

13 July 2017

Mr Ricardo Ramos
Team Leader Growth Area
Wyndham City Council
PO Box 197,
WERIBREE VIC 3030

Dear Ricardo,

**Development Plan No. DP0026/07.03
Manor Lakes Development Plan
Ballan Road, Manor Lakes 3024**

On 20th September 2016, DFC (Project Management) Pty Ltd submitted a request to amend the existing Manor Lakes Development Plan DP0026/07.

As a background, we have sought to amend the Development Plan to recognise the current development circumstances that exist within the Manor Lakes Estate. Since the Development Plan was last reviewed and endorsed almost 7 years ago, the Regional Rail project has been developed and a new railway station has been established at Manor Lakes, including a significant part of the site designated for commuter car park purposes. Further, substantial parts of the Estate described in the current Development Plan are no longer affected by the Development Plan Overlay. This includes land that has been acquired and developed in conjunction with the rail project.

The property market has also demonstrated that the demand for a retirement village as envisaged by the current Development Plan is no longer a viable proposition where shown and given its proximity to mass rail transport and the Manor Lakes Major Town Centre, development of the site for medium to high density living, is strategically a better land use outcome. Thus, the application to amend the Development Plan was lodged.

Following discussions and feedback from Council, which called for a greater density requirement across the Retirement Village site, we have prepared an amended Development Plan, which includes the definition of 3 general precincts within site. These precincts identify a range of densities, progressing from a transition precinct of 25 dwellings/ha, through to 50 dwellings/ha and ultimately increasing to 70 dwellings/ha at the interface of the train station. The densities promoted are aspirational and have been drawn from a range of strategic documents, including:

- Wyndham City Council – Residential Growth Management Strategy 2016 – prepared by SGS Economics & Planning; and
- Wyndham Housing and Neighbourhood Character Strategy 2015 (Draft).

These aspirational densities nominated on the amended Development Plan will assist in guiding the future development potential of the site. Council however must recognise that these densities may not be achieved in the immediate to medium term and are likely to be longer term propositions.

The following documents are provided to assist in the assessment of the proposal:

- An updated Manor Lakes Development Plan prepared by Spiire and dated 2 July 2017.
- A Manor Lakes Development Plan – Strategic Opportunity Site – Aspirational Densities Plan prepared by Spiire and dated 4 July 2017.

HEAD OFFICE

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Plan: 1 of 4

As the Development Plan was publicly advertised and no objections were received, we do not agree with the need to readvertise the Development Plan again. We seek Council's concurrence with this position.

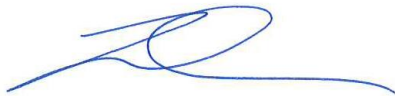
In summary, the Development Plan approved on the 14 October 2010 is now significantly out of date and should be amended to reflect current circumstances and strategic aspirations. These include:

- The deletion of areas which are now developed and which are no longer the subject of the Development Plan Overlay – Schedule 2 (DPO2);
- An amendment to reflect the changes brought about by the Regional Rail Link project including changes to the subject land; and
- Change in designation of the subject land from a “Proposed Retirement Village” to a “Strategic Opportunity Site” that is defined by a range of aspirational densities leveraging off the proximity of the existing train station and Manor Lakes town centre.

As the revised plans have been lodged electronically, a hard copy of this letter and accompanying plans will not be forwarded via the mail.

Should you have any further queries in relation to the contents of this letter or the attached plans, please do not hesitate to contact the undersigned via joseph.nasr@denniscorp.com.au or on (03) 9573 1205 and we would be more than happy to meet with Council and discuss the proposal further.

