

## Melissa Allan

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**From:** Celia Konstas <celia@nicheplanningstudio.com.au>  
**Sent:** Friday, 23 February 2018 5:12 PM  
**To:** amendments; Ben Hawkins  
**Cc:** Bonnie Mather; Kim Kyle ; Noor Syuhada Shamsul  
**Subject:** Pakenham East PSP\_Submission on behalf of Lendlease (Email 1 of 3)- Cover Letter  
**Attachments:** Cover letter to VPA Pakenham East.pdf

Hi Ben and Bonnie,

On behalf of Lendlease, we will be sending through (via three emails) the following:

- Cover letter from Lendlease (attached to this email)
- Submission for Property 6
- Submission for Property 7, 8 and 9

This email is the covering letter from Lendlease.

We appreciate the opportunity to provide these submissions and if there are any issues with downloading any file, do not hesitate to let me know.

We look forward to discuss these submissions in the near future with VPA.

Kind regards,

**Celia Konstas**  
Principal Planner

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23<sup>rd</sup> February 2018

Stuart Mosely  
Victorian Planning Authority  
Level 25, 35 Collins Street,  
Melbourne VIC 3000

Dear Stuart,

**Re: Pakenham East Precinct Structure Plan**

Lendlease has development interest in multiple properties within the Pakenham East Precinct Structure Plan area and would like to meet with the Victorian Planning Authority to discuss changes that we feel would be beneficial to the community outcomes in the ultimate development of the land. These recommendations are included within the enclosed submission.

Lendlease has a commitment to substantially enhancing the lives of people who live, learn and work within the Communities we create. We have over 50 years of experience in creating communities across Australia, Melbourne and in Pakenham that demonstrate our capability on executing on the commitment. Lendlease is well placed to contribute to the planning framework that will inform the ultimate development of this community and would welcome the opportunity to work with the Victorian Planning Authority and Cardinia Shire Council.

Lendlease has strong connections to the Cardinia region through the development of the Lakeside Pakenham community that created a new benchmark for quality master-planned living within the region when it commenced in 2001. Our experiences and lessons learnt across other major Projects in Melbourne including Caroline Springs, Craigieburn, Laurimar, Harpley, Aurora, Edgewater and Atherstone put us in a strong position to positively inform the Precinct Structure Planning process.

The areas Lendlease would like to discuss and seek amendments to the Precinct Structure Plan relate to:

1. A more flexible approach to slope and associated land uses, particularly around the hilltop park;
2. A more flexible approach to density, with less definitive boundaries that reflect walkable catchments, recognizes topography and design guidelines that better encourage more innovative housing design and diversity;
3. Changes to the hilltop park, size, boundary locations and adjoining road network to better integrate with the ultimate surrounding development. Changes also to include a higher level of embellishment to provide a



recreational destination area that could serve a more regional function and recognition of this through the ICP;

4. A more flexible approach to the drainage corridor to encourage increased water sensitive urban design, stormwater detention within the creek corridor and electrical easement and a more natural meandering creek corridor;
5. Amendments to nominated heritage sites and significant retained trees that better celebrate the history of the land and recognize where trees are located in areas that will be difficult to retain when considering the ultimate developed topography of the land; and
6. Some minor changes to the Infrastructure Contributions Plan

Lendlease would also like to discuss the potential change in zoning of the hilltop park to better reflect the regional significance this space could play. This may include a change in zoning to rural conservation zone or similar.

Lendlease hope that the comments within can be taken on-board by the Victorian Planning Authority to help create an improved planning framework to promote a sustainable development outcome. We would welcome the opportunity to meet to discuss this submission further.

Please do not hesitate to contact me should you wish to discuss.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tom Trevaskis".

**Tom Trevaskis**  
**General Manager VIC/SA, Communities**

## Melissa Allan

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**From:** Celia Konstas <celia@nicheplanningstudio.com.au>  
**Sent:** Friday, 23 February 2018 5:21 PM  
**To:** amendments; Ben Hawkins; Bonnie Mather  
**Cc:** Kim Kyle ; Noor Syuhada Shamsul  
**Subject:** Pakenham East PSP\_Submission on behalf of Lendlease (Email 2 of 3)- Property 6  
**Attachments:** 20180223\_Lendlease MtArarat submission\_ final.pdf

Hi Ben and Bonnie,

This is email 2 of three and contains the submission for Property 6

We appreciate the opportunity to provide these submissions and if there are any issues with downloading any file, do not hesitate to let me know.

We look forward to discuss these submissions in the near future with VPA.

Kind regards,

**Celia Konstas**  
Principal Planner

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23 February 2018



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Victorian Planning Authority  
Level 25, 35 Collins Street,  
Melbourne VIC 3000

**ATTN: Mr. Stuart Moseley**

Dear Mr Moseley,

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

Introduction

Thank you for the opportunity to provide a submission in response to the draft Pakenham East Precinct Structure Plan “the PSP” and associated documents.

This submission is provided with our client, *Lendlease Communities* who represent the landowners at [REDACTED]. The land is currently owned by the [REDACTED] family.

It is hoped that upon review of this submission, matters discussed can be resolved in negotiation with the VPA and Cardinia Shire Council, prior to the Panel Hearing should one be required. A separate submission is made to the VPA for Properties 7, 8 and 9, owned by the [REDACTED] family.



## Background

Property 6 is 30.76 hectares in size and is located on Mt Ararat Road with frontage to Princes Highway (see Figure 1).

Lendlease Communities have over 50 years' experience in creating innovative communities across Australia. The company is particularly skilled in shaping built form outcomes that consider and respond holistically to the existing landscape, topography and leverages off site specific opportunities to create distinct residential developments and neighbourhoods.

