investigation Areas?	No, not included. Land on opposite side of Old Sydney Rd was included in Investigation Area.		
Was area in Investigation Areas but excluded from the 2010 UGB?	Not relevant as not in Investigation Area.		

MITCHELL AREA 1

(Page 2 of 4)

2 NATURE OF SUBMISSIONS

A series of related Submissions have been made on behalf of the land owner, through the Melbourne @ 5 Million and the DMNSC processes, as well as providing supplementary information.

The specific area of the Submission covers one part of a much larger land holding. The area of the Submission covers around 306 ha out of the approximately 1,700 hectares in the land holding running between Old Sydney Rd and Deep Creek to the west. The submission area covers a long 'strip' of land generally on the east side of the ridge line with frontage to Old Sydney Rd.

The submission is for residential development, together with the establishment of a park along the ridgeline outside of the proposed UGB alignment.

The submission does refer to land on the remainder of the holding to the west of the proposed ridgeline park, with that western land being proposed to either remain Farming or be rezoned for Rural Living purposes. It should be noted that the area to the west of the ridgeline is not being considered or assessed as part of this Logical Inclusions Review as it has not been specifically requested to be considered for inclusion in the UGB in the previous submissions.

The submission did provide some general information about the land being proposed for inclusion; however, it also referred to the need for further detailed studies.

The Mitchell Council Supplementary Submission also included this land for consideration and supported the inclusion of this area.

3 AFFECTED PARTY SUBMISSIONS

There were no affected party submissions specifically about this area.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Mitchell Council
2 Adjacent to existing UGB	Yes - on eastern edge along Old Sydney Rd
3 Proposed for Residential or Employment development	Yes - for residential

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

As outlined in the following GAA Assessment, this area is not considered appropriate to include as a 'Logical Inclusion' and if any consideration is to be given to this general area then it is more appropriate to be considered as part of the proposed Biennial Review.

MITCHELL AREA 1

(Page 3 of 4)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	General grazing, not considered of high quality land.
Biodiversity	The majority of the area is extensively cleared and a modified habitat associated with grazing. Some small areas of native vegetation remain and were identified in DMNSC Strategic Impact Assessment Report June 2009. Some windbreak planting. Not within an Environmental Significance Overlay.
Drainage Corridors	The land generally drains towards the east along various drainage lines that flow into the valley to the east.
Extractive Industry	There is no known extractive industry that would affect this land.
Heritage	There is no Heritage Overlay applying to the site.
Landscape features	The site forms a strong landscape feature as the prominent elevated area and ridge line along the west side of Old Sydney Rd. This is widely visible from the extensive valley areas within the UGB to the east of the site.
Land Use	General grazing of the land.
Salinity	The site is within the large Salinity Management Overlay that applies to extensive areas around Beveridge and Wallan.
Soil Capability	The site is covered by the Erosion Management Overlay associated with the dispersive soil quality and slopes.
Transport	The site has over 7 km of frontage to Old Sydney Rd, which is an unsealed road in much of this area. The future role of Old Sydney Road is to be determined through the Growth Corridor Plan process.
Trunk Services	The area would need extension of major services from new urban areas planned to east of Old Sydney Rd. Long narrow configuration of site significantly impacts on efficient delivery of services.
Wildfire	Wildfire Management Overlay does not apply to the area.

AIRPORT ENVIRONS

Is land within an Airport environs?

No, not applicable

BUFFERS TO SENSITIVE USES

No known buffers affect land.

MITCHELL AREA 1

(Page 4 of 4)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	No
<p>This area is not recommended for inclusion into the UGB as part of the Logical Inclusions Review Process.</p> <p>The long, elevated area is within a visually prominent landscape feature, and there is land that is located immediately to the east of Old Sydney Rd opposite the area, within the UGB that is designated within a Rural Conservation Zone that has a relationship to the landscape form. The sloping topography together with the Erosion Management Overlay are also important factors that would impact on the suitability of this land for urban development.</p> <p>The total area being considered is significant: approximately 300 hectares. However, it has a very long, narrow configuration of over 7 km, and only around 400 to 450 metres deep, which presents a number of significant issues in terms of efficient and effective service delivery and urban development.</p> <p>The long narrow nature of the site also presents a number of issues in terms of successfully integrating the area with the urban areas planned to the east of Old Sydney Rd.</p> <p>The Submission for this area placed strong emphasis on the concept of a Ridgeline Parkland as part of the development, although that Parkland area is proposed to be outside the UGB. For the purposes of this Review, the assessment has generally focussed on the residential development component which is within the area being considered.</p> <p>In this area of the north Growth Corridor (north of Gunns Gully Rd), the GAA considers that the existing UGB along Old Sydney Rd forms an appropriate boundary under the current planning for the Corridor. It should also be noted that Old Sydney Rd is also being considered as the appropriate boundary associated with the Wallan area (refer Mitchell Area 2 for Wallan).</p>			
Proposed Zoning		No change recommended	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.		Not applicable as no change recommended	
Implications for Growth Area Framework / Corridor Plans		Not applicable as no change recommended	
Implications for Precinct Structure Planning		Not applicable as no change recommended	
Implications for proposed Biennial Review of UGB		If a review was to be undertaken on this general area, then it is more appropriate to be considered as part of the proposed Biennial Review.	
Potential for 20(4) Amendment		Not applicable as no change recommended	
Related areas to be considered for inclusion in UGB.		Not applicable as no change recommended	

MITCHELL AREA 2 - WALLAN

(Page 1 of 5)

GAA ASSESSMENT	GAA Recommendation for Inclusion	Yes
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1 Summary Details

Assessment Area Reference	Mitchell Area 2 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	2,768 hectares - Includes Wallan township and environs - see land area breakdown below		
Growth Area Group	North		
Local Council Area	Mitchell		
General Area Reference Name(s) - Refer Base Map	Wallan Township		
General Suburb(s) in area	Wallan, Wallan East, Beveridge to the south		
Key Road(s) for reference	Northern Highway, Hume Freeway, Old Sydney Rd, Wallan-Whittlesea Rd, Kilmore Rd / Merriang Rd		
General Melway Reference	Maps 645 and 646		
Current Zoning (Main Zones) - Refer Zoning Map	<p>Variety of zones associated with Wallan's development (~ 1,401 ha), including:</p> <ul style="list-style-type: none"> Residential 1 Zone, Low Density Residential Zone, Township Zone, Mixed Use Zone, Business 1 Zone, Business 4 Zone, Industrial 1 Zone, various Public Use Zones, Public Park and Recreation Zones It should be noted that Council's proposed UGB area does not include the Comprehensive Development Zone 1 associated with 'Hidden Valley' <p>The remaining areas within the Council's proposed UGB are within the Farming Zone (~ 1,367 hectares)</p>		
Current Planning Scheme Overlays - Refer Overlays Maps	<p>Development Plan Overlay (over parts only)</p> <p>Erosion Management Overlay along area to east of Old Sydney Rd</p> <p>Heritage Area Overlay for a site in the south east corner</p> <p>Land Subject to Inundation (over parts) and Floodway Overlay along key Creeks</p> <p>Salinity Management Overlay</p> <p>Vegetation Protection Overlay along Hume Freeway and Old Sydney Rd</p>		
Precinct Structure Plans - Refer Base Map	Land to south within UGB is included in Beveridge North West PSP 1059, Beveridge North East PSP 1060 and Northern Freight PSP 1063. These PSPs are still to be completed and are within the land brought within the UGB in 2010 and still subject to the Growth Corridor Planning process.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	Wallan Township and urban areas, Wallan East, Wallara Waters, Wallan Station, general farming, Sewerage Treatment Plant, extensively cleared		
Key Land Form / Features	Large area comprising valleys of Merri Creek, Taylors Creek and Strathaird Creek with elevated areas surrounding to west and north		
Relevant Submissions	Submission Numbers	Submitter Name	Consultants / Representatives
	Mitchell Council	Mitchell Council	
	sub5921 and sub7113	Crystal Creek Properties Pty Ltd	Millar & Merrigan Pty Ltd
Was area included in Melbourne @ 5 Million Investigation Areas?	No, not included.		
Was area in Investigation Areas but excluded from the 2010 UGB?	Not relevant as not in Investigation Area.		

MITCHELL AREA 2 - WALLAN

(Page 2 of 5)

2 NATURE OF SUBMISSIONS

Mitchell Council put in a supplementary submission in July 2011 as part the Logical Inclusions Review process, as well as previous submissions in 2009. The supplementary submission effectively proposes that the UGB be fully extended to include all the Wallan Township together with all intervening land.

A private submission was also made by a land owner of a large land holding (529 hectares) between the Wallan Township and the existing UGB, generally in the south-west corner of the Wallan Township Council submission. This submission included a number of background studies and planning that has been carried out on this area. This submission area falls entirely within the Mitchell Council Wallan Township submission area.

3 AFFECTED PARTY SUBMISSIONS

It should be noted that landowners and occupiers in the Mitchell Shire Council submission area, that includes the Wallan township and surrounding land, have not been notified as part of this process by the GAA. The Mitchell Shire Council's supplementary submission was only submitted to the GAA as part of this current process, however it was after the potentially 'affected parties' letters were sent out by the GAA. The GAA understands that the Mitchell Shire Council did write to land owners within part of this area advising them of the Council submission. However, this is not part of the GAA's notification process, and could be considered further by the GAA and the Advisory Committee.

The GAA considers that there is sufficient flexibility for the Advisory Committee to consider the merits of the proposal and then direct that some form of public notification take place in the future, as and if required.

However, affected party letters were sent out in relation to sub5921 and sub7113, and some people were also aware of the Mitchell Council supplementary submission.

Of the affected party submissions received associated with the Submissions, eight were supporting the inclusion of the land, although a number did raise issues that needed consideration, including buffer distances from a potential quarry located within the UGB area south of the land.

One 'conditional' objecting submission related to a previous rezoning request and it was submitted that this rezoning request should be dealt with independently of the Logical Inclusions Review process. However, if the UGB was extended, then this submission effectively supported the inclusion of their land.

Yarra Valley Water also raised concerns of the need to protect the buffers surrounding the existing Sewerage Treatment Plant.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Mitchell
2 Adjacent to existing UGB	Yes - along southern boundary
3 Proposed for Residential or Employment development	Yes - for residential and employment Note: Also includes significant area covered by existing Wallan Township area

MITCHELL AREA 2 - WALLAN

(Page 3 of 5)

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

It is considered that the development of this area would be generally consistent with State Planning Policy components as summarised below and in following Decision Criteria Comments and Assessment:

Settlement	<ul style="list-style-type: none"> Ensures whole of North Corridor is planned in a coordinated manner that recognises the role Wallan already plays, and includes Wallan as an integrated important part of the North Corridor. Increases residential land supply contiguous to planned urban development related to both Wallan and the future areas around Beveridge. Provides expanded population base that supports existing and proposed activity centres, employment and other services and infrastructure. Inclusion within the UGB enables comparable basis for State and Local development infrastructure contributions
Environmental and Landscape Values	<ul style="list-style-type: none"> The generally limited areas of significance can be effectively protected through detailed Corridor and PSP planning processes.
Environmental Risks	<ul style="list-style-type: none"> No major environmental risks that cannot be addressed through detailed investigations, such as through the extension of the Corridor Planning process for the North Corridor, and by PSP processes. Buffers from Sewerage Treatment Plant, Quarry and Potential Future Intermodal Freight Terminal at Beveridge
Natural Resource Management	<ul style="list-style-type: none"> Will involve some loss of agricultural land that is generally considered not of high quality. Any potential impact on water dealt with through investigations and PSP. Potential quarry / stone interest in south east corner of area (as shown in Mitchell Council submission).
Built Environment and Heritage	<ul style="list-style-type: none"> Any potential areas of sensitivity dealt with through Corridor and PSP planning processes.
Housing	<ul style="list-style-type: none"> Contributes to housing supply, diversity and competition in the area.
Economic Development	<ul style="list-style-type: none"> Provides additional support to existing and future employment base.
Transport	<ul style="list-style-type: none"> Area has good road access to areas to south via Northern Highway and Hume Freeway. Access to Wallan station, and opportunity for urban development around the Station. Enables key transport connections between Wallan and the Beveridge area to be coordinated and delivered in an integrated manner.
Infrastructure	<ul style="list-style-type: none"> Development can be generally serviced through expansion and augmentation of existing services to Wallan Township.