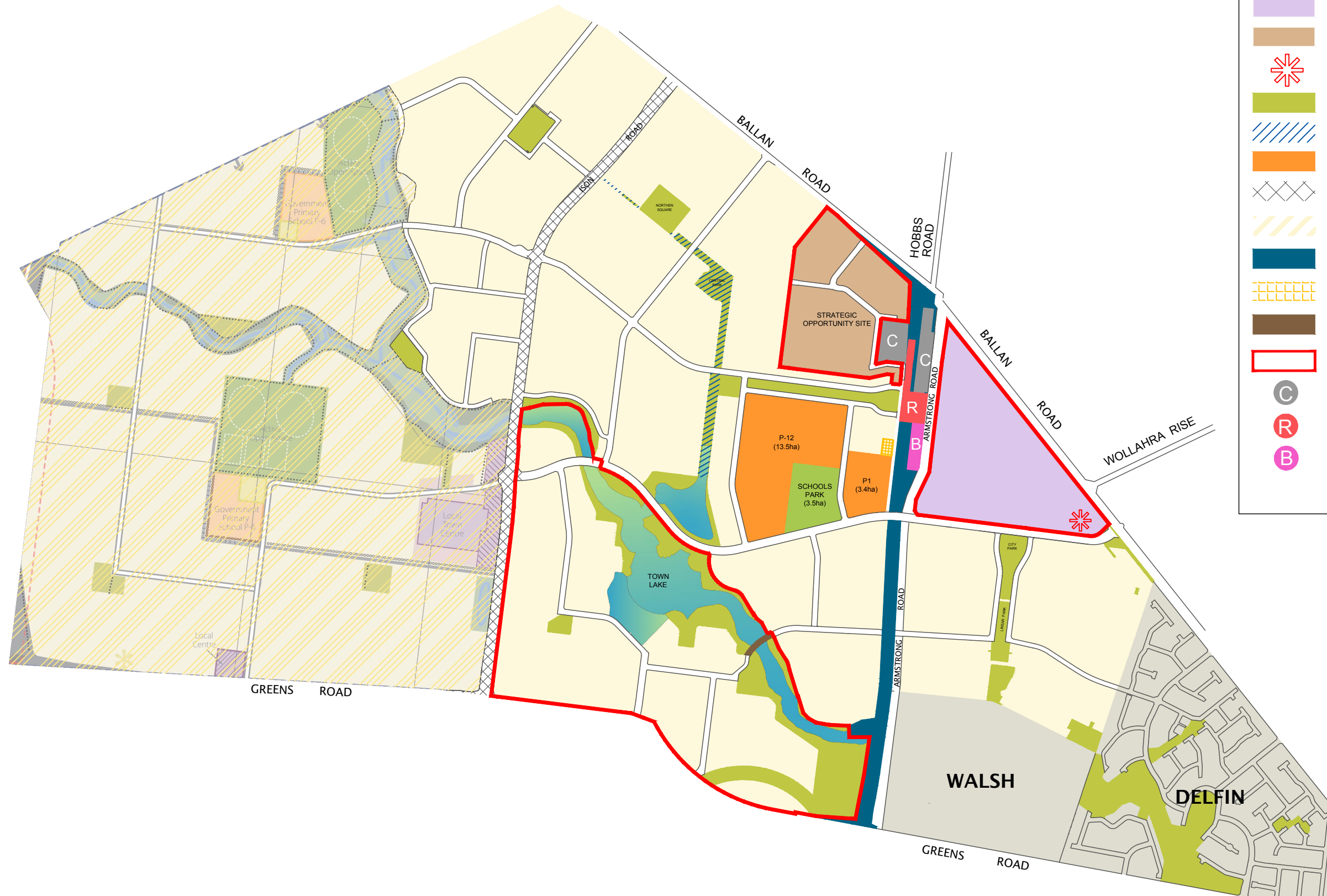
Yours sincerely,



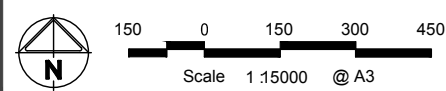
Joseph Nasr
on behalf of DFC (Project Management) Pty Ltd