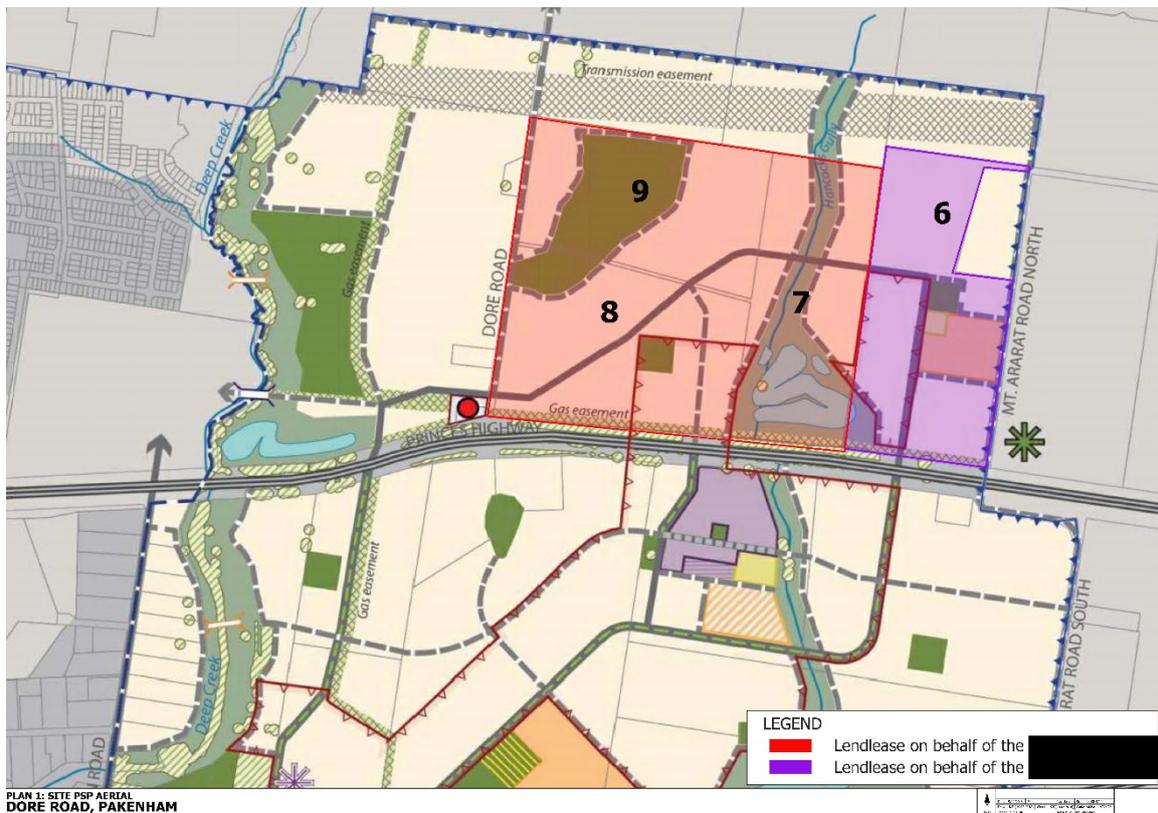


Figure 1 Lendlease- Pakenham East PSP land interest



## Submission Items

Niche Planning Studio and Lendlease recognise the effort by the VPA and Cardinia Shire Council in preparation of the PSP.

Lendlease supports the overall vision of the Pakenham East PSP, its guiding principles and objectives. The emphasis on planning for a new urban area that embraces and celebrates physical and visual relationship to the natural character of the land is consistent with the Lendlease approach to the design and delivery of its communities.

Our submission will refer to the following information prepared by Lendlease and Niche, enclosed as appendices:

- Submission Items Plan– **Appendix 1**
- Proposed Future Urban Structure layout – **Appendix 2**
- Copy of submission on behalf of Lendlease for Properties 7, 8 and 9- **Appendix 3**

With the above in mind, our submission is provided in two sections:

### 1. Key Strategic Submission Items

These are areas of submissions that address strategic issues as they impact Property 6. These matters require changes, or a level of flexibility reflected in the PSP to ensure the intended outcomes are realised through the design and development process.

These are discussed under the following headings and refer to Attachment 1:

- a. Tree Retention – Avenue of Honour
- b. Drainage and Walkable Catchments
- c. Location of Community Infrastructure
- d. English Oak Tree
- e. Infrastructure Contributions Plan

### 2. Items for Submission or Clarification

This section identifies specific areas of the PSP and exhibited documentation that require discussion or clarification with the VPA and/or addressed through changes to the PSP and associated documents. These are addressed in table format and is the same table prepared for Properties 7, 8 and 9.



## 1. KEY STRATEGIC SUBMISSION ITEMS

### A. Tree Retention

As depicted in Appendix 1, there is an intact section of double row eucalyptus trees planted in a north-south orientation, in proximity to the proposed connector road (see location nominated as "A" in Appendix 1).

Following Lendlease's discussions with the [REDACTED] family, the trees are considered to be significant both from a landscape and local historical perspective. According to the landowner, [REDACTED]

*"It is the belief of my family, that these trees were planted in the 1920's by brothers Richard and Wally Savage who leased the property from the then owner, Mary Dore. The Savage brothers leased the property with the intention of buying it, but it is believed that this agreement failed (possibly due to financial issues) and as a result it was later leased and subsequently purchased by my family.*

*It is reported that when Drivers passed through the area, they referred to the row of Gum trees as "Avenue of Honour" or "Memorial Drive" as it was thought that this row of trees was planted in honour of the fallen soldiers of the World Wars.*

*(Source: [REDACTED], 2018)".*

Whilst these trees do not appear to have been identified within the background reports prepared by either Context and John Patrick, there is anecdotal evidence provided by the landowners of their local heritage and amenity significance.

From a landscape and amenity perspective, the trees are planted in close to a straight line with the western row consisting of 12 trees in total. Most of the trees have survived and of good quality, visually impressive and have potential to be retained in the future urban structure (see Figure 2).

The eastern row of the Avenue of Honour is planted with a different species of gum that is smaller and varying in quality on the western side. It is believed the trees were also planted approximately 100 years ago. There are only 8 trees in total and many have died (Figure 3).



Figure 2 – Western side of Avenue of Honour



Figure 3 – Eastern side of Avenue of Honour



However, as annotated in Appendix 1, the current alignment of the north south connector road and the signalised intersection with the Princes Highway (IN-04) will compromise the ability to retain the trees.

At the request of the landowners and in consideration of the site opportunities and urban design principles that seek to retain significant vegetation for place-making and amenity significance, Lendlease is keen to ensure the Future Urban Structure Plan supports the retention of the trees (particularly the higher quality western row). This will involve review of the location of the trees and, if required, shifting IN-04 slightly so the connector road can deviate around the Avenue of Honour.

**What is sought:**

- In accordance with the place-making objectives of the PSP and having regard to the amenity and historical value of the Avenue of Honour and connection to the site and the owners, it is requested the VPA review and reconsider the alignment of the north-south connector road to deviate around the trees and form part of the entry into the north-eastern precinct of the PSP (see Appendix 2).
- During investigation of retention of the Avenue of Honour, the location of the signalised intersection IN-04 may require shifting to ensure the trees are not compromised by the design of the intersection.
- Lendlease can assist the VPA with this review as appropriate to ensure the PSP reflects the preferred alignment.