MITCHELL AREA 2 - WALLAN

(Page 4 of 5)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	A significant proportion of the total Wallan Township area being considered for inclusion is under the Farming Zone and generally used for grazing purposes. It is generally not of high quality.
Biodiversity	Limited information available across whole area, but some surveys over part. Large patch of native vegetation in the west area along Old Sydney Rd. Potential biodiversity issues along extensions of Merri Creek. Needs further detailed investigations.
Drainage Corridors	Key corridors of Merri Creek, Taylors Creek and Strathaird Creek. Areas subject to flooding and inundation - particularly in areas to the east of the Hume Freeway associated with Merri Creek floodplain and parts west of Northern Highway on Taylors Creek (refer Overlay Maps). Needs further detailed investigations.
Extractive Industry	Potential future quarry to south within UGB (west of Hume Freeway), which would require appropriate buffers. Potential quarry / stone interest in SE corner of area.
Heritage	Heritage Area Overlay for a site in south east corner ('Walnarring' Farm complex buildings including Former Quinn's Cottage, Merriang Road) Potential sites of Aboriginal cultural heritage sensitivity along watercourses. Needs further detailed investigations.
Landscape features	Broad valleys, through to undulating land leading up to hills to the west and north. Not within an Environmental Significance overlay.
Land Use	Includes Wallan Township and general farming areas.
Salinity	Largely within a Salinity Management overlay area.
Soil Capability	Steeper areas in west along Old Sydney Rd are covered by an Erosion Management overlay which would impact upon development and servicing.
Transport	Key routes of Northern Highway and Hume Freeway. Railway line with regional passenger service at Wallan Station (part of V/Line) as part of Melbourne-Sydney rail corridor. Identified need for link(s) from Wallan to Beveridge North West area.
Trunk Services	Generally capable of being serviced with augmentation of existing services provided to Wallan Township. Needs further detailed investigations. Buffers from Treatment Plant.
Wildfire	Not within a Wildfire Management overlay.

AIRPORT ENVIRONS

Is land within an Airport environs?

No, not applicable

BUFFERS TO SENSITIVE USES

Wallan Sewerage Treatment Plant in south east corner of area.

Potential future quarry to south within UGB (west of Hume Freeway) and in south east corner of Assessment Area.

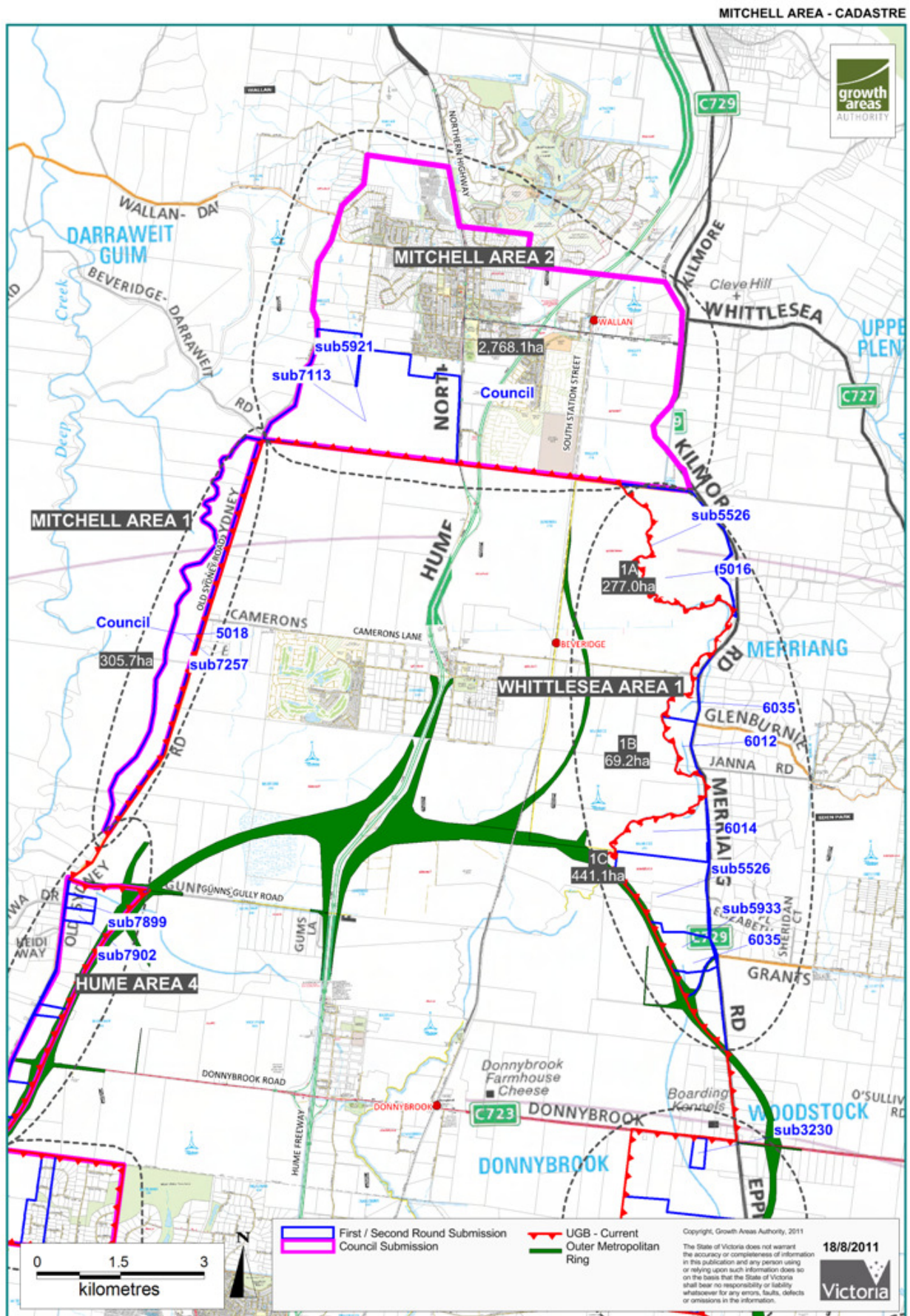
Potential Future Intermodal Freight Terminal at Beveridge

