

## Post-Panel matters

21 December 2016

### Landlocked parcels

1. VPA has not changed its views on this matter from its closing submission, but did receive a later response on the matter from UDM for Submitter 32 in Plumpton. Therefore for transparency we attach all responses (from Dahua Dacland; from BPD for ResiVentures; and from UDM) to this email.

### ICP

2. In response to Council closing submission and Panel's further query regarding VPA's position, we note as outlined below.
3. As per VPA's closing submission (at 26), the Panel could recommend an alternative interim arrangement for the ICP to that exhibited, (given the ICP Directions have now been released). This alternative proposal would be as follows:
  - Introduction of an ICP concurrent with the gazettal of the PSP, but which ICP relates only to the items which are the subject of standard levies as per the ICP Ministerial Guidelines for a standard ICP. This would comprise all 'standard' items, i.e. roads and intersections, community and recreation infrastructure, and land (up to the value to the standard levy rate). It would exclude all 'supplementary' items i.e. bridges, culverts and land over the value of the standard levy rate.
  - VPA has held preliminary discussions with DELWP regarding this option but we note this is still a matter for ongoing discussion.
  - VPA is appreciative that Council is open to considering this option.
  - VPA agrees that the Standard ICP would be discussed with Council during its preparation with relation to the infrastructure in Table 9.
  - In the event that this discussion indicated a need for revision of Table 9 (eg potentially the scope of items, or whether this were developer works instead of ICP works) then this would necessarily be the subject of targeted consultation with any affected party/parties prior to submission of the PSP/ ICP amendment to the Minister for approval.
  - As per VPA's closing submission, a second planning scheme amendment would then be pursued to introduce the required supplementary levy to deal with supplementary items, once further costings have been undertaken as per the Ministerial to clarify the extent of these items which do not fit within the standard ICP.
4. VPA would continue to discuss the detail of this with Council and costings will be available for review in the preparation of that amendment.

### Small Local Enterprises

5. VPA and Council have held further discussions regarding how the SLE uses can be encouraged. VPA's closing submission contained proposed wording for the PSP itself. The draft UGZ schedule excerpts below contains proposed wording to ensure that SLE uses, rather than uses which could better located within the Commercial 1 Zone, do locate in the Commercial 2-zoned areas identified for SLE adjacent to the LTCs.

6. Kororoit PSP:

---

**Retail where the applied zone is Commercial 2 Zone directly north of the Deanside Local Town Centre and directly east of the Kororoit Local Town Centre**

The following land uses are prohibited where the leaseable floor area is greater than 900m<sup>2</sup>:

- Restricted retail premises
- Postal agency
- Market
- Manufacturing sales
- Trade supplies
- Landscape gardening supplies

Food and drink premises is prohibited where the leaseable floor area is greater than 100m<sup>2</sup>

The following land uses are prohibited:

- Shop (except restricted retail premises)
  - Motor vehicle, boat, or caravan sales
  - Gambling premises
- 

Plumpton PSP:

---

**Retail where the applied zone is Commercial 2 Zone directly north of the Plumpton Local Town Centre**

The following land uses are prohibited where the leaseable floor area is greater than 900m<sup>2</sup>:

- Restricted retail premises
- Postal agency
- Market
- Manufacturing sales
- Trade supplies
- Landscape gardening supplies

Food and drink premises is prohibited where the leaseable floor area is greater than 100m<sup>2</sup>

The following land uses are prohibited:

- Shop (except restricted retail premises)
  - Motor vehicle, boat, or caravan sales
  - Gambling premises
- 

## Submission 8 (Plumpton) –Marantali

**Address:** 989,1043,1069,1097 and 1125 Melton Highway / #16, #17, #18, #19, #21

7. Cross sections in Appendices G and H

The submitter has concerns with the cross sections will limit any potential alternative responses to the gas easement. The VPA agrees to include a note on the cross sections to address the possibility for lots being side or rear loaded to say the following:

Appendix G – a note to the effect: “residential lots may have direct vehicular access from roads abutting the gas pipeline easement”

Appendix H – a note to the effect: “residential lots may directly face or side onto the pipeline easement with vehicular access to the lots provided from rear lanes or roads”

The VPA agrees to show built form on the cross sections to assist in illustrating these treatment options.

8. Road alignments

VPA has already agreed to add note re Beattys Road access and local road flexibility (refer Part B changes matrix Item 126)

The submitter seeks the removal of the north-east local access street on the western boundary of the proposed non-government school and the inclusion of and a new east-west road.

The VPA supports this change and the concept plan provided by Marantali in their submission to Panel.

9. Requirement 40 (Non-government school sites)

Has concerns with regards to the lead agency being nominated in the PSP and no other educational providers. Supports the rewording put forward by Moremac. The VPA does not supports this rewording. See response to Moremac in closing submission.