**B. Drainage and Walkable Catchments**

As described within the submission for Properties 7, 8 and 9, further review of the Hancock Drainage Strategy will be required, specifically regarding the ultimate form and function of WI-01 and W1-02.

A holistic review of the Hancocks Gully drainage strategy may incorporate opportunities for Water Sensitive Urban Design throughout the masterplan, as well as options for retarding options in the north of the catchment.

The review also looks to balance the location of walkable catchments that require an increased density of 22 dwellings/ha. There is an opportunity to rationalise the drainage reserve on [REDACTED] site (as depicted in "B" in Appendix 1). In doing so, the walkable catchment area can be expanded on Property 6 where the land is flatter and can accommodate higher density with the additional benefit of supporting a larger catchment area for the local town centre on the immediate south of Princes Highway.



In support of these aspirations, it is recognised Requirement 93 of the PSP provides flexibility to improve and refine the design of waterways subject to the approval of Council and Melbourne Water. Lendlease will continue to review the overall drainage strategy for their landholdings in consultation with the VPA, Council and authorities, with the view for incorporation in the final PSP.

#### What is sought:

- **Confirm R93** of the PSP provides flexibility to review the extent of the WI-01 and WI-02 with the potential to remove or reduce the extent of WI-02 on Property 6.
- **Confirm** the process by which the changes to the drainage reserve/s can be reflected on the approved PSP (preferred by Lendlease).
- **Amend** the PSP including Future Urban Structure Plan to provide flexible approach to walkable catchments and density having regard to site features and constraints.

#### C. Location of Community Infrastructure

The PSP nominates a community hub on Property 6 consisting of a primary school, CAC and passive open space on the land.

It is understood the PSP identifies the need for a second primary school and CAC however, its location on the eastern edge of the PSP area is questioned.

From a community and neighbourhood planning perspective, it is suggested the location of the CAC and primary school must be reconsidered in a more central location to catchment on the basis of the following:

- The school site's current location results in residents to the west of the PSP area being required to travel between 1km – 2km, beyond what is considered a walkable catchment.
- We acknowledge that whilst a northern location for the Primary School removes the need for residents to 'cross' Princess Highway, the proposed location of the edge of the catchment is unlikely to promote pedestrian movements to the site. This is further exacerbated by the slope experience across the majority of the site.
- A more central location to the PSP area would support the important role offering much-needed community services to residents with more equal access to facilities.
- With a limited planned catchment and a location on the boundary of the urban area of Melbourne, delivery of the community facilities might be delayed than if otherwise located more centrally.



On this basis, it is submitted that the primary school and CAC should be located to the south of Princes Highway, within the local town centre. From a community planning perspective, a location within the town centre will:

- Provide a more balanced and substantial residential catchment that will support the CAC and school and facilitate its early delivery.
- Establish synergies with the non-government primary school and CAC site within the town centre.
- Ensure accessibility to two main bus capable connector roads to the west and south of the school as opposed to one on property 6.
- Ensure direct pedestrian connections via, linear open space links, the shared path network and pedestrian signals on the Princes Highway.

The location of community facilities in proximity to local town centres is supported by state planning policy including which seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community. This includes:

#### *19.02-2 Education facilities*

##### Objective

- To assist the integration of education facilities with local and regional communities.

##### Strategies

- Locate primary education facilities to maximise access by walking and cycling.
- In planning for the location of education facilities, consideration should be given to demographic trends, the existing and future demand requirements and the integration of facilities into communities.

#### *56.03-1 Compact and walkable neighbourhoods objectives*

- To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.



### 56.03-3 Planning for community facilities objective

- To provide appropriately located sites for community facilities including schools,
- School sites should:
  - Be integrated with the neighbourhood and located near activity centres.
  - Be located on walking and cycling networks.
  - Adjoin the public open space network and community sporting and other recreation facilities.

In the instance where a Primary School Site and associated CAC was required north of Princess Highway, it is suggested that the school site should be relocated to the eastern side of Mt Ararat Road, where synergies with the future active open space can be incorporated. This approach would also secure the primary school site at rural rates.

#### What is sought:

- **Relocate** the primary school and CAC to a position that is more central to the catchment area, within the local town centre and in accordance with objectives of planning (preferred).
- Should the above not be an option, relocate the primary school to the east of Mt Ararat Road, adjacent to the future open space area where the two facilities can be delivered concurrently as the community matures.



#### D. English Oak Tree

The background report prepared by Context identifies an English Oak Tree identified in the report prepared by Context and John Patrick as “high amenity value”. The English Oak is located to the north west of the northern homestead within Property 6.

#### What is sought:

- VPA to **note** that the large Oak Tree north of the property as identified in the Context Report will be investigated for retention at the detailed subdivision stage and the existing PSP is supported in this regard (**no action required for the PSP**).

#### E. 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, Lendlease is notified.

## Specific Areas of Submission and Clarification

In addition to the key strategic issues as they impact Lend Lease's land interest, the table overleaf provides further submissions for review and clarification. This table encompasses Properties 6, 7, 8 and 9.

	Submission or Clarification	Section/Heading	Page	Area of Submission	Request
Precinct Structure Plan					
1	Submission	2.3 Summary Land Use Budget	17	The land use budget appears to be incorrect.	Ensure the updated PSP land budget table reflects: <ul style="list-style-type: none"> <li>- The proposed Urban Structure Plan (Appendix 1); and</li> <li>- the requested changes in Lendlease submissions for Properties 6, 7, 8 and 9.</li> </ul>
2	Submission	3.1.2 Topography  <i>R7: Any retaining structures in public places and within lots (with the exception of those which are part of a building) must be:</i> <ul style="list-style-type: none"> <li>- No more than 1.0 metre in height between a dwelling and a street or public space, or where visible from a street or public space;</li> <li>- Set back at least 1.0 metres from any building envelope;</li> <li>- Staggered, with a minimum 1.0 metre distance between each stagger to allow for the inclusion of landscaping, where cutting and filling is deeper than 1.0 metres;</li> <li>- Positioned so that associated drainage infrastructure and structural foundations are fully located within the same lot; and</li> <li>- No more than 2.0 metres in overall height to avoid unreasonable overshadowing of secluded private open space and habitable room windows.</li> <li>- Unless otherwise approved by the responsible authority as part of an approved slope management plan.</li> </ul>	21	Refer to Key Strategic Submissions Section (a) and (b).	Refer to Key Strategic Submissions Section (a) and (b).
3	Submission	3.1.3 Housing  <i>R8: Residential subdivision of land within the walkable catchment boundary shown on Plan 3- Future Urban structure, must create lots suitable for the delivery of medium or higher density housing as outlined in Table 3 - Housing Delivery Guide, and achieve a minimum average density of 22 dwellings per hectare.</i>  <i>Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority, shall be considered.</i>	21	Refer to Key Strategic Submissions. Section (b).	Refer to Key Strategic Submissions. Section (b).

