

Pask statement regarding 1090 Mickleham Road, Greenvale.

The Age recently published an article¹ by reporter Tom Cowie which included a number of misleading claims about 1090 Mickleham Road, Greenvale (the Site).

In brief:

- Pask remains fully committed to the development of a shopping centre on the Site, which would see an estimated 700 jobs created through the development phase, and 400 ongoing local employment opportunities. Pask is continuing to work through planning issues with Hume City Council (see below).
- Pask have lodged a separate application for 56-townhouses to occupy the residential component of the Site. This will set a new benchmark of design, and provide an accessible housing option to discerning buyers looking to purchase within the tightly held Greenvale area.

Importantly, the residential development is in no way a substitute or replacement for the shopping centre.

Pask is disappointed that The Age article did not accurately reflect the information which was provided to Mr. Cowie prior to publication.

Background

In close consultation with Hume City Council and the State Government, an initial rezone application made by Pask in 2007 saw the rezoning of the Site from Rural to Residential Development. This rezoning resulted in the realisation of Providence Greenvale – an award-winning community now home to over 600 families.

Recognising an opportunity to further enrich the community it had created, Pask lodged a subsequent rezoning application in 2011 to rezone part of the site for Comprehensive Development – a rezoning which would enable Pask to build upon the existing amenity within the local area, delivering a range of uses including a neighbourhood activity centre to service residents of the Providence and broader Greenvale communities. Approval for that amendment was granted in 2015, with Council citing the ability to provide for an attractive and accessible neighbourhood activity centre in line with its own retail strategy, along with positive economic impacts as motivation behind their decision to support the amendment. The residual land remained zoned for residential development only. A summary of the above applications and corresponding dates can be accessed via the following link on the Department of Environment, Land, Water and Planning (DELWP) website.

<https://www.planning.vic.gov.au/amendments/hume/07f49004-6c70-e811-a860-000d3ad0ed15>

Current Status

In accordance with Planning Scheme requirements, ahead of lodging a permit application for the retail site, Pask are required to obtain Hume City Council's approval of the Urban Development Framework (UDF) for the site. Dating back to 2018, Pask have provided four separate UDF submissions to Council. The latest submission forms the basis of ongoing discussions.

¹ *'Fake promises': Residents left waiting years for advertised shopping centre'* by Tom Cowie published in The Age on 8 May 2022

Pask's latest UDF submission for the subject site details one anchor tenant, a selection of speciality food & beverage and entertainment tenancies, as well as a health and medical hub. This outcome would see an estimated 700 jobs created throughout the development phase and 400 ongoing local employment opportunities once completed and operational.

A signalised intersection proposed to Garibaldi /Mickleham Roads underpins the viability of the proposed centre. Pask's traffic engineers have provided modelling on the impact of the proposed intersection to Council, showing that the intersection would actually improve traffic flow throughout the area – directly benefitting residents of the Providence and Aspect communities. However, Council continue to reject Pask's proposal on the basis that the additional signalised intersection would impede traffic flow, and negatively impact the operation of Mickleham Road. Council are yet to release any of their own modelling to justify this decision.

Pask have also lodged a separate application for 56-townhouses to occupy the residential component of the Site, to set a new benchmark of design and provide an accessible housing option to discerning buyers looking to purchase within the tightly held Greenvale area.

Approaching a 20 year investment in the Hume community and with future projects planned for the next 15 years, Pask has a long term commitment to the area and values its relationship with Hume City Council. Pask remains committed to progressing the timely delivery of a convenient, accessible and viable neighbourhood activity centre to serve the Providence and wider Greenvale community.