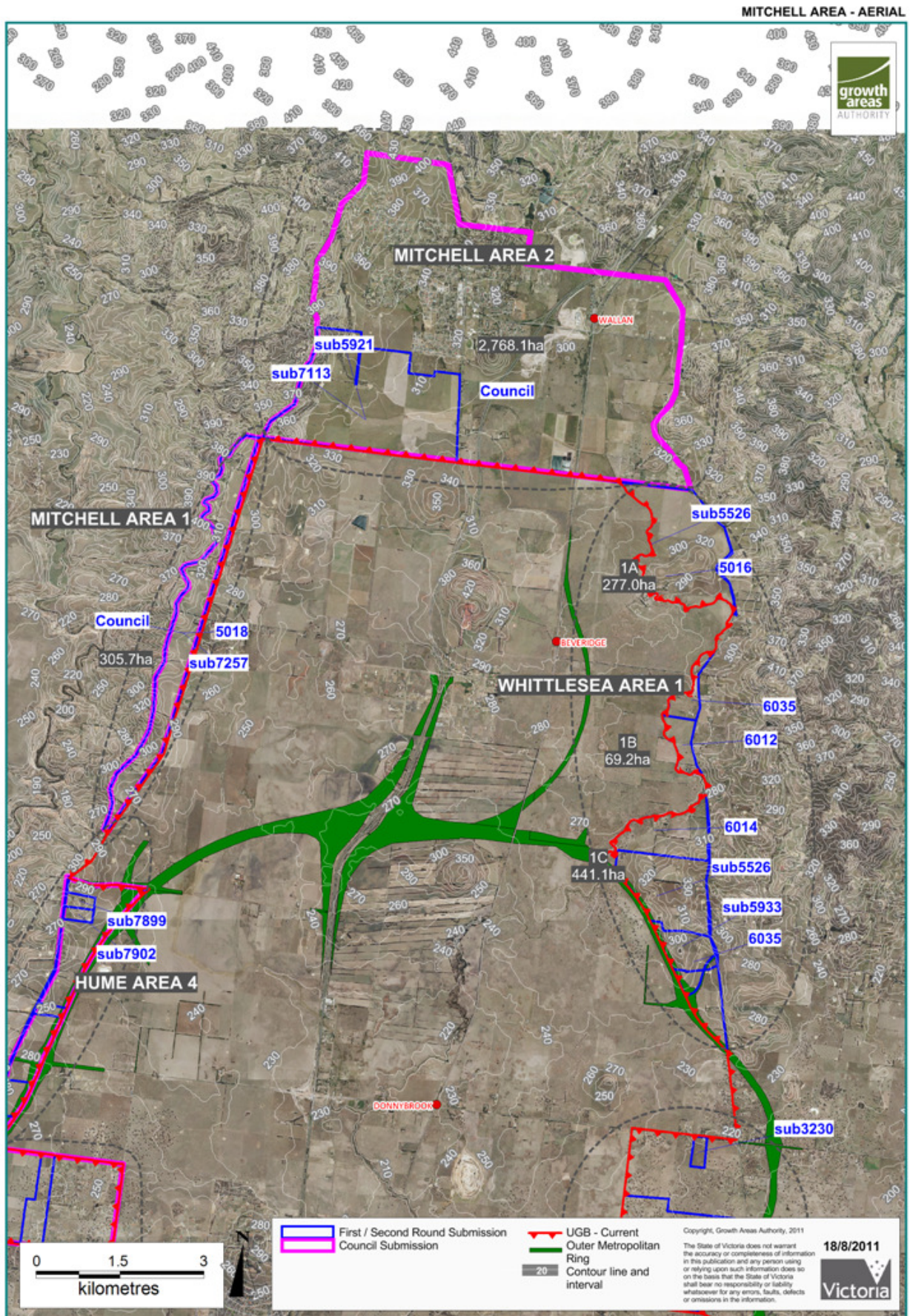
MITCHELL AREA 2 - WALLAN

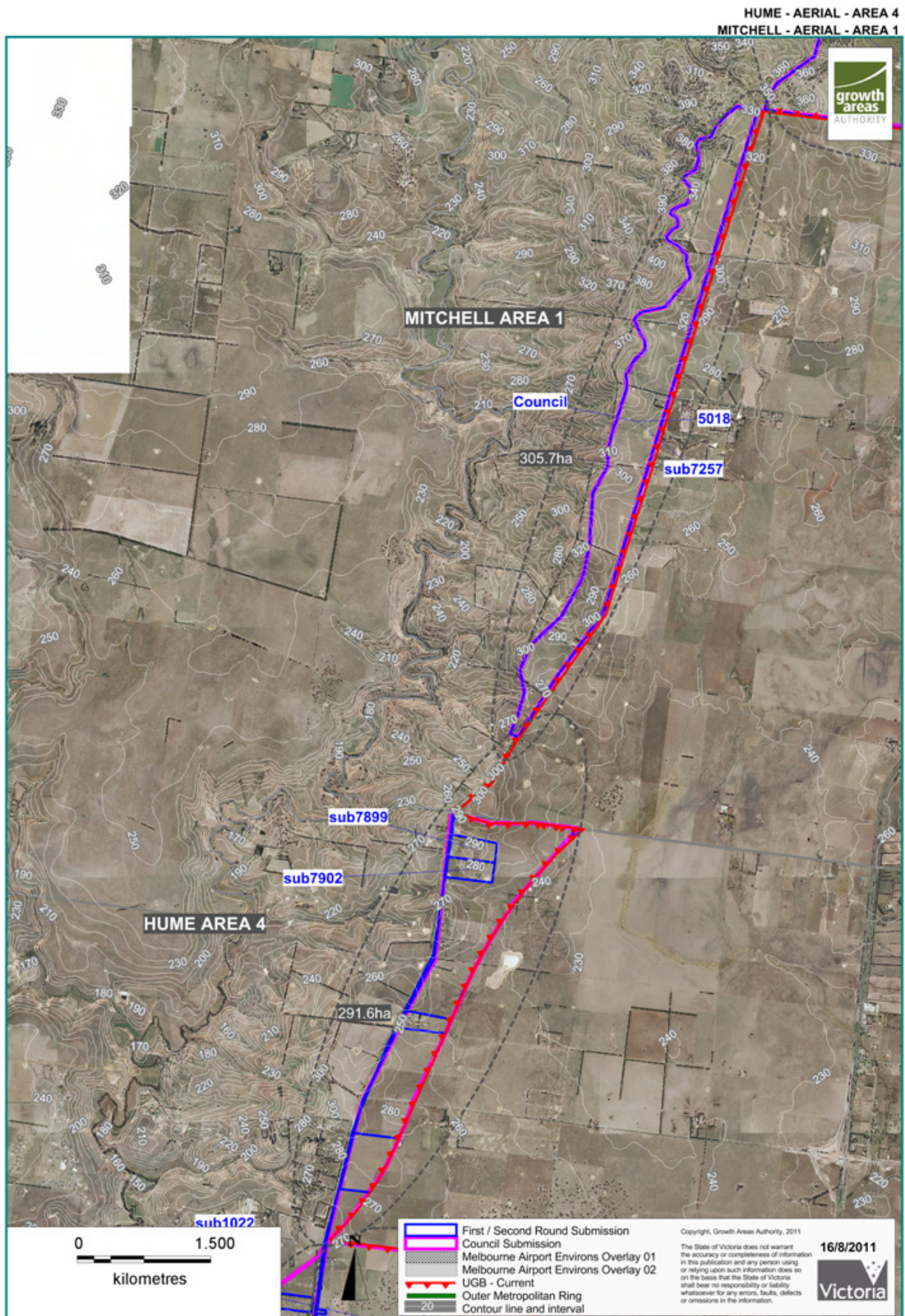
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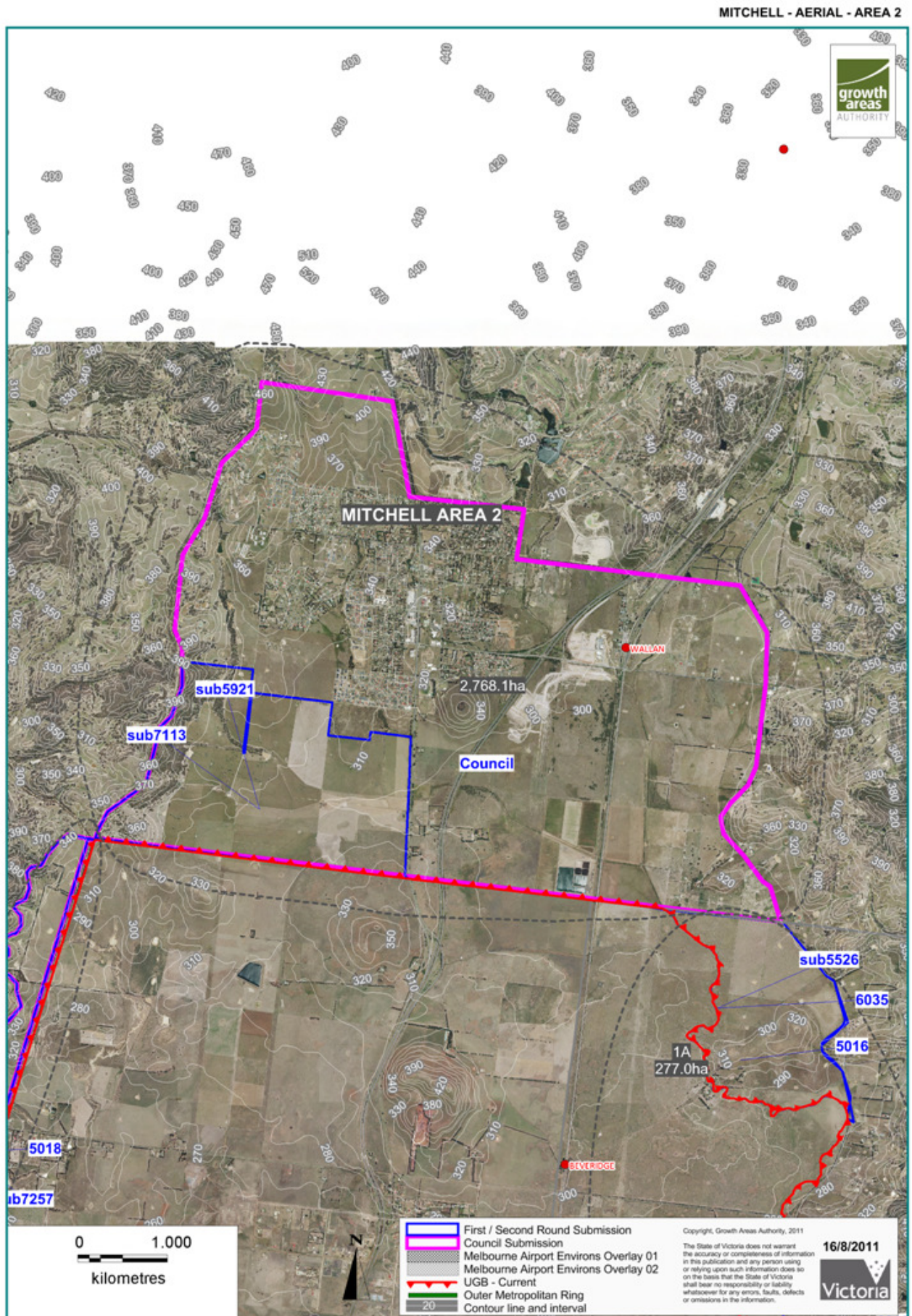
6	GAA ASSESSMENT	GAA Recommendation for Inclusion	Yes
	<p>The Wallan Township area is recommended for inclusion into the UGB as part of the Logical Inclusions Review Process. Wallan is effectively already part of Melbourne's northern growth corridor. The broader Wallan area is currently subject to significant growth with major residential developments such as Mandalay, Wallara Waters and Springridge.</p> <p>The GAA agrees with the Mitchell Council submissions that Wallan should be planned as an integrated part of Melbourne's North Growth Corridor, as Wallan will become increasingly linked to Melbourne's housing market and economy, and is being serviced by and contributing towards the existing and future urban areas to south. This close interrelationship between Wallan and metropolitan Melbourne was also highlighted in DMNSC (June 2009).</p> <p>Wallan Township is approximately 40 km from Melbourne's CBD, and already has plans for its expansion and development. It needs to be planned in a coordinated manner as an integrated part of the North Corridor to enable an equitable delivery of infrastructure and services and to ensure the housing market and infrastructure provision between Wallan and Beveridge is not distorted by its 'exclusion' from the UGB.</p> <p>There are a number of issues and areas that do require further detailed investigation to determine exactly which areas are well suited for urban development. However, overall there do not appear to be any major issues or constraints that cannot be appropriately dealt with through detailed background investigations, the Growth Area Corridor Plan process and the Precinct Structure Plan processes. This includes addressing any drainage, flooding, biodiversity, buffers, transport network and servicing issues.</p> <p>The GAA is of the view that the UGB should be moved to include the Wallan Township area as defined by the Mitchell Submission as part of this Logical Inclusions Review, thereby enabling the necessary studies and Corridor Planning to progress with the knowledge that Wallan is to be fully integrated with the current planning that is occurring for the remainder of the North Corridor.</p> <p>Given the number of issues to be investigated and plans to be prepared for this area, it is recommended that at this stage the current zonings of the land within the Wallan Township area covered by the Mitchell Council submission remain unchanged until such studies and planning is undertaken. This includes retaining the farming zone for the land included in the private submissions (sub5921 and sub7113) until these areas are also investigated and planned within the wider Wallan and Beveridge context.</p> <p>It is also recommended that any future rezonings of land within the Wallan Township area are primarily related to the Farming Zone land, and that at a future stage as part of the Corridor Plan and / or PSP preparation stage the Farming Zone land is reviewed to determine which areas of this land should be rezoned to Urban Growth Zone. This important review should be undertaken prior to any significant rezoning of land in the areas affected.</p> <p>As outlined previously, in total the Farming Zone land represents around 1,367 ha or around 50 % of the total land area within the Wallan Township area proposed to be brought into the UGB.</p> <p>The GAA also notes that the notification process to potentially affected parties did not include all land owners within the Wallan Township area, including land owners within Wallan's established urban areas. The GAA recommends that further consideration be given to whether such notification would be required where the shift of the UGB is involved without any associated rezoning of land.</p>		
	Proposed Zoning	Recommend to shift the UGB as part of the Logical Inclusions Review and retain the existing zonings within the realigned UGB until further detailed investigations, Corridor Plans and PSPs are undertaken.	
	Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.	See above	
	Implications for Growth Area Framework / Corridor Plans	The Growth Area Framework / Corridor Plans currently being prepared for the North Corridor would need to be extended to incorporate the Wallan Township area.	
	Implications for Precinct Structure Planning	A series of Precinct Structure Plans for the 'greenfield' areas would be required, and could be undertaken in conjunction with the PSPs for areas to the south.	
	Implications for proposed Biennial Review of UGB	Not applicable if included in this Logical Inclusions Review process.	
	Potential for 20(4) Amendment	Consideration to be given as to whether further public notification may be required for the shift in the UGB.	
	Related areas to be considered for inclusion in UGB.	Area to the south in Whittlesea council area between Merri Creek and Merriang Road.	

