

Pakenham East PSP - Amendment C234

Submitter #	18
Agency	Niche Planning on behalf of the Blazevic Family
Contact name	Celia Konstas
Position title	Principal
TRIM reference	COR/18/1640

Sub. #	LUB Reference	Submission	Topic Category	VPA response / proposed outcome	Action	Status	
19.1	37	Require that the land uses and structural conditions as proposed by the draft PSP remains unchanged for the landholding (or amended as per our submissions below relating to open space)	FUS	There may be changes to the PSP and FUS as a result of discussions before and during the panel and panel recommendations. If changes are made prior to panel they will be recorded and submitted to all parties prior to the panel hearing.	None	No action required	
19.2		Should the VPA receive submissions that may impact or change the exhibited FUS and ability to service the Blazevic's land interest, the owners are notified and consulted.	FUS	All submissions are publicly available. There may be changes to the PSP and FUS as a result of discussions before and during the panel and panel recommendations. If changes are made prior to panel they will be recorded and submitted to all parties prior to the panel hearing.	None	No action required	
19.3		Require confirmation that a local road crossing of the drainage reserve will be accepted as an access option for the rear of the site at permit stage	Infrastructure Sequencing	The consideration of this crossing point will be undertaken by the responsible authority at the time of subdivision permit.	None	No action required	
							
19.4		Require confirmation that servicing authorities will consider interim servicing works that will support development of this stand alone site	Infrastructure Sequencing	It is outside of the PSP to confirm the timing of the provision of services and the suitability or otherwise of interim servicing. The PSP does however include Requirements that relate to the provision of utilities that subdivision application must adhere to. R99, R101 in particular. There is also a Guideline that relates to development staging (G67) that requests that the developer should demonstrate 'how any necessary trunk service extensions will be delivered, including confirmation of the agreed approach and timing by the relevant infrastructure or service provider'	None	No action required	
19.5		Consider the relocation of LP-11 within property 37 to enable its design and delivery to be undertaken within a single development and to provide flexibility particularly within the walkable catchment to the town centre.	Open Space	It is preferred that smaller neighbourhood parks like that proposed by LP-11 are located adjacent to other larger open space areas such as drainage corridors. This improves connectivity and maintenance efficiency. There is potential for the park to be relocated wholly within property 37, adjacent to the drainage corridor.	VPA to update location of LP-11	Agree change to amendment documentation	
							
19.6	Require confirmation that at permit stage, a detailed review of the drainage requirements for the landholding can be undertaken which responds to the proposed local road/culvert crossing and final boundaries of the waterway and wetland area in keeping with the intention of R93.	Drainage	The final design and boundaries of constructed waterways, waterway corridors, retarding basins, stormwater treatment infrastructure and associated paths, boardwalks, bridges and planting must be to the satisfaction of Melbourne Water (R93).	Inclusion of this application requires	No action required		
19.7	Require confirmation that 14 dwellings/ha and the total yield within Table 3 of the PSP is a guide only and the PSP provides flexibility in terms of lot sizes that is informed by site specific design considerations.	Lot interface	Table 3 (Housing Delivery Guide) guides potential densities of the various residential types.	None	No action required		

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19.8		Requires confirmation that should a supplementary levy be identified for the PSP area as a result of VPA review of submissions, our client is notified.	ICP	If a supplementary ICP is required for the PSP, it will be formally exhibited and all materially affected parties will be notified	None	No action required