

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Pakenham East PSP and accompanying documentation for Amendment C234 to the *Cardinia Planning Scheme* are available from:

The VPA website:

www.vpa.vic.gov.au

Cardinia Shire Council website:
www.cardinia.vic.gov.au

The Department of Environment, Land, Water and Planning website:
www.delwp.vic.gov.au/public-inspection

You can also review these documents in hard copy during business hours, Monday to Friday at the locations listed below:

VICTORIAN PLANNING AUTHORITY
Level 25, 35 Collins Street
MELBOURNE VIC 3000

CARDINIA SHIRE COUNCIL
20 Siding Avenue
OFFICER VIC 3809

MAKING A SUBMISSION

Submissions on Amendment C234 to the Cardinia Planning Scheme must be made in writing to the Victorian Planning Authority (VPA) and sent to the postal address below or via email to amendments@vpa.vic.gov.au.

Please ensure that any submissions relation to the amendment are received by **23 February 2018**.

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Victorian Planning Authority in accordance with Part 3 of the *Planning and Environment Act 1987* (Act). Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment. If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of the VPA until two months after gazettal of the resulting planning scheme amendment. Your submission will also be made available on the VPA website during this time. If you are a private individual, your contact details will be removed from your submission

before it is published on our website, but may be shared with other government agencies or local councils. Contact details do not include the address of land that is the subject of your submission. By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the VPA website at www.vpa.vic.gov.au or phone the VPA (9651 9600).

Disclaimer: This publication may be of assistance to you but the VPA and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.



INFORMATION SESSION

The VPA and Cardinia Shire Council will host drop-in information sessions about the PSP on:

6 February 2018, between 4:30pm-6:00pm

Address: Pakenham Library
Cnr John Street and Henry Street, Pakenham, VIC 3810

15 February 2018, between 5:30pm-7:00pm

Address: Pakenham Library
Cnr John Street and Henry Street, Pakenham, VIC 3810

The drop-in information session will give you an opportunity to discuss the plan with the VPA and Council. If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

FOR MORE INFORMATION PLEASE CONTACT

Ben Hawkins, Strategic Planning Manager
Victorian Planning Authority
Ph: (03) 9651 9600
Email: ben.hawkins@vpa.vic.gov.au

Bonnie Mather, Urban Planning Manager
Victorian Planning Authority
Ph: (03) 9651 9600
Email: bonnie.mather@vpa.vic.gov.au

Marcelle Bell, Growth Area Strategic Planner
Cardinia Shire Council
Ph: (03) 5945 4287
Email: m.bell@cardinia.vic.gov.au



- **Approximately 7,100 homes**
- **Local Town centres**
- **Schools and community centres**
- **Integrated open space and trail network**
- **Responsive to natural landscape features**

A NEW COMMUNITY AT THE FOOT OF THE DANDENONG RANGES

The Pakenham East Precinct Structure Plan (PSP) has been prepared by the Cardinia Shire Council (Council) and the Victorian Planning Authority (VPA), in consultation with government agencies, service authorities and major stakeholders.

The PSP applies to approximately 630 hectares of land generally bounded by Deep Creek and Ryan Road to the west, Mount Ararat Road North and South to the east and the Princes Freeway to the south. The northern boundary of the Precinct dissects a number of properties south of Seymour Road.

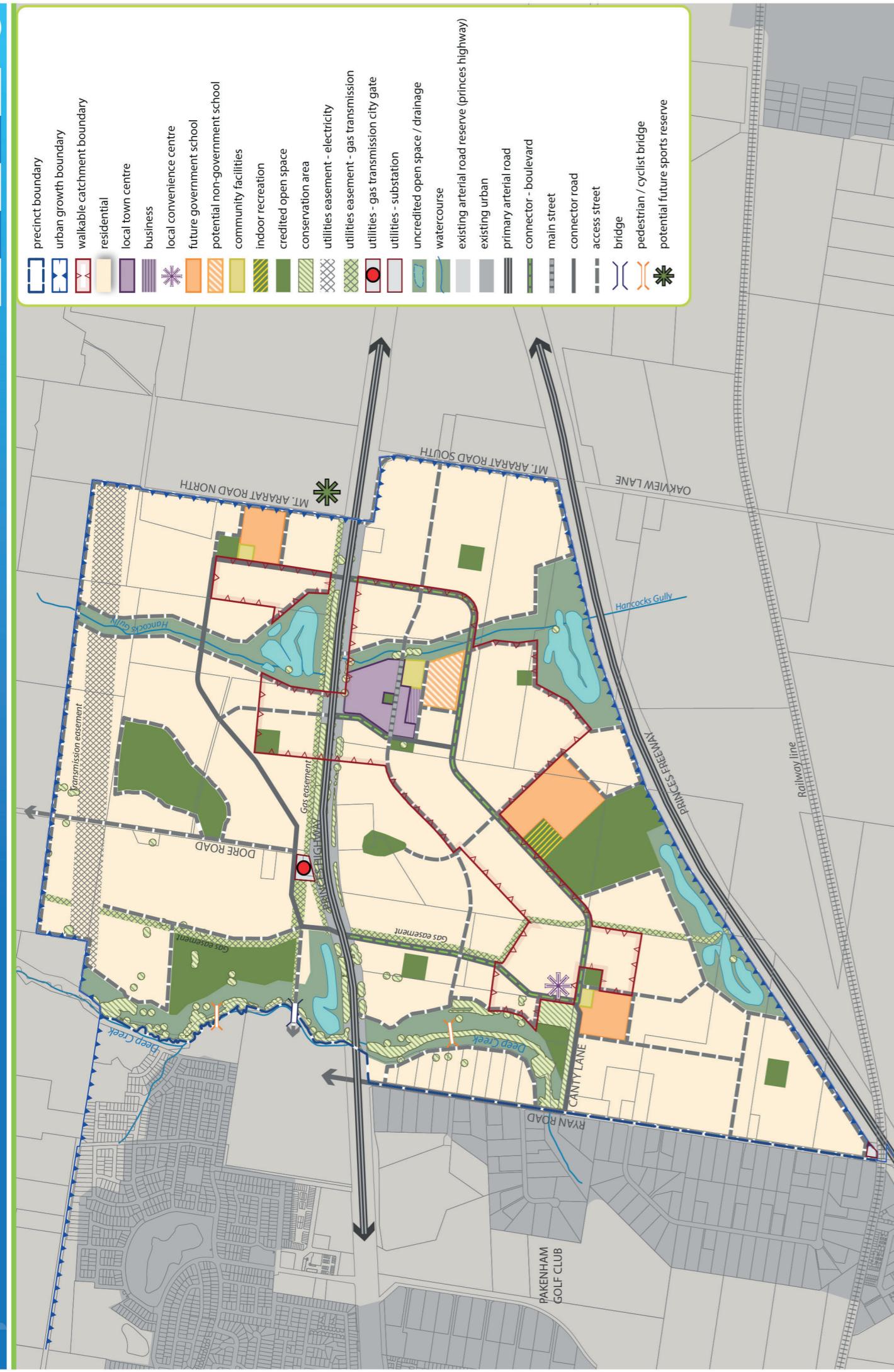
Pakenham East will be a self-sustaining and predominantly residential community that complements the existing Pakenham Township and urban form. Pakenham East will

