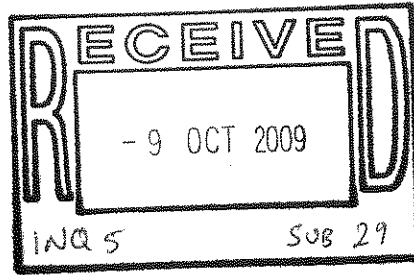


Our Ref: 0889

9th October 2009



Mr S Coley,
Executive Officer
Outer Suburban/Interface Services and Development Committee
Parliament of Victoria
Parliament House,
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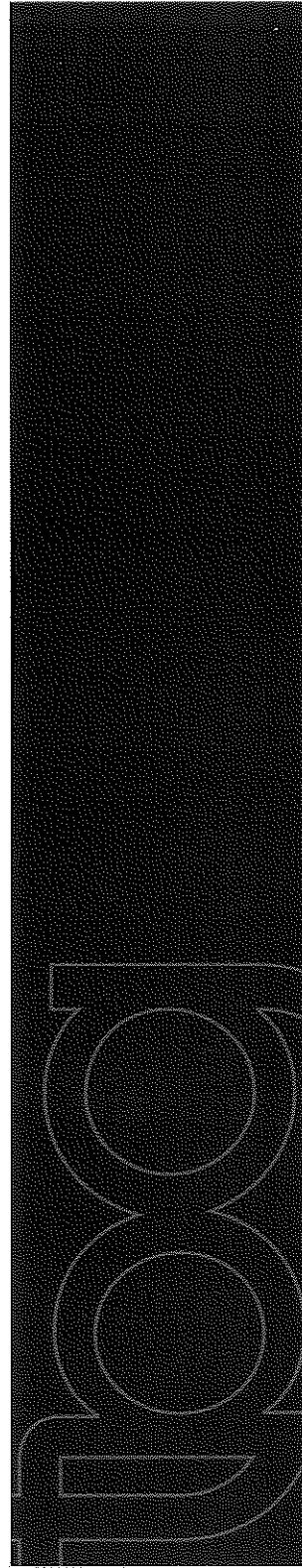
Dear Sean

Re: Inquiry into the impact of the State Government's decision to change the Urban Growth Boundary

Thank you for giving us the opportunity to make a submission to the inquiry into the impact of the State Government's decision to change the Urban Growth Boundary.

We welcome the government's decision to expand the UGB and have represented a number of clients at various stages of the consultation process, including the preparation of a number of submissions for the following 15 properties:

- Lincoln Heath, Point Cook
- 170 Lancefield Road and 45 Gellies Road, East Sunbury
- 412-462 Bulmans Road, Melton
- West Werribee Precinct (formerly Lot 1 Browns Road, Werribee)
- Black Forest Road, Wyndham Vale
- 1700 Doherty's Road, Mount Cottrell
- 1884 Boundary Road, Mount Cottrell
- 608-680 Harkness Road, Melton
- Cnr Doherty's and Tarneit Roads, Tarneit
- Cnr Troups and Mt Atkinson Road, Truganina
- 85 Browns Road, Werribee
- 1025 Riddell Road, Sunbury
- 502 Neale Road, Rockbank
- Bulban Road, Mambourin



Attached is a copy of the submissions previously forwarded to the Growth Areas Authority, explaining in detail the specific issues related to the individual sites.

The matters raised generally relate to the following three key issues:

1. Growth Area Infrastructure Contribution (GAIC)

There is still a lack of uncertainty on how and when the GAIC will be levied and how much input landowners/developers will have on where, when and on what the money is ultimately spent.

We understand that no final decision has yet been made on the GAIC and the government is still refining this issue, particularly in regards to when the GAIC is levied. We welcome this further consideration.

2. The OMR and the Gas Pipeline in the Wyndham area

It appears that in the Wyndham area, the proposed OMR route is located to the east and across the existing gas pipeline in more than one location.

We believe the full impact of the development constraints this situation creates has not been given full and due consideration.

In addition, the constraints that will be presented by the gas pipeline and the OMR crossing generate potential conflicts when maintenance works are needed for either the pipeline or the OMR.

For these reasons, the OMR alignment is flawed and should be modified.

Initial discussions with the APA Group (Gasnet Australia) indicate that it is preferable for the gas pipeline easement and the OMR road reservation to be contiguous or included in one reservation in order to avoid potential conflicts at locations where the OMR and pipeline are currently proposed to cross.

We believe that the OMR should be moved to the west of the pipeline easement and be contiguous with the pipeline route in this geographic area.

3. Native Grassland Reserves

It is not clear as to whether the presence of any remaining native vegetation and suitable habitats for threatened fauna is categorically evident in a number of locations.


Some previous reports suggest sites are only "indicative" of having ecological significance and yet the sites have been pre-emptively designated as 'constrained'.

We contend that investigations into flora and fauna significance should form part of the Precinct Structure Planning process and that no sites should be designated as constrained until full environmental and ecological assessments have been undertaken for the specific site.

On behalf of our clients, we respectfully ask that your committee conclude its work in the near future so that the government can pass the revised UGB and associated processes through the current session of Parliament.

Yours faithfully

The Planning Group Australia



Lynne Josephs

Principal

Encl.