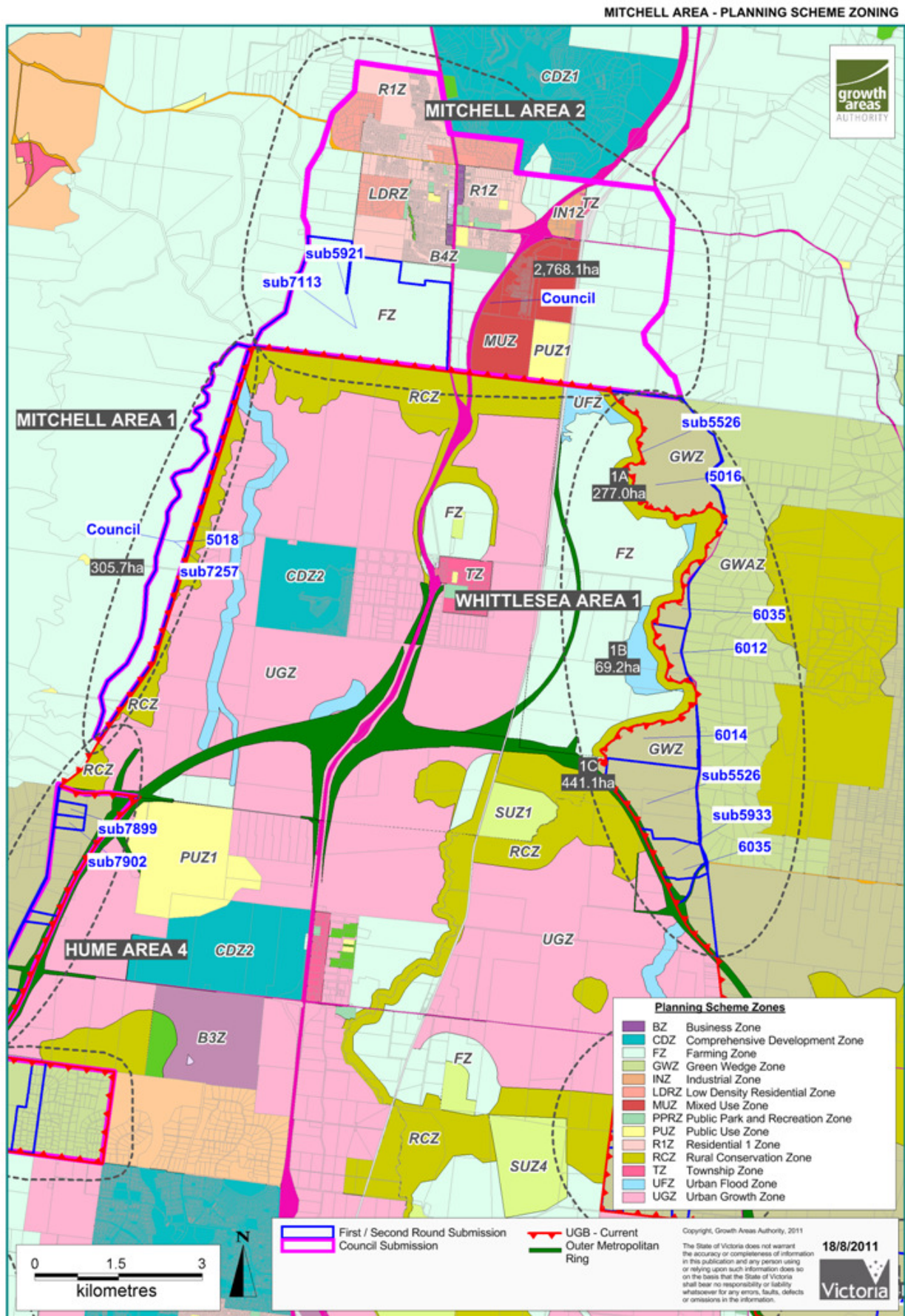


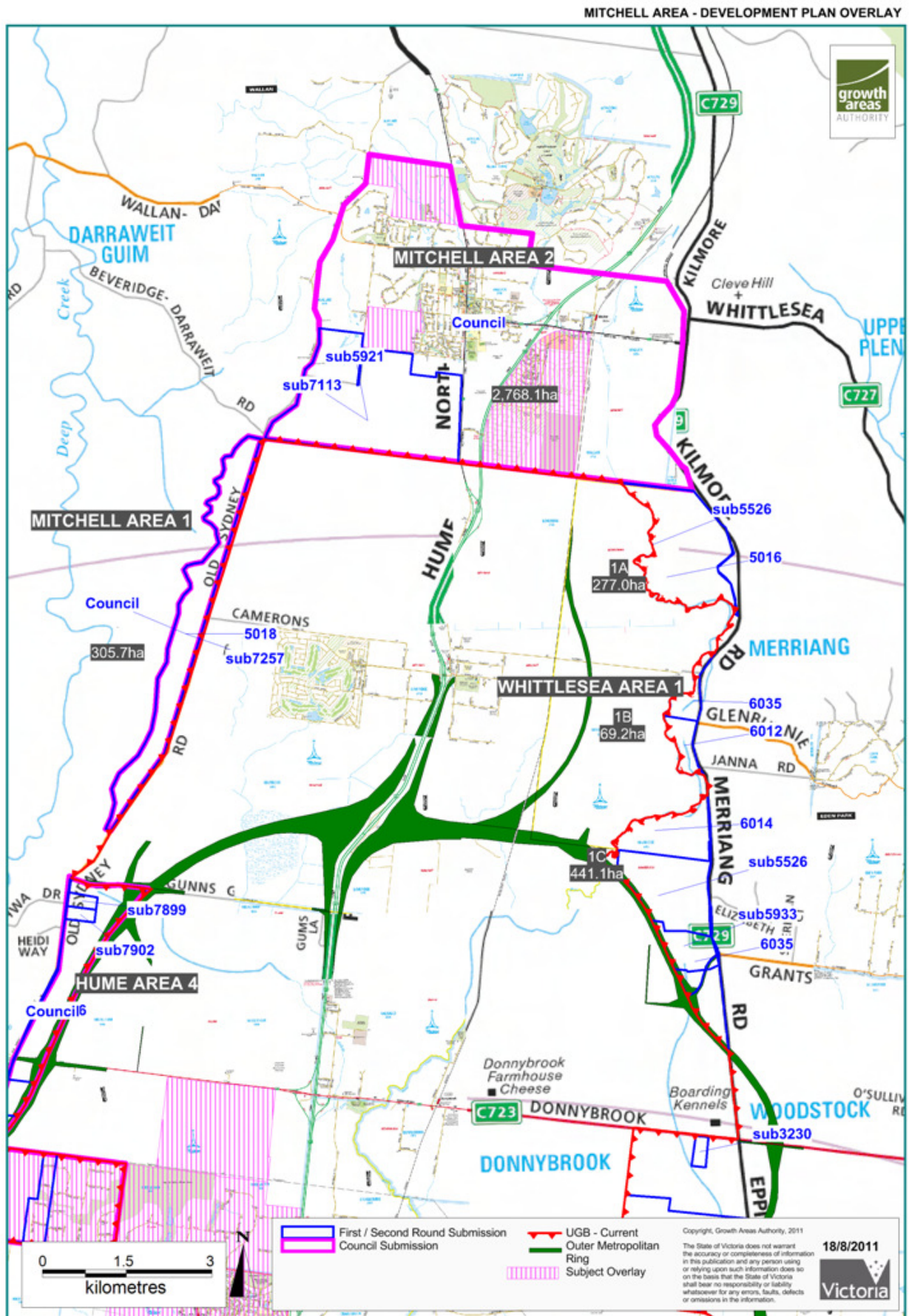


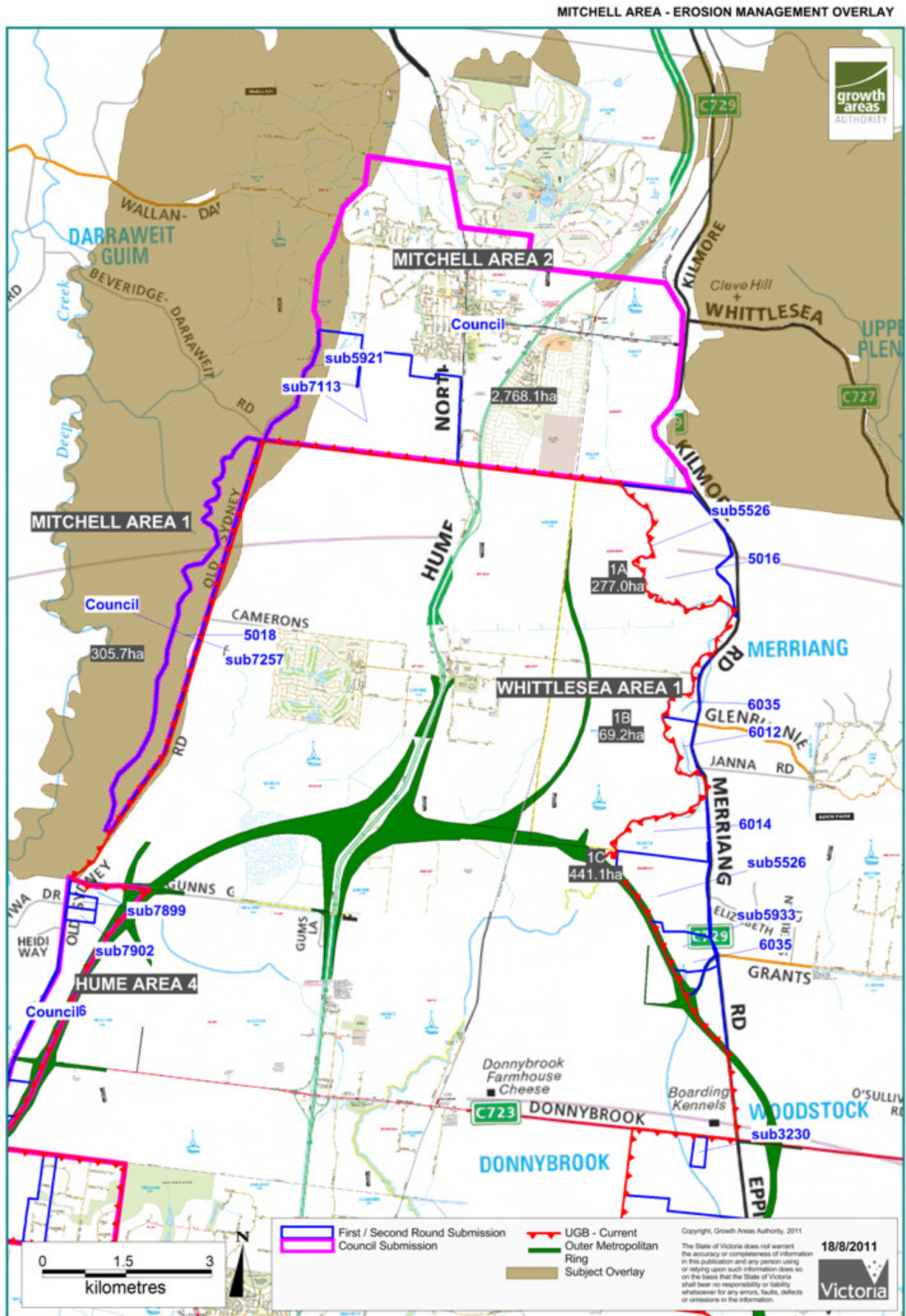


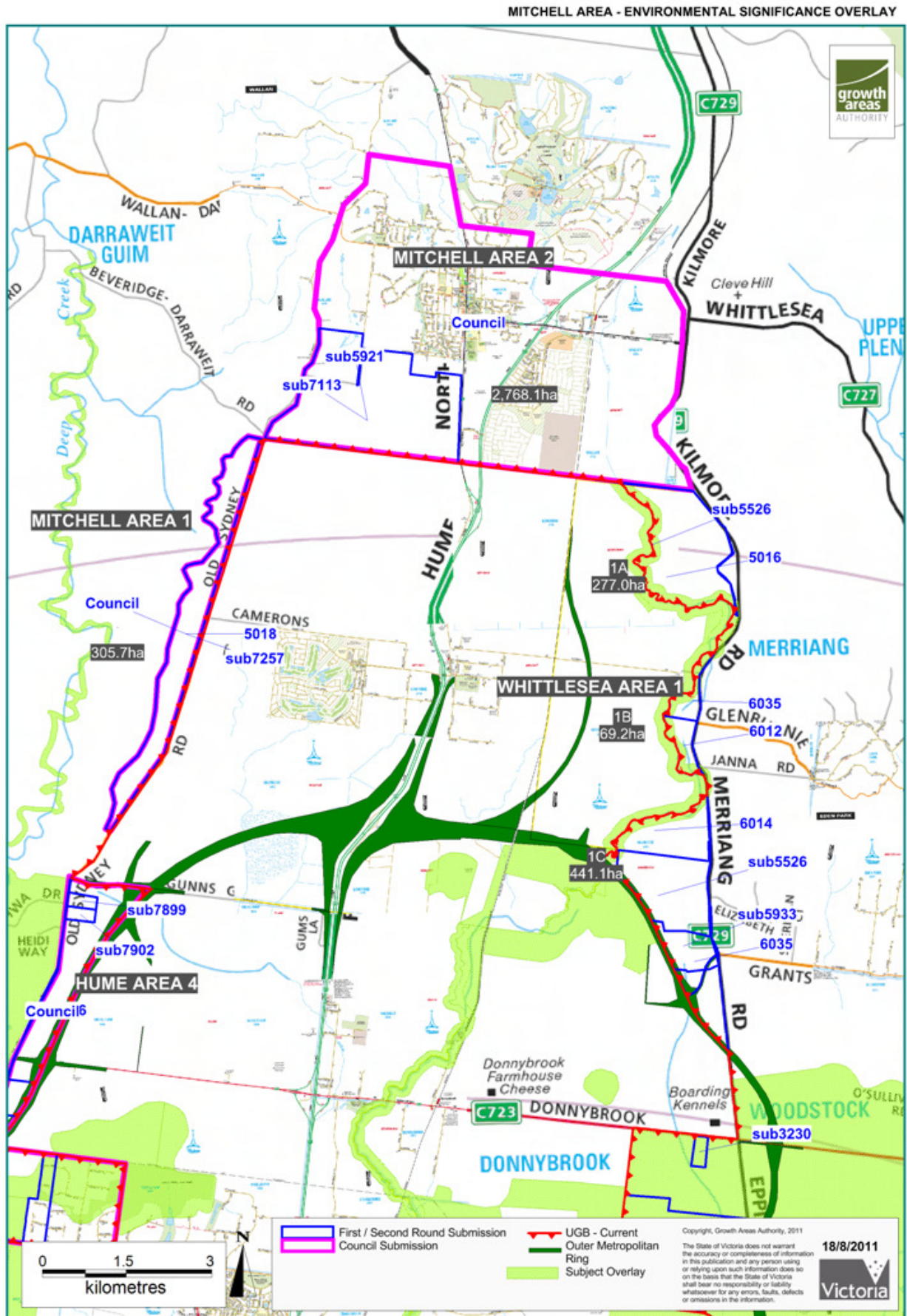


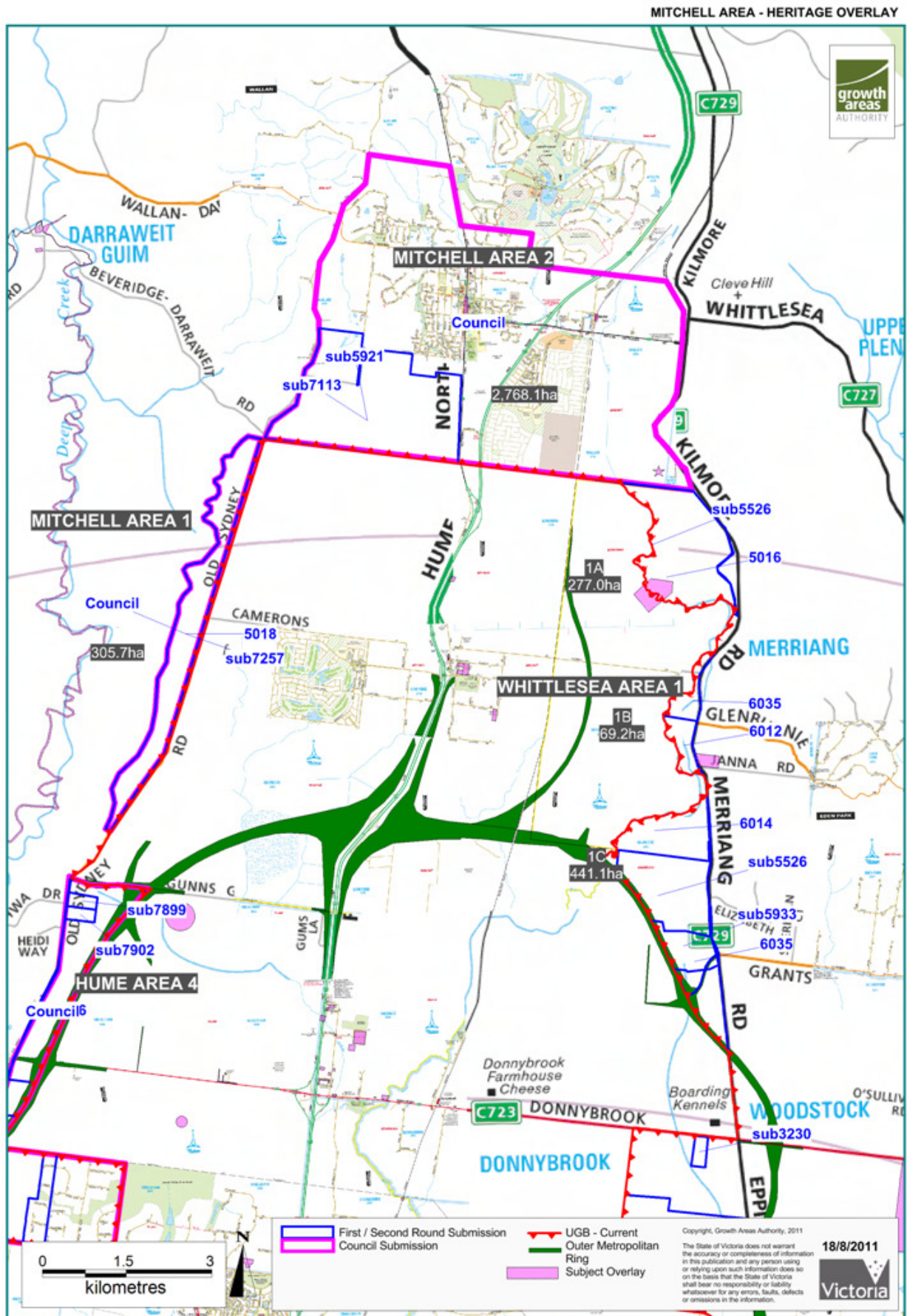




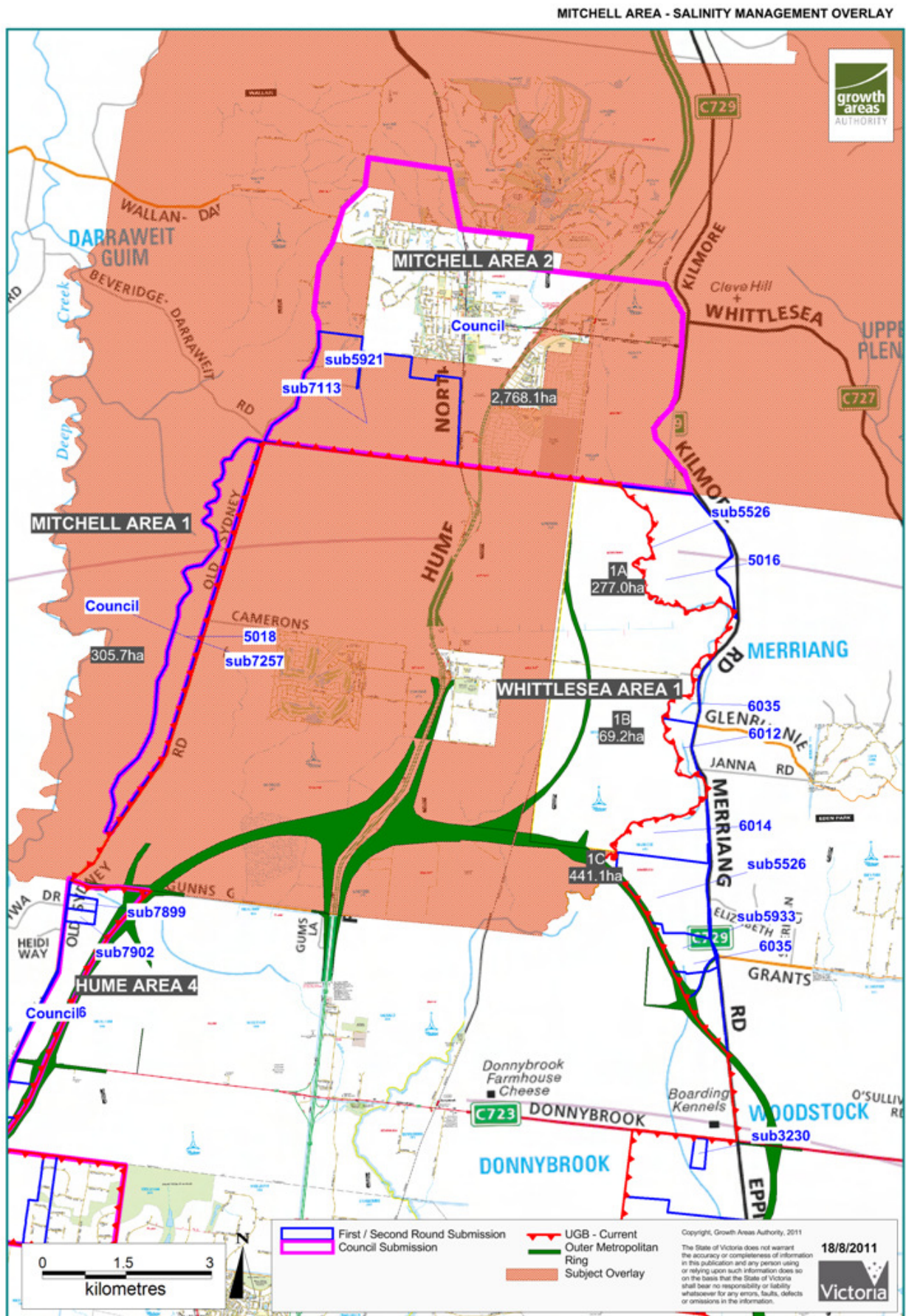




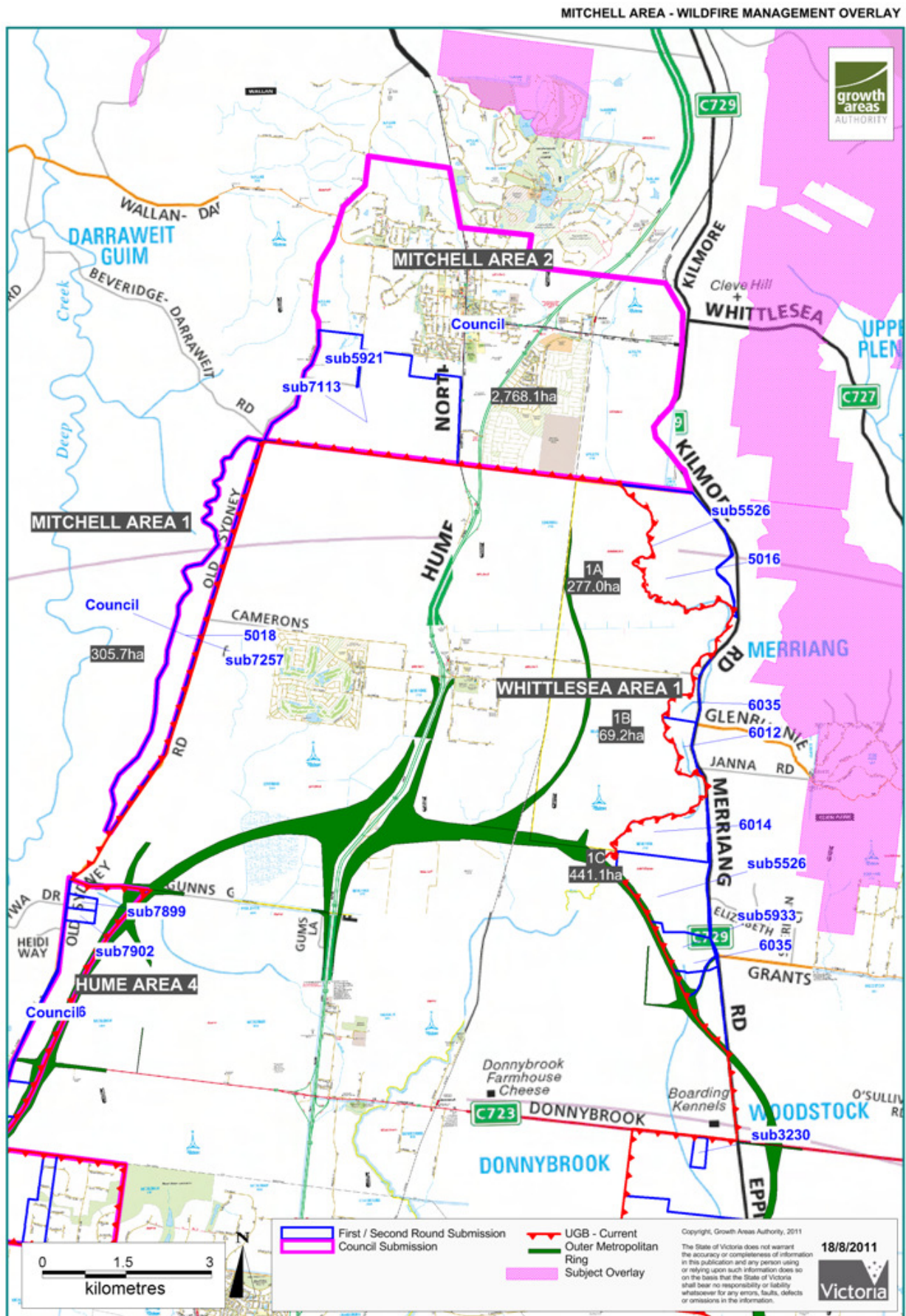












Hume Council Area - Assessment Areas

Assessment Reference Area	General Area Reference Name	Submission Reference Numbers within Assessment Area	Gross Land Area (Approx ha)	Recommended for inclusion as part of Logical Inclusions
Hume Area 1	Attwood	Hume Council, 3075, sub3076, sub7221, sub7987	375 ha	No - Consider as part of investigation on airport flight paths in Melbourne
Hume Area 2	Yuroke / Greenvale West	Hume Council, 3023, 3026, 3077, 3091, 3092, 3098, sub1022, sub2049, sub5552, sub6003, sub6118	1,954 ha	Yes for small Area 2C (-16 ha 'anomaly') Balance No However with 'in principle' support for consideration in Biennial Review
Hume Area 3	Mount Ridley Rd - Mickleham	Hume Council, 3073, sub8679	393 ha	Yes (Includes existing rural residential)
Hume Area 4	Old Sydney Rd South	Hume Council, 3073, sub3826, sub4024, sub7899, sub8679, sub7902	292 ha	No
Total Area in Submissions			3,014 ha	
Total Area recommended for Inclusion as part of Logical Inclusions Process			409 ha	
% of Total Land recommended for Inclusion			14 %	

Refer Hume Maps and Aerial Photographs at end of Hume Section (Page 99)

Hume Council Area: Number of Submissions

Within the Hume area there were a total of 22 previously lodged submissions plus the Hume Council submissions considered as part of the Logical Inclusions Review Process. These submissions related to 4 discrete areas for consideration across the Assessment Areas within Hume.

