

[REDACTED]

Victorian Planning Authority

Level 25, 35 Collins Street Melbourne

Ref; Cardinia Amendment C234 Pakenham East PSP

We are the purchaser of the property known as [REDACTED]

We have appointed [REDACTED] as our project manager to ensure cooperation and coordination with neighbouring properties in development of the land.

We support the submission to the PSP by [REDACTED] however wish to raise specific issues in respect to our land.

Our land is encumbered by both non-discretionary and discretionary public land.

The non-discretionary is the retarding basin and although our land does not flood, we are prepared to accept this use on the basis of compensation based on highest and best use. This is an area of 8.6 ha or approximately 35% of the property.

We also accept that public use of the gas easement is a non-discretionary use, but we should be credited with the open space provided and embellishment should be undertaken by the managing authority.

Discretionary uses should be located on the basis of suitable land and sharing of the load between benefitting landowners.

In respect to Active Open Space, we firstly support the distribution of AOS on a roughly equal basis between the areas north and south of the Princes Highway.

The southern AOS is made up of uses that are not interdependent and therefore the AOS can be split if necessary. The key issue is the fair and equitable distribution of AOS throughout the southern area.

Suitable land is that land which is relatively flat, accessible by connector street and preferably abutting bicycle and pedestrian trails. Suitable land is at Property 35 and 37. In fact in previous iterations of the PSP the AOS was located on property 37.

Appendix A of the PSP sets out property-specific land use budget that demonstrates that the VPA has not taken account of fairness and equity in sharing the load for discretionary uses- AOS.

Property 35 has minimal discretionary uses with 95% of the land developable. Although this property is encumbered by construction of connector streets and major intersections.

Property 37 is larger than our property. It's only restriction is Hancocks Gully, which is a natural constraint and cannot be developed under any circumstances. It is suitable for AOS. Currently that property is able to develop almost 100% of development-capable land. If the AOS was relocated to

overlay the boundary of these properties in the area hatched on the attached plan, then each would make a contribution to public land commensurate with the overall ratios of the PSP.

In other words open space takes 33.94% of the total precinct area. If the AOS (Southern) was relocated on this basis to property 37, then 9.68 ha would be available, thus an AOS of up to 6Ha is appropriate. Intrusion will be required into property 35 to allow access, allowing for additional AOS

We request the relocation of all or a major portion of the AOS from property 39 to property 37, with access via property 35 as necessary.

Yours sincerely,



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AOS
Option



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