

22 February 2017

Victoria Planning Authority
Level 25, 30 Collins Street
MELBOURNE VIC 3000

Attention: Stuart Moseley

Dear Mr Moseley

SUBMISSION TO THE PAKENHAM EAST PRECINCT STRUCTURE PLAN – AMENDMENT C234 TO THE CARDINIA SHIRE PLANNING SCHEME

Niche Planning Studio has been engaged by the [REDACTED] who own land within the Pakenham East Precinct Structure Plan (PSP) area, located at [REDACTED]

On behalf of the landowners, we would like to thank the VPA for the opportunity to lodge this submission to the exhibited Pakenham East PSP and associated documents.

This submission will provide:

- A brief description of our clients, the [REDACTED] and their background in the PSP area and involvement to date; and
- A list of submission items for discussion and resolution with the VPA.

- SITE AND BACKGROUND

The [REDACTED] landholding is located at [REDACTED] and is nominated as Property 37 in the PSP (see Figure 1 below):



Figure 1: 90 Mt Ararat Road South, Nar Nar Goon (Property 37)



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The [REDACTED] has owned their property for approximately 15 years and currently farm/keep a range of animals and live on the land. The family has been involved in the preparation of the PSP at various stages and actively interested in the process and outcomes.

For the [REDACTED] landholding specifically, it is strategically located within the immediate catchment of the local town centre with a direct interface to a proposed wetland and drainage reserve that will form part of an important north-south linear open space link. Its proximity to the town centre and the linear open space link provided by the drainage system will ensure a well-connected future community.

- SUBMISSION ITEMS

Following our understanding of the site and surrounds and detailed review of the PSP, Native Vegetation Precinct Plan (NVPP), proposed provisions and associated background documentation the following matters are submitted to the VPA:

1. Overall support for the Future Urban Structure Plan

The overall PSP vision, objectives and future urban structure plan proposed by the PSP and associated plans on the [REDACTED] landholding is supported.

What is sought:

- The land uses and structural conditions as proposed by the draft PSP remains unchanged for the [REDACTED] landholding (or amended as per our submissions below relating to open space).
- Should VPA receive submissions that may impact or change the exhibited future urban structure plan and ability to service the [REDACTED] land interest, the owners are notified and consulted.

2. Development Staging, Infrastructure and Connectivity

A key issue concerning our client is the need to ensure their land can be serviced and developed independently of adjoining land. Our review of the PSP and servicing information has indicated the land can be serviced, however will rely upon trunk sewer connections from the established urban areas to the east of the PSP area. Therefore, in recognition the land will be developed by a stand-alone developer, interim servicing solutions particularly for sewer will likely be pursued at the permit/development stage to facilitate development of the site.

In terms of connectivity and access, a key issue identified is the fragmentation of the western portion of the landholding due to the presence of the Hancocks Gully drainage reserve.

Future development of the landholding will logically progress from Mt Ararat Road in a westerly direction and as such a local road crossing of the drainage reserve will be required for the following reasons:

- To ensure the rear portion of the site is not land locked.
- Development staging can be wholly controlled by a future developer of the landholding and will not rely on connections provided by adjoining developments.
- A local crossing will provide another point at which connectivity can be achieved connecting the east and western sides of the waterway.

What is sought:

- 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 – see Figure 2.
- Confirmation that servicing authorities will consider interim servicing works that will support development of this stand-alone site.



Figure 2: Indictive location showing local road/culvert crossing of constructed waterway

3. Location of Passive Open Space LP-11

A portion of LP-11 encroaches into *Property 38* to the south.

From an urban design and delivery perspective, it is considered the passive open space is better suited wholly within one landholding. This will enable flexibility in terms of how the open space can be designed as part the overall subdivision design, and importantly having consideration to a more detailed assessment of the existing and planned features of the land that would be investigated as part of the masterplanning for the site.

Relocating the park wholly within our client's landholding and within the walkable catchment area will provide an opportunity for an important piece of amenity to be established within a neighborhood that will contain higher densities.

What is sought:

- The location of LP-11 relocated within the [REDACTED] landholding 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 (see Figure 3).



Figure 3: Relocation of LP-11

4. Drainage

In terms of drainage, it is noted the site will be required to accommodate a constructed waterway and a portion of the wetland as part of the Hancock Creek Drainage Scheme.

Requirement 93 allows flexibility in the final design and boundary of constructed waterways and other drainage assets, in consultation with Melbourne Water and Council. Recognition of changes to waterways and other drainage assets within the PSP is supported whereby at the more detailed permit stage, further review of the drainage scheme and design will be undertaken, particularly with a view to create a local road crossing of the waterway and further analysis of the drainage requirements of the catchment and land take.

What is sought:

- 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 is in keeping with the intention of R93.

5. Mt Ararat Road Interface

The Mt. Ararat South Road interface is identified as "Interface Housing Area 1" with a density of 14 dwellings/ha. We understand the purpose of this interface to ensure development and built form outcomes for rural/farming areas abutting the site to the east. However, it is submitted that an interface treatment is not solely informed by density, but rather be informed by a range of considerations:

- Market need and values
- A detailed response to site-specific features, views and topography
- Landscaping treatment within the established [REDACTED]
- Dwelling and fencing designs that reflect an appropriate transition style that can be implemented via design guidelines.

For these reasons, a density target and yield should be flexible and a guide only.

What is sought:

- Request that 14 dwellings/ha and the total yield within Table 3 of the PSP is a guide only and the PSP provide flexibility in terms of lot sizes that is informed by site-specific design considerations.

6. Infrastructure Contributions Plan

We understand VPA is currently preparing an Infrastructure Contributions Plan (standard levy) for the PSP area. It is understood this document will be gazetted concurrently with the PSP in the future.

What is sought:

- Should a supplementary levy be identified for the PSP area as a result of VPA's review of submissions, our client is notified.

• CONCLUSION

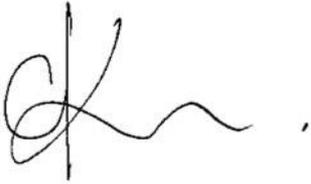
In summary, the [REDACTED] are supportive of the exhibited version of the PSP in terms of the future urban structure plan as reflected on their landholding and more broadly. It is considered the distribution of land uses will result in a connected community with a close relationship to the local town centre, waterways and other open spaces.

As discussed within submission item 1, the [REDACTED] request to be notified and involved in any discussions that may impact upon their landholding following the submission the period and Panel (if required).

We would welcome a meeting with the VPA to discuss our submission in further detail.

Should you have any queries regarding the information contained within, or wish to discuss any aspect of this submission, please don't hesitate to contact Celia Konstas on 0439 911 223 or via email at celia@nicheplanningstudio.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CK', followed by a comma.

Celia Konstas
Principal

Niche Planning Studio