4	Submission	<p>R15: <i>Subdivision of land in interface housing area 3 as showing in Plan 5- Image, Character and Housing must provide...</i></p> <ul style="list-style-type: none"> <li>- <i>That the application will achieve an average minimum lot size of 2,000m<sup>2</sup></i></li> </ul>	22	<p>The PSP should provide sufficient flexibility for housing interface areas rather than stipulating minimum lot sizes. The design response for interface areas will result in analysis of a range of inputs including:</p> <ul style="list-style-type: none"> <li>- Addressing and responding to site-specific features,</li> <li>- Addressing and responding to site-specific interface considerations including localized views, vegetation and opportunities for screening</li> <li>- Market values/ demands for housing product in these areas.</li> <li>- In lot landscape treatments, setbacks etc.</li> </ul> <p>We note the indicative transmission line concept plan within Figure 5 of the PSP appears to show lots less than the minimum lot size required by R15 and a yield in excess of the options presented in the supporting Transmission Easement report (SMEC, 2013).</p> <p>See further discussion within Figure 5 and Table 3 of the PSP.</p>	<p>Request deletion of:</p> <p>"that the application will achieve a minimum lot size of 2,000m<sup>2</sup> "</p>
5	Clarification	<p>R16: <i>Where a street frontage to a park is not provided, lots must:</i></p> <ul style="list-style-type: none"> <li>- <i>Directly front the open space and allow for vehicular access via a rear laneway; and</i></li> <li>- <i>Allow for a primary point of access from the footpath of a minimum width of 1.5 metres along the frontage of the lot.</i></li> </ul>	22	<p>Park-fronted lots are supported and a similar design approach should be considered for areas abutting the Hilltop Park.</p>	<p>Clarify this Requirement also applies to the Hilltop Park (LP-01).</p> <p>See Appendix 1 – Hilltop Concept plan that demonstrates a possible medium density housing interface response.</p>
6	Submission	<p>G17: <i>Rear loaded lots suitable for town houses and terrace housing should be provided where housing directly fronts open space or where it is considered advantageous to limit</i></p>	22	<p>This guideline as drafted implies that rear loaded lots should only be located where they front a park.</p>	<p>Insert "open spaces, community facilities or areas of amenity" to Guideline.</p>

		vehicle cross overs, to the satisfaction of the responsible authority.		However, it is submitted that it may be advantageous to have similar styled lots in areas that front other open spaces or community facilities.	
7	Submission	G19: Where rear access lanes are provided, they should: <ul style="list-style-type: none"> <li>- Be linear with no t-intersection or bends;</li> <li>- Ensure garages and rear fences are constructed to the edge of the road reserve of the laneway (with zero setback); and</li> <li>- Be a maximum paved width of 6 metres.</li> </ul>	22	Refer to Key Strategic Submissions. Section (b).	Deletion of: "Be linear with no t-intersections or bends" from G19.
8	Submission	Table 3. Housing Delivery Guide	24	Housing Interface Area 1 and 3 apply to the subject site. The nominated dwellings/ha and number of dwellings should be noted in Table 3 as guide only.  As discussed within submission item 4, a level of flexibility in transition areas is required that reflects the following: <ul style="list-style-type: none"> <li>- Market needs/values particularly in the transmission line area</li> <li>- Alignment of the easement which creates subdivision issues on its north and southern sides</li> <li>- Considers a variety of different lot sizes suitable to the topography and other site considerations and interfaces</li> <li>- See further discussion in Submission Item 9.</li> </ul>	The housing delivery guide table should ensure that the density and number of dwellings predicted is noted as 'approximate' or guide only.
9	Submission	Figure 1 – Transmission Easement Concept Plan	26	It is acknowledged the plan attempts to respond to the alignment of the transmission line and its location on the periphery of the PSP area by permitting subdivision within the transmission line.  Whilst this approach is supported, future subdivision applications within the transmission line area must recognise: <ul style="list-style-type: none"> <li>- Market needs/values for lots within the transmission line</li> </ul>	It is submitted that this concept plan is a guide only and that it does not inform the outcome of future permit applications.  The portions of the transmission line easement, particularly where it abuts LP-01 and the Hancock Gully may be better suited as encumbered passive open space and other areas can be subdivided.

				<ul style="list-style-type: none"> <li>- Ownership issues of the easement particularly where subdivided lots will encroach into two landownerships.</li> <li>- Considers a variety of different lot sizes that respond to site values</li> <li>- The ability for the transmission line to support a retarding basin/wetland as part of the Hancock Gully DSS as well as housing/subdivision</li> <li>- The potential for incorporation of the transmission line easement into LP-01 as a contiguous open space area connecting (similar to Option 2 of the SMEC transmission line concept plans)</li> </ul>	Furthermore, whilst subdivision of the transmission line easement is supported as an efficient use of land, the indicative concept plan will require land swap with owners to the north, whereas alternative subdivision designs can be investigated that enable development of parcels individually.
10	Submission	3.1.4 Heritage  <i>R17: Before the commencement of works for any stage of subdivision, the heritage place(s) must be appropriately secured against damage as a result of works, deterioration, and the effects of weather, trespassing or vandalism, to the satisfaction of the responsible authority.</i>	27	Refer to Key Strategic Submissions for Property 6 (Appendix 6).	Refer to Key Strategic Submissions for Property 6 (Appendix 6).
11	Submission	<i>R37: All parks must be located, designed and developed to the satisfaction of the responsible authority....</i>	37	Refer to: <ul style="list-style-type: none"> <li>- Key Strategic Submissions Section a and c.</li> <li>- Appendix 1</li> <li>- Appendix 4</li> </ul>	Refer to: <ul style="list-style-type: none"> <li>- Key Strategic Submissions Section a and c.</li> <li>- Appendix 1</li> <li>- Appendix 4</li> </ul>
12	Submission	<i>R47- Development of the hilltop park must respond to Figure 5- Hilltop Park Concept Plan, and provide appropriate car parking, playground, landscaping and paths to the satisfaction of the responsible authority</i>	37	Refer to Key Strategic Submissions Section c.	Refer to Key Strategic Submissions Section c and proposed future urban structure plan contained within Appendix 4.
13	Submission	<i>G28: The allocation of land for a neighbourhood or district reserves located on hilltops, needs to consider the provision of parking and access, and include land appropriate for the construction of these facilities without the need for major earthworks, to the satisfaction of the responsible authority.</i>	38	Refer to: <ul style="list-style-type: none"> <li>- Key Strategic Submissions Section c</li> <li>- Appendix 1</li> <li>- Appendix 4</li> </ul>	Refer to Key Strategic Submissions Section c and proposed future urban structure plan contained within Appendix 4.

