

16/04/2018

Ms Laura-Jo Mellan
Manager City Design, Strategy & Environment
Melton City Council
232 High Street
Melton VIC 3337



Project Co | D&C | Joint Venture
Level 12, 8 Exhibition Street
Melbourne VIC 3000

Dear Ms Mellan

Draft Ravenhall Concrete Segment Manufacturing Facility Planning Scheme Amendment C196

Cross Yarra Partnership (CYP) requests Melton City Council's support of the draft Ravenhall Concrete Segment Manufacturing Facility Planning Scheme Amendment to the Melton Planning Scheme.

CYP has been contracted by Melbourne Metro Rail Authority (MMRA) to design, build and maintain the stations and tunnels for the Metro Tunnel Project. The Melbourne Metro project significantly improves accessibility for City of Melton communities.

To provide the concrete segments required for the tunnels and stations, CYP proposes to build and operate a purposefully built and operated concrete segment facility. The facility will include approximately 80 operational jobs. A number of apprenticeships, traineeships and cadetships will be available.

The City of Melton has been chosen as the location for the facility. The facility is to be located at 1198 Christies Road, Ravenhall. The site has been selected due to:

- The available supply of material
- The availability of concrete batching equipment
- The extensive internal and external buffers
- The convenient access to state significant highways and roads.

CYP is pleased to exhibit the draft Ravenhall Concrete Segment Manufacturing Facility Planning Scheme Amendment to Melton City Council. The planning scheme amendment would allow the use and development of approximately six hectares of excised land area at Ravenhall for the facility.

The draft Melton Planning Scheme Amendment is attached (refer to Appendix A). The draft planning scheme amendment seeks approval for the use and development at the site through Section 20(4) of the *Planning and Environment Act 1987*. The amendment would do the following:

- Amend the Schedule to Clause 52.03 'Specific Sites and Exclusions' to allow for the proposed development and use in accordance with the specific control and conditions in the '*Ravenhall Concrete Segment Manufacturing Facility Incorporated Document, April 2018*'
- Amend the Schedule to Clause 61.01 to make the Minister for Planning the responsible authority for the provisions which apply to the development and use of land for the Ravenhall Concrete Segment Manufacturing Facility associated with the Melbourne Metro project
- Amend the Schedule to Clause 81.01 to insert an incorporated document titled '*Ravenhall Concrete Segment Manufacturing Facility Incorporated Document, April 2018*'.

This document is informed by a number of technical assessments:

- Air quality (refer to Appendix B)
- Noise and vibration (refer to Appendix C)
- Surface water assessment (refer to Appendix D)
- Transport and traffic assessment (refer to Appendix E).

A targeted consultation program that is supported by the Department of Environment, Land, Water and Planning will be implemented as part of this project. This consultation program will inform the final planning scheme amendment. Submissions will be received up to 17 May 2018.

I look forward to your consideration of this submission.

Yours faithfully



Mark Wells
D&C JV Land, Planning & Environment Manager

Cross Yarra Partnership | Design & Construct
Level 12, 8 Exhibition Street, Melbourne VIC 3000

**Encl. Draft Ravenhall Concrete Segment Manufacturing Facility Planning Scheme
Amendment**