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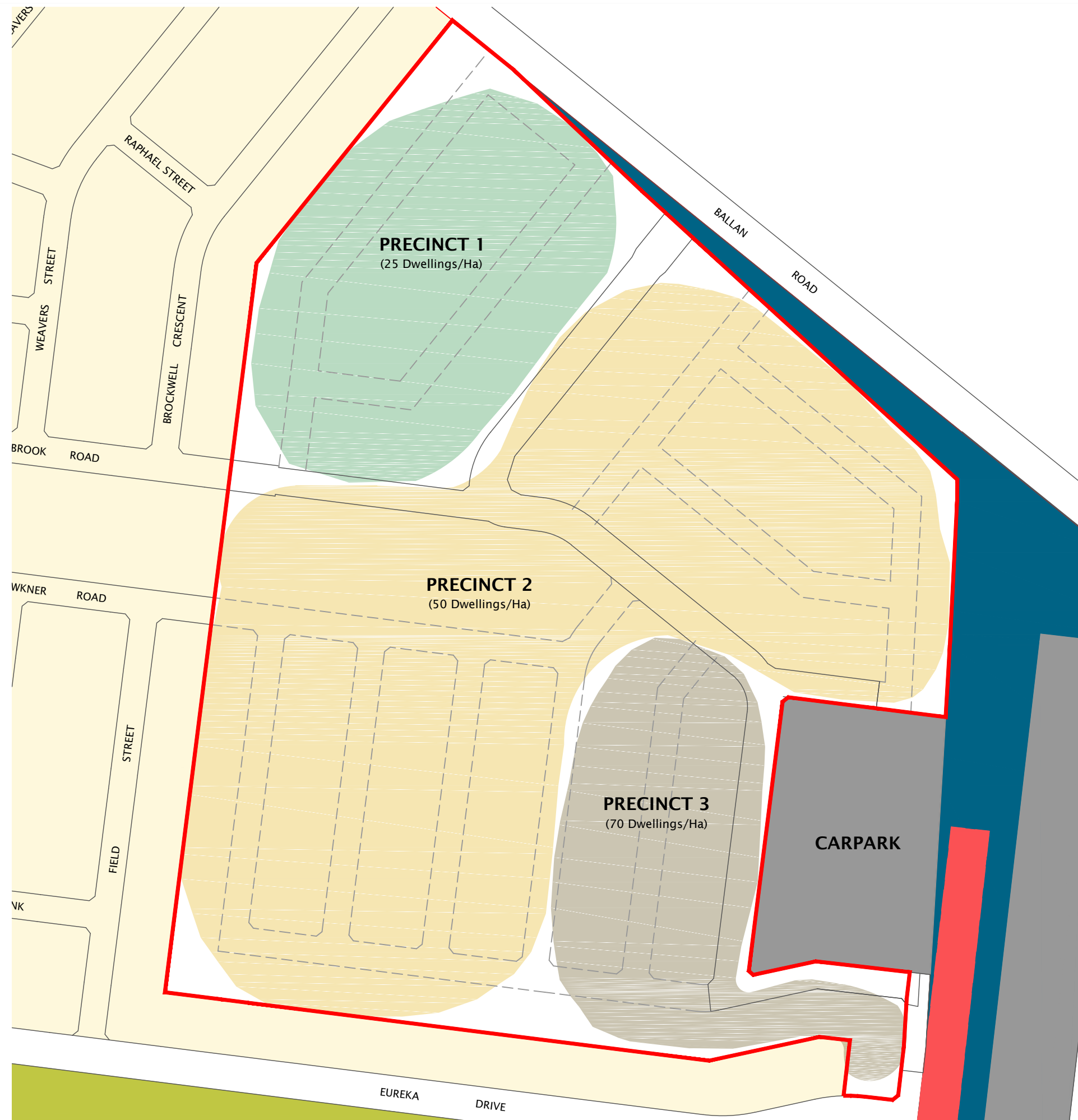


- Residential Lots
- Residential Lots by Others
- Retail Zone
- Strategic Opportunity Site
- Local Retail/ Potential Food & Drink Premises
- Public Open Space
- Pedestrian/Bike Trail Network and WSUD
- Schools
- Arterial Road (DCP Funded)
- Future Development Area Under PSP
- Regional Rail Link
- Child Care Centre
- Pedestrian and Bicycle Crossing (Low Level)
- Area Covered by Development Plan
- Station Car park
- Railway Station
- Bus Transit



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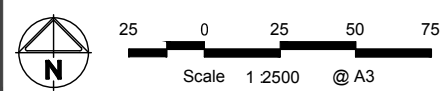
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STRATEGIC OPPORTUNITY SITE

Potential Road Layout

ASPIRATIONAL DENSITIES

Precinct	Area	Dwellings	Density (Dwellings/Ha)
1	4.44ha	111	25
2	11.19ha	559	50
3	3.69ha	258	70
Total	19.33ha	928	48



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Plan 4 of 4

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