14	Clarification	3.4 Biodiversity, Threatened Species and Native Vegetation  <i>R54: Development within any Conservation Area (other than Conservation Area- Local) must be in accordance with the relevant Conservation Area Concept Plan (Figure 6 - Deep Creek Conservation Reserve Concept Plan) and relevant Interface Cross Section in Appendix C: Road Cross Sections to the satisfaction of the Department of Environment, Land, Water and Planning. Any proposed development or works within the Deep Creek Conservation Reserve must obtain the approval of the responsible authority.</i>	44	The requirement refers to a 'conservation area- local' however the PSP plan and PSP does not nominate local conservation areas.	Clarify the meaning and location of Conservation Area Local.
15	Submission	3.5.1 Street Network (general)	49	It appears the PSP nominates connector roads that do not respond to site conditions such as topography. In doing so, such alignments will have slope/construction implications with excessive earthworks and drainage implications.  As described in the Key Strategic Submission section a, masterplanning investigations for the landholdings and flexibility will be required in the location of the connector roads for the following reasons:  <ul style="list-style-type: none"> <li>- To respond to topography, views and other site features such as scattered trees</li> <li>- To respond to drainage requirements particularly in areas with high slope where split carriageways may be pursued</li> <li>- Alternative cross-section designs that might consider split carriageways, widened verges for swales/ drainage, driveway grades.</li> </ul>	Confirm flexibility in the final connector road alignment and cross-sections connector roads to respond to slope and other design response considerations.
16	Submission	3.5.1 Street Network	49	Refer to Key Strategic Submissions Section (b).	Deletion of R73 which inhibits innovative and affordable housing designs currently on the market and

		R73: Where a lot is six metres or less in width, vehicle access must be via a rear laneway, unless otherwise agreed to by the Responsible Authority.			which can provide diverse and affordable housing product within the walkable catchment areas of 22 dwellings/ha.
17	Submission	3.5.1 Street Network  <i>R76: Where a connector street crosses a waterway on Plan 9- Integrated Water Management a connector street bridge must be constructed prior to the issue of statement of compliance (unless otherwise included in the Pakenham East Infrastructure Contributions Plan) for the first stage of residential subdivision, whether or not that residential subdivision directly abuts the waterway.</i>	49	Wording of R76 requires the design and construction of the bridge with Stage 1, rather than at a logical point in the development staging such as, at the time a stage abuts the drainage reserve or a crossing is required for access.  An example of this is the crossing of Hancock Creek for Property 7. The first stages of development for the site would likely occur from Princess Highway and separate to, the connector road and bridge. Building this bridge in isolation of detailed engineering design for roads and adjacent lots is not considered appropriate and will raise construction and handover issues with Council if not completed as a package of works relevant to an adjoining stage.	Amend R76 to require construction of the connector street bridge where a stage of construction is adjacent to, or requires access from a bridge.
18	Clarification	Plan 8 – Public Transport and Path network	52	Refer to Key Strategic Submissions Section (f) relating to PD-01.	Need and location for PD-01 to be clarified by the VPA.
19	Submission	3.6.1 Integrated Water Management <i>R93 Final design and boundaries of constructed waterways, waterway corridors, retarding basins... Must be to the satisfaction of the Responsible Authority and Melbourne Water</i>	57	Refer to Key Strategic Submissions Section (d)	Refer to Key Strategic Submissions Section (d)
20	Clarification and submission	3.8 Precinct Infrastructure (table 8)	68	Refer to Key Strategic Submissions Section (f)	Refer to Key Strategic Submissions Section (f)
Urban Growth Zone Schedule 5					
21	Submission	Table 1: Applied Zones Directs application areas for the Residential Growth Zone and General Residential Zones which are informed by the nominated walkable catchments	2	Refer to Key Strategic Submissions Section (b)	Refer to Key Strategic Submissions Section (b)  Delete reference to “walkable catchments” to provide for <b>flexibility</b> as to where these areas are nominated.

22	Submission	<i>Application Requirements – Slope Management Plan</i> <i>An application to subdivide land or to construct a building or carry out works for land shown on Plan 2 of the PSP as having slope greater than 10% must include a slope management plan that responds to the document “Guidelines for Slope Management in Subdivisions – Pakenham East PSP”.</i>	4	Refer to Key Strategic Submissions Section (a).  Generally supportive of application requirement which ensures areas of slope are properly considered as part of the overall design response for the land. However, flexibility is required with respect to earthworks and retaining walls.	Refer to Key Strategic Submissions Section (a).
Heritage Overlay Schedule 277					
23	Submission	HO277 Pear Tree Nomination	N/A	Refer to Key Strategic Submissions Section (e).	Delete HO277.



## Conclusion

In summary, Lendlease is generally supportive of the exhibited version of the PSP in terms of the vision and objectives to create a distinct residential community that creates a strong sense of place and community.

Nevertheless, there are key strategic areas of submission and specific areas of the PSP and associated documents that require a level of flexibility or review within the PSP that will ensure the vision and development outcomes can be successfully implemented and achieved.

We request a meeting with the VPA to discuss our submission and Lendlease's submission. Lendlease request to be notified and involved in any discussions that may impact upon their landholding following the submission the period and Panel (if required).

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](mailto:celia@nicheplanningstudio.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be "C. Konstas", followed by a comma.