support one local town centre and a local convenience centre, and two local sports reserves offering a variety of sport and recreation opportunities. The area will also include two government primary schools, a government secondary school, a non-government primary school, and a range of local parks and waterways within walking distance of residents.

THE PLAN

The Pakenham East Future Urban Structure Plan is shown overleaf and broadly establishes the land uses, infrastructure and facilities required within the precinct. The PSP will guide the future urban development of Pakenham East.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C234 OF THE CARDINIA PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987.



PAKENHAM EAST PRECINCT STRUCTURE PLAN – DECEMBER 2017

VISION

The Pakenham East precinct will provide residents with a distinctive urban environment influenced by the landscape, vegetation and heritage features of the area. Development will respond to the area's landscape values by retaining key hilltops and viewing points within parks, protecting and enhancing Deep Creek and Hancock's Gully, retaining significant vegetation, protecting areas of cultural significance and ensuring that development adjacent to land uses surrounding the precinct are sensitively designed.

The precinct will have a high amenity urban environment that responds to the natural landscape through the provision of well-designed streets, with comprehensive cycling and bus capable networks to key destinations.

The residential community of Pakenham East will be serviced by commercial, education and community facilities developed in appropriately scaled, vibrant local town and convenience centres and community hubs across the precinct. The plan will create compact and vibrant residential communities within walking distance of these services and

facilities, while the main ridgeline provides an opportunity to deliver a variety of lot sizes and housing types that will sensitively respond to these distinct landscape features.

An extensive network of public transport, pedestrian and cycling paths will provide connections to the existing urban area of Pakenham and nearby employment opportunities.

The precinct will ultimately support approximately 7,100 dwellings and a population of between 20,000-22,000 people.

The Infrastructure Contributions Plan

The *Pakenham East Infrastructure Contributions Plan* (ICP) will fund basic and essential local infrastructure for the precinct such as intersections with the Princes Highway, community facilities, local parks and sports reserves.

A plan showing the location of funded local infrastructure items (i.e. ICP items) can be viewed within the Pakenham East PSP.

The Pakenham East ICP will be incorporated into the Cardinia Planning Scheme via a separate amendment.

Implementing the plan – proposed changes to the Cardinia Planning Scheme

The amendment proposes changes to the Cardinia Planning Scheme to facilitate the development of land within the Pakenham East precinct in accordance with the vision for urban growth outlined in the Pakenham East PSP.

Specifically the amendment proposes the following changes to the Cardinia Planning Schemes:

- Introduces Schedule 2 to the Incorporated Plan Overlay (IPO2) and applies the IPO2 to land rezoned RCZ2 as part of this amendment. The IPO2 will ensure that use and development within the RCZ2 is carried out generally in accordance with the PSP.
- Deletes Environmental Significance Overlay Schedule 1 (ESO1) from land within the amendment area.
- Deletes the Design and Development Overlay Schedule 1 (DDO1) from land within the amendment area.
- Deletes the Vegetation Protection Overlay Schedule 1 (VPO1) from land within the amendment area.
- Amends the Schedule to Clause 52.16 to include reference to the *Pakenham East Native Vegetation Precinct Plan*.
- Amends the Schedule to 61.03 to update the planning scheme maps.
- Amends the Schedule to Clause 66.04 to require referrals for planning permit applications within the Pakenham East Local Town Centre to the Victorian Planning Authority.
- Amends the Schedule to 66.06 to require notice to be given to the licensee for certain uses within the gas pipeline measurement lengths within the amendment area.
- Amends the Schedule to Clause 81.01 to include three new incorporated documents titled:
 - » Pakenham East Precinct Structure Plan, December 2017;
 - » Pakenham East Native Vegetation Precinct Plan, December 2017; and
 - » Small Lot Housing Code, August 2014

Note:

The *Pakenham East Infrastructure Contributions Plan* (ICP) will be introduced via a separate amendment and will introduce the associated Infrastructure Contributions Plan Overlay into the Cardinia Planning Scheme and associated Schedule 1 (ICPO1), applying it to land with the amendment area.