

9 October 2024

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Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria

Sent via: planning.panels@delwp.vic.gov.au

Dear Ms Carlisle,

**DRAFT AMENDMENT C273HUME TO THE HUME PLANNING SCHEME – GREENVALE NORTH (PART 2) PRECINCT STRUCTURE PLAN
REFERRAL OF SUBMISSIONS TO THE VPA PROJECTS STANDING ADVISORY COMMITTEE**

I refer to draft Amendment C273hume to the Hume Planning Scheme, which proposes to facilitate the use and development of the Greenvale North Part 2 precinct for residential uses generally in accordance with the Greenvale North (Part 2) Precinct Structure Plan (PSP).

On 30 May 2024, the Minister for Planning gave approval for the VPA to use a streamlined planning process to progress the PSP and amendment, undertake informal public consultation about the matter and delegated to the VPA Chief Executive Officer (CEO) the power to refer any unresolved submissions on the matter directly to the VPA Projects Standing Advisory Committee (SAC).

Between 17 June to 21 July 2024, the VPA undertook a targeted public consultation process for the Greenvale North (Part 2) PSP and the associated draft planning scheme amendment. A total of 17 submissions have been received from government agencies, authorities, community members, the single landowner of the PSP and Hume City Council.

Referral

I write to refer key issues within submissions to the VPA Projects SAC for advice and recommendations in accordance with the SAC's Terms of Reference (17 July 2020).

I also enclose a submissions summary table, prepared by the VPA, which provides an analysis and current status of issues raised (resolved or unresolved) by each submission.

Key issues referred

In accordance with clause 4 of the terms of reference, the VPA identifies the following specific matters (within submissions 7 and 9) it is seeking the Committee to focus its advice on (the key issues):

1. **Affordable housing** – the 8% target for affordable housing for residential subdivision applications
2. **Tree Canopy Cover** – the requirement for 30% canopy tree coverage within the public realm
3. **Viable Densities** – application of PSP 2.0 density targets to the precinct
4. **Cultural Heritage** – development of heritage area subject to investigation, buffers between heritage area and land for residential development
5. **Non-residential uses** – provision of two lots of minimum 1000 square metres for potential non-residential use

The SAC should consider the submissions in the manner it sees fit in accordance with its terms of reference. I note the terms of reference enable the committee to adopt an approach that is 'fit for purpose' and that this could involve consideration of issues of lesser significance through round table discussions or 'on the papers'. I respectfully request that consideration is given to avoiding a hearing due to the limited scope and lesser significance of the key issues.

If a hearing is considered necessary, the SAC should aim for the following dates:

- a Directions Hearing in the week of 4 November 2024
- a Hearing commencing in the week of 2 December 2024.

The VPA will continue to seek to resolve matters with submitters and will advise the SAC if further matters are resolved and if it is no longer necessary for the SAC to consider any of the key issues listed above. If all issues are resolved the VPA may withdraw the referral.

Please find enclosed the supporting documents required by clause 13 of the terms of reference for the VPA Projects SAC.

If you would like further information, please email Justin O'Meara, Executive Director Metropolitan Melbourne at [REDACTED].

Yours sincerely



STUART MOSELEY
CHIEF EXECUTIVE OFFICER