Celia Konstas  
Principal

**Niche Planning Studio**

APPENDIX 1 – SUBMISSIONS ITEMS PLAN FOR PROPERTY 6



**SITE D: ENGLISH OAK TREE**



**SITE A: TREE RETENTION ZOOM-IN**



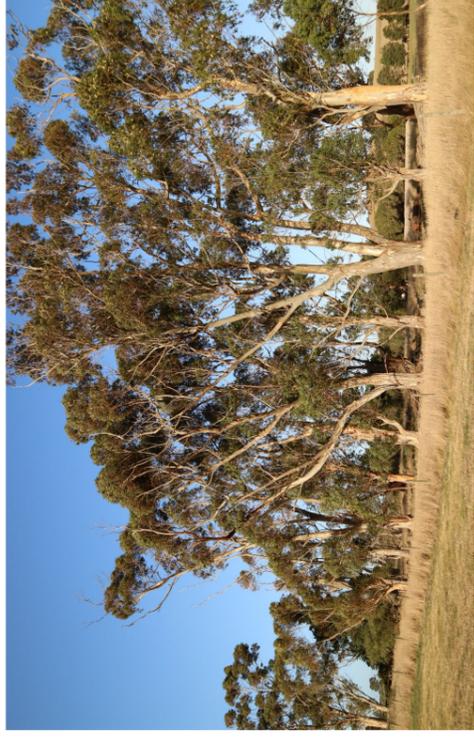
**SITE C: LOCATION OF COMMUNITY INFRASTRUCTURE**



**SITE B: DRAINAGE AND SEWERAGE**



**SITE A: TREE RETENTION**



**LEGEND**

	precinct boundary
	urban growth boundary
	walkable catchment boundary
	residential
	local town centre
	business
	local convenience centre
	future government school
	potential non-government school
	community facilities
	indoor recreation
	credited open space
	conservation area
	utilities easement - electricity
	utilities easement - gas transmission
	utilities - gas transmission city gate
	utilities - substation
	uncredited open space / drainage
	watercourse
	existing arterial road reserve (princess highway)
	existing urban
	primary arterial road
	connector - boulevard
	main street
	connector road
	access street
	bridge
	pedestrian / cyclist bridge
	potential future sports reserve

PREPARED BY: NICHIE PLANNING STUDIO  
DATE: 20/02/2018 | PROJECT: MOUNT ARARAT NORTH  
DRAWN BY: J. DREYER | CHECKED BY: J. DREYER  
SCALE: NOT TO SCALE | CADDRESSES: VICMAP  
JOB REF: 14\_Dre enduser

APPENDIX 2 – PROPOSED FUTURE URBAN STRUCTURE PLAN



Transmission easement

DORE ROAD

MOUNT ARARAT ROAD NORTH

PRINCES HIGHWAY

INTPRINCES HIGHWAY INTERSECTION AND CONNECTOR ROAD ALIGNMENT TO DEVIATE AROUND THE AVENUE OF HONOUR

- LEGEND**
- - - Site boundary
  - - - PSP Boundary
  - Residential
  - ▲ Higher Density Residential
  - Mixed Use
  - NAC/LTC/LCC
  - Community Facility
  - School (Government)
  - School (Private)
  - School (High School)
  - Employment Land
  - Unencumbered Open Space
  - Active Open Space
  - Encumbered Open space
  - Waterway Corridor
  - Conservation Open Space
  - Utilities Easement
  - Retarding Basin/Wetland
  - BCS Boundary
  - 1KM Walkable Catchment to NAC
  - Indicative Future Connector Road
  - Indicative Key Local Access Street
  - Waste Water Treatment Plant Buffer
  - - - Quarry Buffer
  - Bridge
  - Culvert/Waterway Crossing
  - Road Aquisition Area

**PROPOSED PSP PLAN**  
**LEND LEASE LAND PARCELS, PAKENHAM EAST**

Aerial supplied by: HEMMAP  
 Aerial Date Stamp: 11.01.18  
 Survey supplied by: VICMAP  
 Plan Number: V\_17456-002  
 Revision Number:  
 Drawn by: MATHIEUX PATRICK  
 Client: LEND LEASE

Scale: 1:2,500 @A1  
 Date Issued: 03.02.2018 © MDesignPlan

0 25 50 75 100 125 150m

DISCLAIMER: This Concept Plan has been prepared for the Client's use only. It is not intended to be used for any other purpose. It is not a contract and does not constitute an offer of any services. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

APPENDIX 3 – COPY OF SUBMISSION FOR PROPERTIES 7, 8 + 9

## Melissa Allan

---

**From:** Celia Konstas <celia@nicheplanningstudio.com.au>  
**Sent:** Friday, 23 February 2018 5:23 PM  
**To:** amendments; Ben Hawkins; Bonnie Mather  
**Cc:** Noor Syuhada Shamsul; Kim Kyle  
**Subject:** Pakenham East PSP\_Submission on behalf of Lendlease (Email 3 of 3)- Properties 7, 8 and 9  
**Attachments:** 20180223\_Lendlease Dore submission\_ final.pdf

Hi Ben and Bonnie,

This is email 3 of 3 and contains the submission for Property 7, 8 and 9

We appreciate the opportunity to provide these submissions and if there are any issues with downloading any file, do not hesitate to let me know.

We look forward to discuss these submissions in the near future with VPA.

Kind regards,

**Celia Konstas**  
Principal Planner

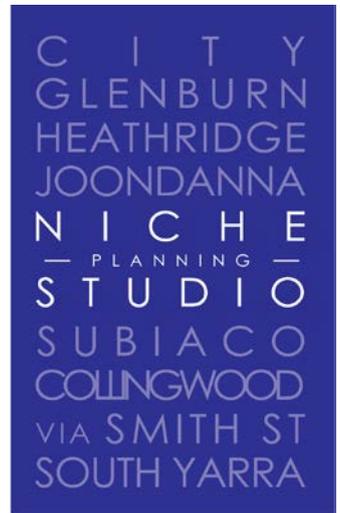
**N I C H E** | 1/286 Ferrars Street  
— P L A N N I N G — South Melbourne, VIC 3205  
**S T U D I O** | www.nicheplanningstudio.com.au  
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23 February 2017



Level 1, 286 Ferrars Street  
South Melbourne, VIC, 3205  
m : 0 4 0 1 1 3 8 9 9 6  
e: planning@nicheplanningstudio.com.au

Victorian Planning Authority  
Level 25, 35 Collins Street,  
Melbourne VIC 3000

**ATTN: Mr Stuart Moseley**

Dear Mr Moseley,

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

Introduction

Thank you for the opportunity to provide this submission to the exhibited Pakenham East Precinct Structure Plan and associated documents.

This submission is provided with our client, *Lendlease Communities* who represent the landowners [REDACTED] who own a number of strategically located properties within the Pakenham East Precinct Structure Plan (PSP) area.

Specifically, our client’s land interest relates to approximately 110ha of land consisting of the following properties:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]



This submission captures *Properties 7, 8 and 9* of the PSP which are in one land ownership. A separate submission is made to the VPA for *Property 6* on behalf of the landowner's [REDACTED] and Lendlease (see Attachment 6). The key strategic submission items differ however, the specific submission items (provided in table format) are consistent across all Properties.

