

Plan Melbourne Refreshed

18 December 2015

Dear Sir/Madam,

PLAN MELBOURNE REFRESH – TYABB

Further to our original submission to Plan Melbourne (dated 6 December 2013) and on behalf of the Taranto family we make the following submissions to Plan Melbourne Refreshed.

We support the direction to retain a compact urban form by strengthening the Urban Growth Boundary and Green Wedge values. We are also supportive of the retention and implementation of the 20 Minute Neighbourhood, and the need for Plan Melbourne 2016 to support population and housing growth in defined areas (Discussion point 38).

The Taranto land totals 84ha in area (please refer to the attached Overlays, Ownership and Zoning Section) and is located INSIDE the Urban Growth Boundary immediately adjoining the Tyabb Township. It is within three Urban Zones, namely General Residential Zone, Low Density Residential Zone and Special Use Zone – Port Related Uses.

The land is located within 200m of shops, a supermarket and cafes and is within 600m walk from the platform to the Stony Point rail line that runs between Frankston and Stony Point. It is also within a 20minute walk of primary and secondary schools, a medical centre, kindergarten and child care centre. Tyabb is a 5minute train ride from the major Activity Centres at Hastings and Somerville and only 20minutes from the Frankston CAD. The Taranto land is located within 200m and 1.5km of the existing everyday needs facilities (as defined on page 22 of Plan Melbourne Refreshed) within Tyabb.

We submit that Plan Melbourne 2016 should include the Taranto land as a designated future housing growth location. Unlike other greenfield sites, the Taranto land has the attributes of the 20-minute neighbourhood existing at its doorstep, rather than sometime off in the future.

The designation and development of the Taranto land will accord with the objectives of Plan Melbourne 2016 for the following reasons:

1. Despite being a greenfield site it will be a 20-minute neighbourhood exemplar for walking access to the existing Tyabb township facilities including shops, cafes, supermarket, public transport (bus and train), early childcare, education, medical, sporting and community facilities;
2. The Taranto land is within the Urban Growth Boundary and therefore its complete conversion to Residential land will not offend the validity of the UGB or any Green Wedge Zone land.

Port of Hastings

At the time Plan Melbourne was published, the Port of Hastings was the preferred second container Port for Victoria. We note that Plan Melbourne Refreshed states that the designation of Melbourne's second container port will be the subject of an independent recommendation from Infrastructure Victoria.

The outcome of Infrastructure Victoria's assessment for the second container port is of no material consequence to the merits of the Taranto land being a defined housing growth location. The removal of a small area of Port Related Uses land from the 4000ha set aside will be immaterial to the viability of a Port at Hastings, particularly compared to the benefits of creating a 20-Minute Neighbourhood based on access to existing daily needs facilities within the Tyabb township.

We look forward to future opportunities to discuss our submissions in greater detail as soon as possible.

Yours faithfully,

WOLFDENE PTY LTD

Overlays, Ownership and Zoning

Figure 2: Land Ownership

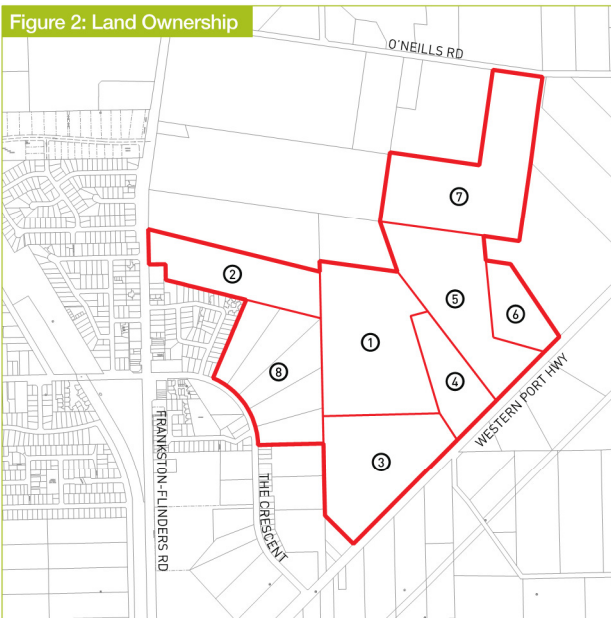


Figure 3: Aerial Photo

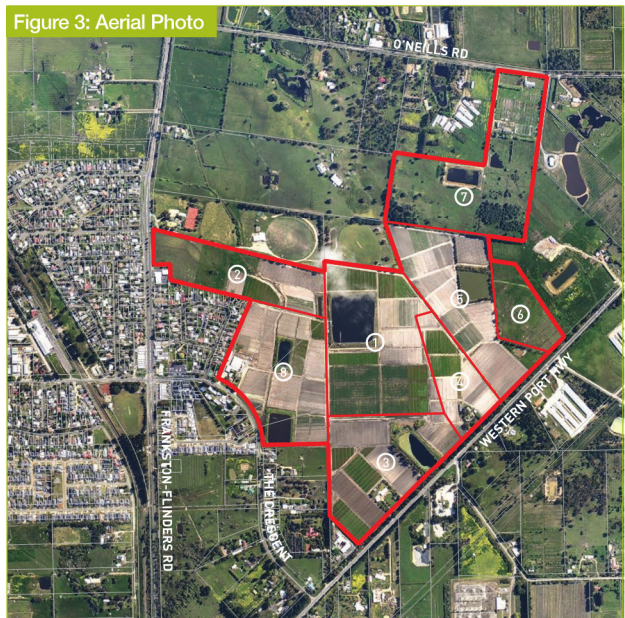


Figure 4: Zoning Map

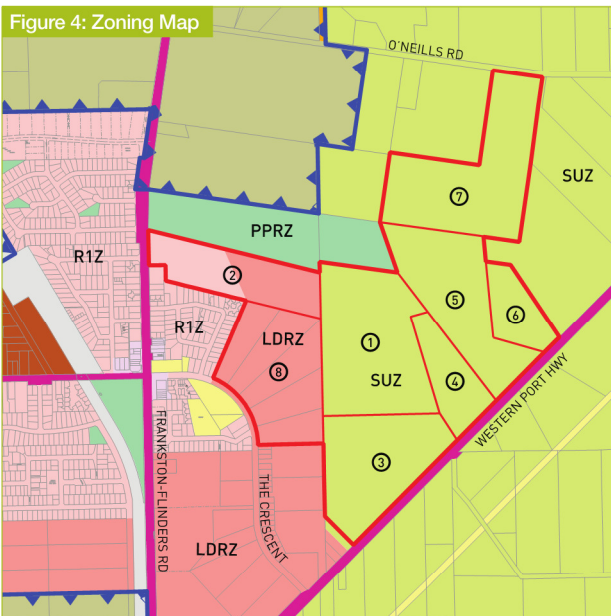


Figure 5: Overlay Map

