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5th September 2007

Metropolitan Planning Audit,
Department of Planning and Community Development,
PO Box 500,
East Melbourne,
VIC 3002

Dear Sir/Madam,

[REDACTED]

We act on behalf of the owners of [REDACTED] Maryknoll.

Since the release of Melbourne 2030 in 2002, the Victorian Government has put in place a range of important measures to secure the future of Melbourne, which in essence seek to prevent unsustainable, piecemeal development and sprawl, whilst identifying areas for potential growth and supporting councils and communities to enhance the liveability of their areas.

We appreciate that there are challenging tests for amendments which seek to achieve any rezoning of land to Low Density Residential. These tests are outlined in Minister's Directions No. 6, which we believe have been adequately addressed in our recent submissions to Cardinia Shire Council, and which was initially considered at Council's meeting on 21st May 2007. *(copies of this correspondence is enclosed for your information)*

Cardinia Shire Council have resolved to seek authorisation from the Minister of Planning to prepare an amendment to the Cardinia Planning Scheme, to incorporate rezoning the subject site to a Low Density Residential Zone, and amend the Maryknoll Township Local Policy in Clause 22.07 so that the second policy statement reads: *'the boundary of the Maryknoll township be defined by Snell Road, Mortimer Road, Fogarty Road and Wheeler Road, and that new residential lots be contained within this boundary if the land is not of environmental significance'*.

The proposal is considered to result in infill development, rather than an expansion of the Maryknoll Township, as the subject site falls within the defined township boundary as identified at Clause 22.07 of the Cardinia Planning Scheme.

This proposal has a clear community and environmental benefit through the removal of the broiler farm, in accordance with the thrust of Cardinia Shire's Draft Background Report on the review of the MSS.

Social facilities and services can be provided to new residents of these proposed lots from existing facilities and services from Maryknoll, or nearby towns such as NarNarGoon or Pakenham, where existing residents gain access to social facilities and

services. The cost of providing such services are marginal in that no new facilities required as a result of the increase in population.

In accordance with the thrust of Melbourne 2030, which seeks to protect the liveability of Melbourne and manage growth, we believe it would be prudent to introduce an urban growth boundary for the Maryknoll Township, should this proposed amendment be supported.

If you have any queries please contact the undersigned, on [REDACTED]

Yours sincerely,
for Urban Edge Consultants Pty Ltd

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