It is hoped that upon review of this submission, many matters can be discussed and ultimately resolved with both the VPA and Cardinia Shire Council prior to the Panel Hearing, should one be required.

### Overview and Background

Lendlease have over 50 years' experience in creating innovative developments across Australia. Lendlease is a market leader in the design and delivery of communities which consider and respond holistically to the landscape, leveraging site specific opportunities to create distinct residential communities and neighbourhoods. Residential developments such as Lakeside Pakenham, showcase Lendlease's commitment to site responsive masterplanning, high-quality public realm and landscape outcomes, as key focuses of their developments, to create the "best places".

*Properties 7, 8 and 9* have a combined area of 82.74 hectares. Together with *Property 6*, Lendlease interests extend to a substantial portion of the north of the Pakenham East PSP (see *Figure 1*).

This land is characterised by a number of distinct site attributes which will directly impact the design and delivery of urban development. This includes a substantial ridge through the site which presents one of the highest points within the PSP area, land with considerable slope to the west and east of this ridge, as well as the proposed linear drainage reserve (Hancock Gully) which traverse the eastern portion of the site from the northern boundary to Princess Highway. Lendlease is highly experienced in subdivision designs that respond to complex site features and topography, whilst minimising impacts to the natural environment. Through strong relationships with builder partners, Lendlease is also able to develop innovative and diverse building product for project specific sites.

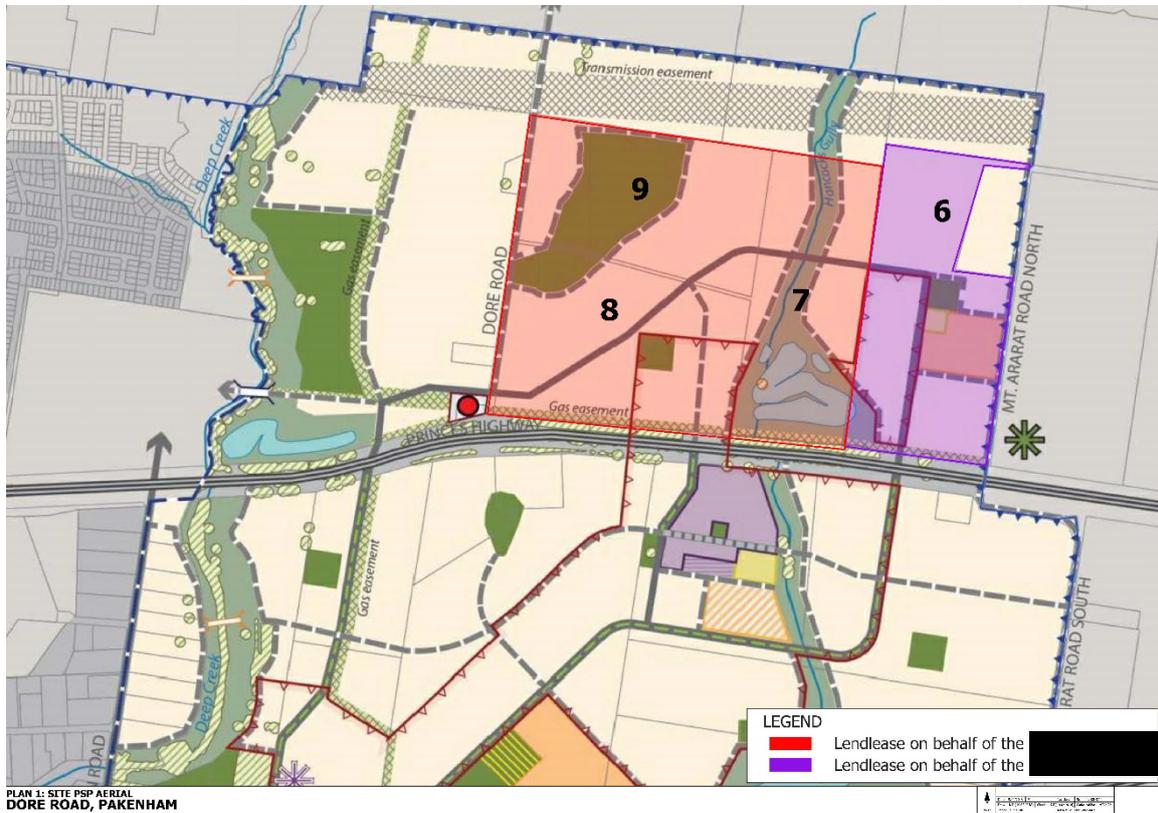


Figure 1 Lendlease- Pakenham East PSP land interest

### Indicative masterplan for Properties 6, 7, 8 and 9

In preparing this submission, Lendlease has undertaken a preliminary masterplanning exercise in order to better understand how the directions, requirements and guidelines of the PSP might impact future development and deliver outcomes.

Importantly, this plan-based exercise has been also undertaken to “test” the directions of the PSP and to detail:

- An ideal response to slope and topography, particularly around the interface with the hilltop park and areas of grade down slope of the park.
- The alignment and form of connector roads which respond to and enhance, site features such as, topography of the land, views and vegetation.



- The alignment of residential blocks and local roads to minimise earthworks, benching and to understand likely retaining wall heights.
- A considered landscaping and drainage approach, incorporating water sensitive urban design outcomes into streetscapes, forming an integrated component of the landscape response to slope and urban form within the development.
- The location of the passive open spaces (particularly LP-03) to respond to slope and maximise adjacent medium density residential opportunities.

### Submission Items

Lendlease recognise the efforts by the VPA and Cardinia Shire Council in preparation of the PSP.

Lendlease supports the overall vision of the Pakenham East PSP, its guiding principles and objectives. The emphasis on planning for a new urban area that embraces and celebrates physical and visual relationship to the natural character of the land is consistent with the Lendlease approach to the design and delivery of its communities.

Notwithstanding the above, there are a number of specific items and provisions which have been identified from our review of the PSP. These items are presented for your consideration in the following format:

#### 1. Key Strategic Submission Items

These are areas of submissions that address strategic issues as the impact landholdings the subject of this submission. These matters request changes, or a level of flexibility reflected in the PSP provisions to ensure the intended outcomes are realised through the design and development process.

