



**Please Reply To:** Mornington  
**Ref:**

5 June 2018

Wyndham City Council  
Emailed: mail@wyndham.vic.gov.au

Dear Sir/Madam,

**Planning Submission  
Amendment C219 – Quandong Precinct Structure Plan**

Watsons Pty Ltd acts on behalf of Lotus Living in regard to the above matter.

This submission has been prepared in response to Amendment C219 – Quandong Precinct Structure Plan and makes specific reference to its relationship with the Westbrook PSP.

**Plan 4 Local Context**

We note that Plan 4 (page 12) shows key infrastructure items and land uses in the adjacent Westbrook PSP. Given the timeframes associated with the Jubilee Estate which will include the likely review of the Westbrook PSP it is possible changes/amendments will be made as the development progresses.

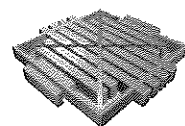
Therefore, while we are generally supportive of the implementation of the Quandong Precinct Structure Plan and the ongoing planned development of the Urban Growth Zones, we request that a notation be added to state “The layout of the areas adjoining the Quandong PSP are based on other current PSP’s, and may be subject to change”.

This will ensure that future development in the other PSP areas is not bound by any layout depicted in another (e.g. Quandong PSP) and will ensure that any future changes to the other PSP’s will not trigger a corresponding change to the Quandong PSP.

**Development Staging Requirements**

We submit that a further requirement should be included in the “Development Staging Requirements” (page 32) as follows:

- R67** Development staging must provide for the completion of the stormwater outfall pipe for the Jubilee wetland to the north prior to Statement of Compliance of the first stage of the development within the Quandong PSP area.



**WATSONS**

ABN 47 637 509 613

The timing of the installation of this important infrastructure is critical to enable stormwater flows to be safely conveyed via free draining outlet to BRB2 bioretention basin and to alleviate the potential for flooding upstream catchments.

Should you wish to discuss any matter further please contact me on [REDACTED]

Yours faithfully  
**Watsons Pty.Ltd.**



**Jenny Little**  
**Manager – Planning**