In terms of Affected Party Submissions, 82 separate Affected Party submissions were made to the GAA regarding the land covered by the submissions in Hume (including a petition of 385 people). The broad indication of the number of affected party submissions and the extent to which they object to or support the areas inclusion in the UGB is summarised below for each Area. Where possible, each Affected Party Submission is generally categorised to one Assessment Area.

It is noted that the bulk of the Affected Party submissions (52, including a petition) were objections to the Hume Area 1 (Attwood), and as previously indicated the assessment of the Attwood Area is being dealt with in a separate Report later.

Assessment Reference Area	Previous 2009 Submissions	Total Affected Party Submissions	Object to inclusion in UGB	Support inclusion in UGB
Hume Area 1	5	53	52 Including a Petition with approx. 385 names	1
Hume Area 2	12	19	4	15
Hume Area 3	3	7	6	1
Hume Area 4	6	3	0	3
SUBMISSIONS TOTAL	26	82	62 Plus 2 petitions	20

HUME AREA 1 - ATTWOOD

(Page 1 of 5)

GAA ASSESSMENT	GAA Recommendation for Inclusion	No - Consider as part of any investigation on airport flight paths in Melbourne
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1 Summary Details

Assessment Area Reference	Hume Area 1 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	375 hectares This the total of land in Hume Council Submission including land on either side of Mickleham Rd, including Victoria Police)		
Growth Area Group	North		
Local Council Area	Hume		
General Area Reference Name(s) - Refer Base Map	Attwood		
General Suburb(s) in area	Attwood		
Key Road(s) for reference	Mickleham Rd		
General Melway Reference	Map 5 J4 and Map 6 B3		
Current Zoning (Main Zones) - Refer Zoning Map	Green Wedge Zone (GWZ); Public Use Zone 1 & 7 (PUZ1 & 7);		
Current Planning Scheme Overlays - Refer Overlays Maps	Environmental Significance Overlay (ESO); Public Acquisition Overlay 1 (PAO1) - along eastern edge; Urban Floodway Zone (UFZ); Melbourne Airport Environs Overlay (MAEO)		
Precinct Structure Plans - Refer Base Map	Does not abut any PSPs under the GAA PSP program, as surrounding areas are developed.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	Vacant land; Rose Farm Victoria Police (Motor Driving School, Mounted Branch Training Complex, Police Dog Squad); Victorian Institute of Animal Science (Department of Primary Industry), walking track crosses site, Melbourne Water Pipe Track crosses site, Proposed Aitken Boulevard crosses eastern end		
Key Land Form / Features	Undulating terrain, Attwood Creek		
Relevant Submissions	Submission Numbers	Submitter Name	Consultants / Representatives
	3075	TPG on behalf of AMR Hewitts Pty Ltd and Whittenbury Homes Pty Ltd	The Planning Group Australia (TPG)
	sub3076	Sandy Tortoni on behalf of landowners	As submitter
	Sub7221	Spade Consultants on behalf of Rasco Pty Ltd	Spade Consultants
	Sub7987	The Planning Group Australia	
	Hume Council Submission	Hume Council	
Was area included in Melbourne @ 5 Million Investigation Areas?		No, not included.	
Was area in Investigation Areas but excluded from the 2010 UGB?		Not relevant as not in Investigation Area.	

HUME AREA 1 - ATTWOOD

(Page 2 of 5)

2 NATURE OF SUBMISSIONS

All of the submissions promote the Assessment Area for employment purposes only. Submissions cite: limited constraints; accessibility; need for employment land; references to support from Hume City Council; strategic employment location; proximity to major freight corridors; employment development would be acceptable with the Melbourne Airport Environs Overlay of the Planning Scheme.

Hume City Council has reaffirmed its long standing position in relation to Atwood, which is for a high-tech employment precinct and possible link from the Hume Corridor to Melbourne Airport and help facilitate the extension of Aitkin Boulevard (E14).

3 AFFECTED PARTY SUBMISSIONS

There were 53 Affected Party submissions made, all bar one oppose the inclusion of land in Hume Assessment Area 1 in the UGB. One submission contains a petition with over 385 signatures.

In summary, the following issues were commonly cited in opposition to possible employment use of the land, including:

- Noise, pollution, loss of lifestyle, loss of peaceful living, traffic increase, loss of value (to property), enough employment land already in Hume, Mickleham Road already too busy, loss of views, lack of individual notification to residents, purchased property on basis that no development would occur on green wedge land.

Australia Pacific Airports Melbourne (APAM), the lessee of the Airport, has also made a submission in opposition to the possible inclusion of the Assessment Area within the UGB. APAM refer to the economic importance of the airport to the Victorian economy, and the potential for development to impact on the airspace and operations of the airport and to encourage restrictions. Other submissions have also been made raising issues about the development under the flight paths, including from the Commonwealth Department of Infrastructure and Transport and Qantas.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Hume
2 Adjacent to existing UGB	Yes - to the north, east and south
3 Proposed for Residential or Employment development	Yes - employment (not residential)

HUME AREA 1 - ATTWOOD

(Page 3 of 5)

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

The key policy issue associated with this Assessment Area is the principle of using land directly under a Melbourne Airport flight path for possible urban uses (employment in this instance). This Area is only being considered for employment uses, and no consideration is being given to residential uses.

It is recognised that there has been a number of issues raised about the potential impact on the surrounding area from any development of the land. The consideration of what type of employment, how much, how tall, relationship to adjoining sensitive residential uses etc are all important considerations and matters to be addressed - however they follow on from the initial consideration of whether the land should be developed for urban purposes within the context of the State Planning Policies relating to airports and flight paths. The more detailed matters relating to the use and development of the land only need to be considered once the issue of principle has been established.

The main State Planning Policy relevant here is:

Clause 18.04 Airports

Under the above Clause, Sub-Clause 18.04-1: *Melbourne Airport* seeks to ensure the effective and competitive operation of the airport; ensure any use does not prejudice the optimum usage of it and ensure that the 24 hour curfew status is protected.

The current planning control used in Planning Schemes affected by Melbourne Airport flight paths is based upon the *Australian Noise Exposure Forecasting* (ANEF), as per Australian Standard AS2021-2000 (the AS). This forms the basis of the *Melbourne Airport Environs Overlay* (MAEO) and identifies two Overlays defined by noise contours detailed in the AS. The purpose of the Australian Standards and the Overlay control is not to prevent any development in areas affected by noise exposure, but to control the type of development that can withstand noise exposure (within the noise contours) and also to provide on-site noise attenuation where appropriate.

The noise contours that apply to land at Attwood means that the principle of residential development is not appropriate (and is not being proposed or considered as part of the Attwood Submissions). However, the Australian Standards and the MAEO indicate that employment uses can be considered.

The principle of using land directly under a flight path does not automatically conflict with the SPPF, and any consideration needs to be assessed against the range of policies and planning provisions that apply.

The extent to which development under the flight path may impact or 'prejudice' the operation of Melbourne Airport, including its curfew-free status, is one that needs to be considered in a broader policy context. These matters are considered in more detail in the Assessment section of this report.

HUME AREA 1

(Page 4 of 5)

Agricultural Activities	No significant agricultural uses of the land.
Biodiversity	No known significant issues that would significantly constrain the land.
Drainage Corridors	No major drainage issues.
Extractive Industry	No existing or known future extractive industry issues affect the land.
Heritage	No major constraints.
Landscape features	Elevated to undulating land that is capable of being developed for employment purposes.
Land Use	Number of important government uses located on the site. Key issue is what use and development may be appropriate for the site under the flight path. Impact on surrounding established areas would need careful consideration.
Salinity	No major issues expected.
Soil Capability	No known significant constraints given development in surrounding areas.
Transport	Mickleham Rd provides good overall access opportunities. Opportunities for direct links to proposed Aitken Boulevard. Consideration being given to potential transport links through site to link to Airport. Good public transport access.
Trunk Services	No known major constraints to serving the area given proximity and nature of surrounding development.
Wildfire	Wildfire Management Overlay does not apply to the area, although consideration needs to be given to nearby Woodlands Historic Park

AIRPORT ENVIRONS

Is land within an Airport environs?	Yes
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BUFFERS TO SENSITIVE USES

Melbourne Airport

Hume Area 1

(Page 5 of 5)

6

GAA ASSESSMENT

GAA Recommendation for Inclusion

No

- Consider as part of any investigation on airport flight paths in Melbourne

This area is not recommended for inclusion into the UGB as part of the Logical Inclusions Review process, as it is considered that the issue of appropriate employment development under flight paths is one that should be considered as part of a broader examination within a Government policy setting.

As discussed in Section 5, the principle of allowing land directly under the flight path of Melbourne Airport to be used for employment purposes does not automatically contradict the SPPF, however there are many factors to be considered.

Hume City Council has long supported the inclusion of the land at Atwood within the UGB. The Council administers the relevant planning and building controls in respect of land affected by the airport and considers that development would not restrict the operation of the Airport.

However, given the significance of the airport to Melbourne, the GAA considers that there are too many issues associated with the management of airport flight paths for this Assessment Area to be adequately and appropriately considered within the scope of the Logical Inclusions process. The GAA suggests that further work is required to provide clarity on this issue as the proposal for employment land has long been put forward for this area and desirably should be considered in detail.

The GAA is aware that the *National Airports Safeguarding Advisory Group* (NASAG), comprising Commonwealth, State and territory planning officials, is considering a national land use planning regime to apply near airports and under flight paths. This aims to ensure an appropriate balance is maintained between the social, economic and environmental needs of the community and the effective use of airport sites. Although the implications and timing of this review are unknown to the GAA, it is anticipated that NASAG’s work may provide some greater clarity to the future consideration of any land under a flight path for urban purposes.

The GAA also recognises that there have been a significant number of submissions and petitions from local residents strongly opposing the development of the site for employment purposes. These are important considerations that would need to be addressed in detail; however they are issues that would only be studied after a Government decision on whether land within the flight paths should be considered.

Proposed Zoning	<p>This land is not recommended for inclusion within the UGB as part of the Logical Inclusions Review Process.</p> <p>Therefore, no further action is required under any of these headings.</p>
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.	
Implications for Growth Area Framework / Corridor Plans	
Implications for Precinct Structure Planning	
Implications for proposed Biennial Review of UGB	
Potential for 20(4) Amendment to Planning Scheme	
Related areas to be considered for inclusion in UGB.	

HUME AREA 2

(Page 1 of 4)

GAA ASSESSMENT	GAA Recommendation for Inclusion	No • Broad 'in principle' support for consideration in Biennial Review. Yes for Area 2C 'anomaly'
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1 Summary Details

Assessment Area Reference	Hume Area 2 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	1,954 hectares		
Hume Area 2A	978 hectares	Yuroke Area	
Hume Area 2B	960 hectares	Greenvale West Area	
Hume Area 2C	16 hectares	Small ‘anomaly’ area in Somerton Rd	
Growth Area Group	North		
Local Council Area	Hume		
General Area Reference Name(s) - Refer Base Map	Yuroke / Greenvale West (West of Mickleham Rd)		
General Suburb(s) in area	Yuroke, Greenvale, Oaklands Junction		
Key Road(s) for reference	Mickleham Rd, Craigieburn Rd, Somerton Rd		
General Melway Reference	Maps 178, 385 and 365		
Current Zoning (Main Zones) - Refer Zoning Map	Green Wedge Zone, Special Use Zone 1		
Current Planning Scheme Overlays - Refer Overlays Maps	Heritage Overlay (various specific isolated sites) Small area affected by Melbourne Airport Environ Overlay 02		
Precinct Structure Plans - Refer Base Map	The approved Greenvale West (R23) PSP 23 adjoins in the south east corner, and across other side of Mickleham Rd are a series of PSPs, including the completed Greenvale North (R1) PSP 22 and Craigieburn West PSP 1068 which is being prepared. To the south is Greenvale Central PSP 21 which is being prepared.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	General agricultural, including grazing. Large Holcim Oaklands Junction Quarry to the south west. Winery. Tibetan Buddhist Society. CFA Hume Group HQ		
Key Land Form / Features	Undulating land, with high point in northern section. Includes a general north south ridge line that separates the drainage patterns towards Moonee Ponds Creek (which starts in the area) and to the west towards Deep Creek. Largely cleared with some remnant native vegetation and new planting.		
Relevant Submissions (Continues next page)	Submission Numbers	Submitter Name	Consultants / Representatives
	3023	S. Hay of Northside Landsales (Urbex)	Tract
	3026	J. J. Webster	Ecological Sustainable Design Pty Ltd
	3077, 3098 and sub6118	Peter Kerr, and Coomes Consulting on behalf of P. & B. Kerr Owner of 820 Somerton Rd	Coomes Consulting
	3091, 3092 and sub5552	Brookfield Multiplex and Hay / Urbex	Tract Consultants and others
Continues next page	sub1022	Owner of 2005 Mickleham Rd	

HUME AREA 2

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Relevant Submissions (Cont.)	Submission Numbers	Submitter Name	Consultants / Representatives
	sub2049	J. McKerrow	
	Sub6003	Len Karmel Owner of 1205 Mickleham Rd	
	Hume Council Submission	Hume Council	
Was area included in Melbourne @ 5 Million Investigation Areas?	No, not included.		
Was area in Investigation Areas but excluded from the 2010 UGB?	Not relevant as not in Investigation Area.		

