

22.9.22

INDIVIDUAL SUBMISSION to the Parliamentary Inquiry into the adequacy of the Planning and Environment Act 1987 and the Victorian Planning framework in relation to planning and heritage protection.

I reserve all my rights. I request to be heard by the inquiry. I will expand on the terms of reference that most affect me.

This submission concerns [REDACTED] Pioneer rd approx. 14.5 acres. This property adjoins land on Ironbark Rd [REDACTED] and [REDACTED] Diamond Creek. The latter Ironbark Rd properties are part of the original urban suburb of Diamond Creek.

This submission can be made public with street numbers redacted. All attachments are to be kept confidential.

I ask for the following recommendations in the interim report

- The State Government immediately cease all processes that implement and legislate Plan Melbourne 2050 until after the elections and after this Inquiry has reported.
- The State Government undertake an urgent, open and transparent review of planning mistakes, anomalies and irregularities in Diamond Creek, Yarrambat and Plenty. Whereby affected landowners can make submissions and be heard.
- That the Land Use Planning Policy Framework undertakes further consultation and that hearings are offered to all those who requested. In particular for the Northern Metro region.
- The State Government acknowledge the co-ordinated, mandatorily paid for urban reticulated infrastructure attached to above lands.
- The State Government ensure these lands are rightfully returned to within Melbourne's Metropolitan urban growth boundary of the Northern Metro land use framework plan (along with in view like lands). This is irrespective of any final site specific land use.
- That the inquiry considers other matters.

Reasons for above requests

As with all of the above lands this property needs to be included within Melbourne's new metropolitan urban boundary. All planning mistakes, irregularities and anomalies in the Nillumbik Planning Scheme, as with these lands, need to be corrected and thus allow these lands to utilise their distinct urban infrastructure.

I identify this land as urban with urban planning concerns. My interests and identity are urban, from original residential and infrastructure planning for Melbourne Metropolitan (MMBW and State Rivers and Water supply commission/ Plenty Yarrambat Waterworks Trust). This properties community interests and identity are connected to Diamond Creek, Plenty and Yarrambat (particularly for the protection of the Ironbark Rd and adjoining Pioneer Rd infrastructure catchment).

I bought this land in 1989 to enable dual urban infrastructure and dual road frontages for unique combined development options with adjoining [REDACTED] Ironbark Rd Diamond Creek (which also adjoins [REDACTED] Ironbark Rd Diamond Creek). All three properties are of the

same Ironbark and adjoining Pioneer Rd infrastructure catchment (of which they are the urban extension).

I have always identified this property as having common interests with the planning of Diamond Creek and Plenty. It was included in the planned residential expansion of metropolitan Melbourne in the 1970's and 1980's, and were part of the Plenty Growth Corridor, NOT as Green Wedge, together with the above properties. It has urban reticulated infrastructure. It was and still is strategic for such residential development. It forms the boundary between Yarrambat and Diamond Creek and is across the road from the boundary of Yarrambat and Plenty.

If there is to be a review of suburban/post code boundaries I continue to make the request in advance, that this property is included within the boundary of the suburb of Diamond Creek (as has happened with other Yarrambat lands east of Murray Rd). With any subsequently boundary changes to Local Government Areas I will make the request to be included with the City of Banyule NOT the City of Whittlesea.

**Consequently as part of this Inquiry I ask for you to recommend the following to be included in the Northern Metro Land use framework planning:**

Clause 2.03-10

Ensure recognition and then equitable utilisation of existing utility infrastructure

**Clause 02.04-1**

Review and reinstate Ironbark Rd as an Arterial Rd not a minor road network. Include all of Pioneer Rd as its collector road. Lobby State Government for same.

As per the Infrastructure Key Objectives I would make the following additions:

Key objective 6

Recognise infrastructure and associated planning/zoning irregularities, anomalies, mistakes and major inequities.

Key objective 7

Facilitate the corrections needed for all zoning/mapping/planning irregularities in Nillumbik.

Please see Confidential Attachments showing property title with sewerage and drainage easements proving its inclusion in the township plan. This property must be continued to be included with the Eltham sewer catchment.

1955 map showing Melbourne's First Planning Boundary urban expansion MMBW showing lands inclusion within

Plenty Growth Corridor Map showing lands inclusion within

Electoral Maps showing lands history of urban political representation

Please see also hard evidence/information sent as a confidential attachment as part of [REDACTED] submission.

I support [REDACTED] submission in its entirety.

**Dale Schnapp [REDACTED] (14.5 acres) Yarrambat**