2 NATURE OF SUBMISSIONS

There were a considerable number of different submissions about this area, ranging from Hume Council that identified the whole area for consideration for inclusion, a number of detailed submissions relating to various large land holdings generally in the Greenvale West area (Assessment Area 2B) that were made by various developers, some high level submissions covering the area, right through to site specific parcels including two properties in Somerton Rd (Assessment Area 2C) that were proposed for inclusion as an 'anomaly' to the current UGB.

It should be noted that there was an additional previous 2009 submission that was included for consideration after the notification period. This is submission sub2049 that was initially thought to be integrated with submission 3026; however the two are now being considered separately. This was a high level submission and the area covered by sub2049 included much of the area nominated in other submissions - with the notable exception of the area to the south west of Assessment Area 2. At this stage this additional area is not being assessed in detail and the GAA believes there are a number of significant issues affecting this land - including the Holcim Oaklands Junction Quarry.

3 AFFECTED PARTY SUBMISSIONS

There were a total of 19 Affected Party submissions relating to Assessment Area 2, comprising 15 in support and 4 opposing the inclusion of land in the UGB.

In summary, the following issues were commonly cited in support of including the land inside the UGB:

- The OMR will provide a natural boundary to urban growth in the area, good access; will provide much needed residential land; support growth of local businesses; close to Melbourne CBD; employment in area needs housing; farming land not viable; limited constraints.

The following provides a summary of the comments made opposing inclusion of the land within the UGB:

- Congestion (road and rail); loss of green wedge; loss of agricultural land; impacts to ongoing operation of rural business e.g. increased rates; presence of native vegetation; lack of consultation from Hume Council in 2009; impacts to Deep Creek; no public transport; roads are insufficient to cope; proximity to quarry (as relevant); buffer zone needed for quarry; presence of River Red Gums (see submission by Alston - 380 Oaklands Road);

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Hume Council
2 Adjacent to existing UGB	Yes - generally along eastern edge (Mickleham Rd)
3 Proposed for Residential or Employment development	Yes - residential and possible employment

HUME AREA 2

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5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

As will be outlined in the Section 6 Assessment, the GAA is of the view that this area should be seriously considered as part of the Biennial Review.

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	General agricultural activities, including grazing and some cropping. Land not considered of high quality. Wine and olive areas.
Biodiversity	A number of areas of important environmental and biodiversity significance that would need further detailed investigation and identification.
Drainage Corridors	This large area affects two major drainage corridors - namely the start of Moonee Ponds Creek, as well as Deep Creek.
Extractive Industry	The large Holcim Oaklands Junction Quarry abuts the area and the buffers would impact on this area to the north and east. One issue is which lines / property boundaries any buffers from the Quarry should be taken from.
Heritage	A number of sites identified through the Heritage Overlay. Further investigations are required as some areas will have sites of potential sensitivity.
Landscape features	Not in an Overlay area. Undulating land with key north-south ridge line and high point, with the two major creek systems, including start of Moonee Ponds Creek.
Land Use	Variety of specific uses that could continue without major impact. Able to support existing and proposed services and facilities in surrounding urban areas. Good proximity and access to major existing and proposed employment areas.
Salinity	Not within an Overlay. No detailed information provided, however no major issues identified.
Soil Capability	No detailed information provided, however considered generally similar to areas to the east that are included in UGB.
Transport	Development of this general area would require detailed investigations on impact on key roads, particularly Mickleham Rd, Craigieburn Rd and Somerton Rd. Good access to OMR / E6 corridor. 3 to 5 km from proposed high capacity public transport (E14), and investigations would be required to determine feasibility of possible options for public transport services along Mickleham Rd as a key north south corridor.
Trunk Services	Limited capacity in a number of the surrounding services. Development would require significant new infrastructure and further detailed investigations required. The Area of significant size that assists in larger scale service planning and delivery.
Wildfire	Not in an Overlay, however would need consideration in any future planning for the area given relationship to areas to the west.

AIRPORT ENVIRONS

Is land within an Airport environs?	Small area on western edge.
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BUFFERS TO SENSITIVE USES

Large Holcim Oaklands Junction Quarry need appropriate buffers. Winery.

HUME AREA 2

(Page 4 of 4)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	No • Broad 'in principle' support for consideration in Biennial Review. Yes for Area 2C 'anomaly'
<p>The GAA does not recommend the inclusion of this area as part of the Logical Inclusions Review Process, with the exception of the 'anomaly' area 2C in Somerton Rd which the GAA recommends should be included.</p> <p>The GAA considers that given the large size of this Assessment Area, the issues still to be investigated, and the area's strategic location make the Assessment Area more appropriate to be considered in detail as part of the proposed Biennial Review of the UGB.</p> <p>However, the GAA is of the view that the land to the west of Mickleham Rd is strategically positioned within metropolitan Melbourne and the North Growth Corridor, and that this Area should be ultimately available for future urban development. The GAA supports Hume Council's view that the OMR should form an appropriate western Urban Growth Boundary in this area.</p> <p>There are a number of significant issues that need to be considered in more detail than is possible within the scope of this Logical Inclusions Review to determine the suitability of any specific various areas within this overall Assessment Area for potential urban development. Such issues include: environmental and biodiversity issues on site and within the Deep Creek and Moonee Ponds Creek catchments, significant infrastructure servicing issues, quarry buffers and the transportation issues. However, looking at the Area as a whole enables far greater efficiencies in scale for population catchments, infrastructure design, and service provision in this general Greenvale area, using Mickleham Rd as a key central north-south spine, as well as key east-west links such as Craigieburn Rd that will link to the OMR.</p> <p>Consideration could be given to a 'phased' examination of the area, such as starting in detail with the areas along the Mickleham Rd area, followed by the areas further to the west nearer the OMR.</p> <p>In any event, the GAA considers that the long term planning for the North Growth Corridor should take into account the potential inclusion of this broad area, and any current and future planning should reflect this approach. Therefore, the potential for this area should be taken into regard in the current preparation of the North Growth Corridor Plan and similarly within the planning for the various PSPs in this area to ensure an overall long term coordinated and integrated approach.</p> <p>Overall, the GAA is of the view that the Area should be given broad 'in principle' support for serious consideration through the Biennial Review.</p> <p>'Anomaly' Area 2C - 800 and 820 Somerton Rd</p> <p>In terms of the two parcels of land (16 ha) at 800 and 820 Somerton Rd that are submitted as an 'anomaly', the GAA agrees that these parcels should be included in the UGB as part of the Logical Inclusions Review Process. It is considered that any heritage overlay issues have been removed and that the environmental issues can be dealt with through appropriate planning and site controls on any development. The inclusion of this land will also enable a far more coordinated approach to planning for the integration of the communities located to the north of Somerton Rd (within the recently completed Greenvale North PSP 23) with the areas to the south currently being planned through the preparation of the Greenvale Central PSP 21.</p>			
Proposed Zoning		For 'anomaly' Area 2C - Urban Growth Zone for 800 and 820 Somerton Rd	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.		Investigation of appropriate environmental provisions for the 'anomaly' area.	
Implications for Growth Area Framework / Corridor Plans		The Plan should consider any implications for any potential inclusion of the overall Assessment Area 2 land.	
Implications for Precinct Structure Planning		The PSPs should consider any implications for any potential inclusion of the overall Assessment Area 2 land.	
Implications for proposed Biennial Review of UGB		Overall, the GAA is of the view that the Assessment Area 2 should be given broad 'in principle' support for serious consideration through the Biennial Review.	
Potential for 20(4) Amendment		Yes, for the 'anomaly' area subject to owners agreement.	
Related areas to be considered for inclusion in UGB.		Possible extension for 'strip of land for Lot 870 Somerton Rd.	

HUME AREA 3			(Page 1 of 5)	
GAA ASSESSMENT		GAA Recommendation for Inclusion		Yes

1 Summary Details				
Assessment Area Reference		Hume Area 3 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map		393 hectares (includes significant area of rural residential development)		
Growth Area Group		North		
Local Council Area		Hume		
General Area Reference Name(s) - Refer Base Map		Mount Ridley Rd - Mickleham		
General Suburb(s) in area		Mickleham		
Key Road(s) for reference		Mickleham Rd, Mount Ridley Rd, general roads around Forest Red Gum Drive		
General Melway Reference		Maps 365 K10 and 366 C10		
Current Zoning (Main Zones) - Refer Zoning Map		Green Wedge A Zone		
Current Planning Scheme Overlays - Refer Overlays Maps		Development Plan Overlay Environmental Significance Overlay over significant proportion of area		
Precinct Structure Plans - Refer Base Map		Land to the south is within the UGB on other side of Mount Ridley Rd is included in Craigieburn West PSP 1068 and to the north is within Merrifield West PSP 1064. These PSPs are still to be completed and are within the land brought within the UGB in 2010 and still subject to the Growth Corridor Plans process.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map		Rural residential, general agriculture. Transmission line runs along northern boundary of area.		
Key Land Form / Features		Generally flat to undulating, with existing rural residential development on eastern half. Scattered native vegetation and grasslands on western half		
Relevant Submissions		Submission Numbers	Submitter Name	Consultants / Representatives
		3073 and sub8679	Merrifield Corporation Pty Ltd	Various
		Hume Council Submission	Hume Council	
Was area included in Melbourne @ 5 Million Investigation Areas?			Yes, was included in Investigation Areas.	
Was area in Investigation Areas but excluded from the 2010 UGB?			Excluded from UGB due primarily to rural residential development in area and biodiversity values.	

HUME AREA 3

(Page 2 of 5)

2 NATURE OF SUBMISSIONS

The inclusion of all this area was proposed by Hume Council, which at the time also covered land to the south of this area, being south of Mount Ridley Rd and east of Mickleham Rd. It should be noted that the southern portion of this area (south of Mount Ridley Rd) was subsequently brought into the UGB after the release of DMNSC (June 2009), and this southern land is within the UGB is within a Farming Zone. This southern portion now forms part of the Craigieburn West PSP 1068 that is currently being prepared by the GAA.

The western sector of this Assessment Area 3 is covered by the Merrifield Corporation's submission (3073 and sub8679), and the submission over this area is on behalf of Merrifield and the Cocking family, and refers to the area as 'Lindum Vale'. This area covers approximately 142 ha of the area. The submission also notes that there is a current Planning Permit (P8748) for an 88 lot rural residential development over this land. The submission generally promotes this area for more intensive urban development as a part of the overall Merrifield development to the north, and linking to the future areas to the south.

Note: The land area covered by Merrifield Corporation's submissions 3073 and sub8679 are also cover the land within Hume Area 4 assessment area.

3 AFFECTED PARTY SUBMISSIONS

There were a total of 7 Affected Party submissions relating to Assessment Area 3, comprising 1 in support and 6 opposing the inclusion of land in the UGB.

The one submitter who supported the inclusion of land in this Assessment Area did not provide any further information to support the submission.

In summary, comments made opposing inclusion of the land within the UGB included:

- Should preserve the landscape values; preserve gum trees; there will be a loss of open space character and peace and quiet; flora and fauna values; no reason to include land in the UGB; oppose Council's position; loss of lifestyle; lack of information from Hume City Council about its intentions.

The Affected Party submissions opposing the inclusion generally related to wanting to maintain the rural residential nature of the area and were concerned with more intensive urban development being provided in the existing rural residential areas. As will be discussed in the Assessment section, it is not intended to change the nature of the existing rural residential area, rather to have an appropriate zone that reflects that while being located within the UGB.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Hume Council
2 Adjacent to existing UGB	Yes - on the north, east and south boundaries
3 Proposed for Residential or Employment development	Yes - residential

HUME AREA 3

(Page 3 of 5)

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

It is considered that the inclusion of this area would be generally consistent with State Planning Policy components as summarised below and in following Decision Criteria Comments and Assessment:

Settlement	<ul style="list-style-type: none"> Increases residential land supply contiguous to planned urban development. Supports existing and proposed activity centres and other services and infrastructure. Brings all the rural residential areas along Mount Ridley Rd to within the UGB to provide a consistent planning framework.
Environmental and Landscape Values	<ul style="list-style-type: none"> Involves small loss of green wedge area, recognising that significant proportion of area is an existing rural residential development. Parts of the area are recognised as having high environmental significance and value and these would be protected through the proposed process that initially brings the key land areas into the UGB as Farming Zone to enable further detailed investigations prior to PSP.
Environmental Risks	<ul style="list-style-type: none"> No major environmental risks that cannot be addressed by PSP process
Natural Resource Management	<ul style="list-style-type: none"> Will involve small loss of agricultural land that is generally considered not of high quality. Any potential impact on water dealt with through PSP
Built Environment and Heritage	<ul style="list-style-type: none"> Any potential areas of sensitivity dealt with through PSP.
Housing	<ul style="list-style-type: none"> Contributes to housing supply, diversity and competition in the area.
Economic Development	<ul style="list-style-type: none"> Provides additional support to existing and future employment base.
Transport	<ul style="list-style-type: none"> Area has good road access, including close proximity to proposed PPTN. Would not impose significant additional load on existing network.
Infrastructure	<ul style="list-style-type: none"> Development of a scale that can be readily incorporated both on site and within the areas designated for future development to the north and south.

HUME AREA 3

(Page 4 of 5)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	Small area of land affecting viability. Not identified as of high quality.
Biodiversity	Much of site within Environmental Significance overlay, and identified areas of significant woodlands and grasslands, and Golden Sun Moth records.
Drainage Corridors	No major drainage issues.
Extractive Industry	No existing or known future extractive industry issues affect the land.
Heritage	Initial desktop heritage studies have been undertaken over western undeveloped area, and any issues would be addressed through PSP process and Cultural Heritage Management Plan.
Landscape features	Relatively flat, scattered remnant mature trees.
Land Use	Rural residential on eastern section and agricultural grazing on western section. The submissions do not propose to change the nature of the existing rural residential areas in the eastern section of the site.
Salinity	Not within an Overlay and no further information provided. No major issues expected.
Soil Capability	No known significant constraints.
Transport	Mickleham Rd provides good overall access opportunities. Mt Ridley Rd links to proposed Aitkin Boulevard, providing public transport access.
Trunk Services	No known major constraints to serving the area given proximity and nature of surrounding development.
Wildfire	Wildfire Management Overlay does not apply to the area.

AIRPORT ENVIRONS

Is land within an Airport environs?

No

BUFFERS TO SENSITIVE USES

No known buffers affect area.

HUME AREA 3

(Page 4 of 4)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	Yes
<p>This area is recommended for inclusion into the UGB as part of the Logical Inclusions Review Process.</p> <p>The GAA agrees with Hume Council that this area should be included, as it provides greater consistency in how the general areas along Mount Ridley Road are dealt with.</p> <p>However, the area's inclusion in the UGB should specifically recognise the differences within the Assessment area between the existing rural residential area in the eastern section and the undeveloped areas in the west.</p> <p>For the existing rural residential areas in the eastern section, it is recommended that the area's zoning should reflect this rural residential area, and it should be rezoned to an appropriate form of Rural Living Zone that matches to the relevant provisions of the Green Wedge A zone that currently covers the land. It is noted that the continuation of the rural residential development that is readily accommodated within the current UGB further to the east is covered by a Rural Living Zone, as is the Mount Ridley Grasslands Nature Conservation Reserve which is also within the current UGB and in the same Rural Living Zone. The Growth Areas Infrastructure Contribution (GAIC) would not apply to this rural residential area.</p> <p>For the western area, the key issue is to ensure that the areas of environmental importance are identified and managed appropriately. This should initially be facilitated through rezoning this area to Farming Zone, which allows the more detailed investigations to commence as appropriate. The inclusion of the western area land in the UGB and its rezoning to a Farming Zone adopts the same approach as for land to the south of Mount Ridley Rd which was also identified as of having environmental importance. This approach enables the significant biodiversity issues to be investigated in detail to enable the key areas of value to be identified and protected through the investigations, and the subsequent Corridor Plan / PSP planning processes and management plans.</p> <p>Overall, the GAA believes the inclusion of this area will better enable the orderly and proper planning of the whole area to the east of Mickleham Rd, and provide a closer coordination in the planning for the new areas to the north and south of the area that are within the UGB, while still providing the processes and mechanisms for protecting and managing any important environmentally significant areas and the rural residential areas.</p> <p>The inclusion of the western area also recognises that some of the land may be potentially suitable for urban development and play a role in increasing housing supply and choice in this area. This would be examined through the subsequent processes - while still recognising and protecting the areas of environmental importance.</p>			
Proposed Zoning		<p>The GAA recommends including the area within the UGB, and rezoning the western section to Farming Zone.</p> <p>The eastern area that covers the rural residential development should be rezoned to an appropriate form of Rural Living Zone that matches to the relevant provisions of the Green Wedge A zone that currently covers the land.</p>	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.		See above.	
Implications for Growth Area Framework / Corridor Plans		The Growth Area Framework / Corridor Plans currently being prepared for the North Corridor would need to incorporate this area as appropriate.	
Implications for Precinct Structure Planning		The area that would be covered by the Farming Zone could be integrated with the PSPs to be prepared to the north (PSP 1064) or to the south (PSP 1068), or have a new PSP. No PSP would be required for the existing rural residential area.	
Implications for proposed Biennial Review of UGB		Not applicable if included in Logical Inclusions Review process.	
Potential for 20(4) Amendment		Potential for consideration.	
Related areas to be considered for inclusion in UGB.		None related.	

HUME AREA 4		(Page 1 of 4)	
GAA ASSESSMENT	GAA Recommendation for Inclusion		No

1 Summary Details			
Assessment Area Reference	Hume Area 4 - Refer Location Map and Aerial Photograph		
Total Land Area - Refer Base Map	292 hectares		
Growth Area Group	North		
Local Council Area	Whittlesea		
General Area Reference Name(s) - Refer Base Map	Old Sydney Rd South		
General Suburb(s) in area	Mickleham		
Key Road(s) for reference	Old Sydney Rd, Donnybrook Rd, Gunns Gully Rd		
General Melway Reference	Maps 365, 365 (plus areas to north)		
Current Zoning (Main Zones) - Refer Zoning Map	Green Wedge Zone Outer Metropolitan Ring / E6 Transport Corridor runs along east side of Area		
Current Planning Scheme Overlays - Refer Overlays Maps	Public Acquisition Overlay applies to parcels covered by OMR / E6. No other Overlays apply to site.		
Precinct Structure Plans - Refer Base Map	Land to east within UGB on other side of OMR / E6 is included in Merrifield West PSP 1064. This PSP is still to be completed and is within the land brought within the UGB in 2010 and still subject to the Growth Corridor Plans process.		
Major Land Uses - Refer Aerial Photograph - Refer Cadastre Map	Rural residential, horse stud, cattle stud		
Key Land Form / Features	Gently undulating, extensively cleared		
Relevant Submissions	Submission Numbers	Submitter Name	Consultants / Representatives
	3073 and sub8679	Merrifield Corporation Pty Ltd	Various
	sub3826	K.J. & D.L. Plunkett	
	sub4024	F. Rizzo	
	sub7899	M. & D Zanetti	Spade Consultants
	sub7902	P. Fusca	Timothy Anderson & Associates
	Hume Council Submission	Hume Council	
Was area included in Melbourne @ 5 Million Investigation Areas?		Yes, included in Investigation Area.	
Was area in Investigation Areas but excluded from the 2010 UGB?		Yes, excluded from UGB in 2010.	

HUME AREA 4

(Page 2 of 4)

2 NATURE OF SUBMISSIONS

There were a range of submissions from land owners in this area supporting its inclusion, together with the detailed Merrifield Corporation submissions proposing that this area can be planned as part of the balance of the Merrifield area to the east.

Note: The land area covered by Merrifield Corporation's submissions 3073 and sub8679 are also cover the land within Hume Area 3 assessment area.

One of the issues raised in Hume Council's submission on this area related to a possible alignment of the OMR, and options for its shift towards the west, and the ability to create an area of urban development with sufficient scale and connectivity to the east.

3 AFFECTED PARTY SUBMISSIONS

There were three supporting Affected Party submissions for this Area.

This included one supporting Affected Party submission (made on behalf of one the owners and previous submitter sub4024) that sought full inclusion of the land and raised issues of the adverse impact of having the OMR split their land holding.

There were no specific objections to this Area 4.

4 DECISION STANDARDS

1 Located within a Growth Area Municipality	Yes - Hume Council
2 Adjacent to existing UGB	Yes - on eastern edge associated with OMR / E6
3 Proposed for Residential or Employment development	Yes - residential

5 DECISION CRITERIA

CONSISTENCY WITH STATE PLANNING POLICY AND RELEVANT MINISTERIAL DIRECTION

As outlined in the following GAA Assessment, this area is not considered appropriate to include as a 'Logical Inclusion' and if any consideration is to be given to this general area then it is more appropriate to be considered as part of the proposed Biennial Review.

HUME AREA 4

(Page 3 of 4)

DECISION CRITERIA	Comments and Assessment
Agricultural Activities	Horse and cattle studs, rural residential. Not considered of high quality land.
Biodiversity	Area largely cleared. Potential Golden Sun Moth issues.
Drainage Corridors	No significant drainage constraints.
Extractive Industry	There is no known extractive industry that would affect this land.
Heritage	There is no Heritage overlay applying to the area.
Landscape features	No significant landscape features within this undulating area.
Land Use	Rural residential, horse stud, cattle stud, general grazing. Relationship of land to proposed OMR / E6.
Salinity	There is no Salinity Management overlay applying to the area. No further information available.
Soil Capability	No overlays apply to site and no further information available.
Transport	Extensive frontage of approximately 5 km to Old Sydney Rd. Located on west side of OMR / E6 with restricted access across ultimately limited to crossings at Donnybrook Rd and Gums Gully Rd - which are approximately 3.5 km apart.
Trunk Services	This would generally require extension of services across OMR / E6 alignment.
Wildfire	Wildfire Management overlay does not apply to area.

AIRPORT ENVIRONS

Is land within an Airport environs?	No, not applicable
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BUFFERS TO SENSITIVE USES

No known buffers affect land.

HUME AREA 4

(Page 4 of 4)

6	GAA ASSESSMENT	GAA Recommendation for Inclusion	No
<p>This area is not recommended for inclusion into the UGB as part of the Logical Inclusions Review Process.</p> <p>The long narrow nature of the site and the significant east west access limitations presented by the OMR / E6 corridor presents a number of major constraints in terms of being able to successfully integrate this area with the urban areas planned to the east of the OMR / E6. The submissions raised a number of 'interim' connections pending the construction of the OMR / E6, however any possible long term solutions to retain these interim connections would need to be considered and would have significant cost implications.</p> <p>The total area being considered is of a significant area of approximately 290 hectares. However, it has a very long, narrow configuration of over 5 km long, and much of the area is less than 1 km wide. This presents a number of issues in terms of efficient and effective service delivery and the ability to create well structured urban development patterns - compounded by the difficulties in accessing across and integrating with the urban development east of the OMR / E6.</p> <p>It is recognised that this 'strip' of land between Old Sydney Rd and the OMR / E6 does present a number issues in terms of appropriate uses and zoning. However, as outlined above it is not considered appropriate for inclusion within the UGB, and any review of the possible alternative zoning of this area is outside the general scope of the Logical Inclusions Review.</p>			
Proposed Zoning		No change recommended	
Is further detailed investigation work required before consideration for inclusion if UGB and associated Planning Scheme Amendment for UGB shift and rezoning.		Not applicable as no change recommended	
Implications for Growth Area Framework / Corridor Plans		Not applicable as no change recommended	
Implications for Precinct Structure Planning		Not applicable as no change recommended	
Implications for proposed Biennial Review of UGB		If a review was to be undertaken on this general area, then it is more appropriate to be considered as part of the proposed Biennial Review.	
Potential for 20(4) Amendment		Not applicable as no change recommended	
Related areas to be considered for inclusion in UGB.		Not applicable as no change recommended	