These are discussed under the following headings (and apply also to Lendlease's separate submission for Property 6 where relevant):

- a. Flexible approach to slope and land uses,
- b. Approach to density,
- c. Hilltop Park (LP-01),
- d. Approach to drainage and open spaces,
- e. Nomination of heritage site, and
- f. Infrastructure Contributions Plan.



## 2. Items for Submission or Clarification

This section identifies specific areas of the PSP and exhibited documentation (including statutory provisions) that require discussion or clarification with the VPA and/or addressed through changes to the PSP and associated documents. These are addressed in table format.

Our submission will refer to the following information prepared by Lendlease and Niche, enclosed as appendices:

- Hilltop Park LP-01 concept plan – **Appendix 1**
- Indicative Hilltop cross-section – **Appendix 2**
- Proposed Future Urban Structure layout – **Appendix 3**
- 5.5m-8.5m front-loaded housing product examples– **Appendix 4**
- Submission on behalf of Lendlease for Property 6- **Appendix 5**.



## 1. Key Strategic Submission items

### a. A flexible approach to slope and land uses

The site is characterised by a large and prominent hill top as well as areas of steep terrain which will require a holistic design response and specific construction techniques. A key outcome of the work undertaken to date, is the need for the PSP to adopt a flexible and adaptable approach to design and development outcomes.

From our interpretation of the PSP, areas with slope of 10% or greater will require specific retaining wall requirements that seek to ensure earthworks are minimised and ridgelines and hills are sensitively developed. We understand this will be achieved via two mechanisms:

- Requirement for preparation of a Slope Management Plan with permit applications that demonstrates how earthworks, retaining walls, landscaping, levels and benching will be managed across a subdivision, and
- Requirement 7 which prescribes a maximum retaining wall height of 1m and in excess of 1m maximum retaining wall staggering distances.

Whilst the general intent of the above provisions is understood, Requirement 7 is considered too prescriptive and does not allow for the flexibility required to ensure an appropriate built form outcome which responds to existing slope.

To demonstrate how slope will be addressed, a cross-section from the Hilltop Park area to the east-west connector road has been prepared (see Appendix 2). As can be seen, a tiered design solution has been developed south of the hilltop park to manage the fall of the natural ground level.

In some areas retaining walls must exceed 1m to appropriately deal with the existing grade. This is suggested for areas:

- Where retaining is located at the rear of lots and therefore are 'hidden' from the public realm/ streetscape, or
- Where an appropriate landscape solution can be delivered with a higher specification of retaining such as rock pitching or rock walls, to ensure the visual impact is minimised.

This approach is essential in dealing with the natural grade for the following reasons:

- It ensures retaining is delivered to a maximum height of 1m for the majority of lots where retaining is visible from the public realm,
- Eliminates the staggering of retaining walls which is problematic from a maintenance and buildability perspective.



- Provides for standard lot construction/ levels which enables the use of existing housing product. This achieves affordability objectives by ensuring the purchaser is not subject to higher construction costs.

In addition to the retaining strategy in lot, the masterplan also utilises the following additional design approaches to address slope and minimise the visual impact of retaining:

- Integrating the hilltop park through a modified landscape 'edge' to assist in reducing the site grades (see further submissions on the Hilltop Park in Section c)
- Aligning the connector road further down the slope to maximise street block 'runs' perpendicular to the contour, minimising earthworks and generally achieving the 1m retaining requirement. This also facilitates a wider variety of lot frontages that are market responsive.
- The design response identifies a green 'band' of landscaping mid slope through the site, adjacent to the collector road. This area allows for slope to be addressed through a combination of higher retaining and rock walls than otherwise considered in the PSP, with additional dense planting to minimise visual impact. This area may also have a dual function of operating as a shallow swale for WSUD outcomes - detaining and treating at source or acting in a conveyance function (discussed further below).
- Passive open space LP-03 has also been relocated to the intersection of the connector road and the access street level 2 to assist in addressing slope for the area of medium density south of the site. In addition to providing additional area to address slope, the relocation of this site also acts to enhance key vistas through the development.

#### What is sought:

- It is **requested** the PSP and associated planning provisions relating to slope and topography within the PSP recognise the need for **flexibility** to ensure that alternative solutions can be considered that holistically address a site and which may offer superior design outcomes.

The preparation of a Slope Management Plan (which is guided by the *Guidelines for Slope Management in Subdivisions*) as required by the Urban Growth Zone is generally supported. This document will form a detailed assessment of slope and will inform the subdivision design and detailed construction requirements including retaining walls.



To ensure slope is appropriately considered having regard to specific sites across the PSP area, it is considered R7 is too prescriptive and does not offer site-specific flexibility to respond to outcomes arrived at through the Slope Management Plan. We request R& should be identified as a Guideline of the PSP only, with amendments as follows:

- **Amend** R7 to reflect flexibility and discussions with Council at the permit level in response to slope and development.

*In areas which contain slope in excess of 10%, development must minimise landscape scarring and avoid the need for large amount of cut and fill to the satisfaction of the Responsible Authority.*

- **Amend** the Future Urban Structure Plan and other associated plans to reflect the preferred connector road, passive open space boundaries and areas as reflected in *Appendix 3*, which have had regard to site-specific opportunities and constraints for managing slope across the site.
- **Confirmation** that in accordance with R37 the passive open space LP-01 and LP-03 are flexible in their location and size, and that these will require further refinements of detailed site analysis and design response processes.
- **Confirmation** that the ICP and PSP appropriately responds to changes in the size and location of the Hilltop Park.



## b. Approach to Density

Increased residential densities within nominated walkable catchments is supported in principle. It is acknowledged a density target of 22 dwellings/ha has been implemented in recently approved PSPs within proximity to public transport and community facilities, with a similar approach proposed in the Pakenham East PSP.

Whilst the planning rationale for increased densities within walkable catchments is generally understood, the alignment of the walkable catchment boundary must be flexible and have regard to site features, rather than just a defined boundary based on standard measurements to public transport and community facilities. This is particularly relevant for subject site where topographical challenges will limit the ability to achieve desired densities in some locations. For this reason, the PSP must incorporate flexibility that is assessed at the permit stage rather than rigid boundaries.

For example, the area west of WI-02 and generally south of LP-03 is located within a defined walkable catchment. However, this land presents substantial grade from the local park to the existing low point that will also form the wetland. The proposed relocation of LP-03 will assist in reducing this slope to facilitate higher density development however a 22 dwelling/ha outcome in this location may be problematic if flexibility is not applied, and result in:

- Excessive earthworks that will require construction of additional retaining walls that does not balance the directions of the PSP and Slope Management Plan.
- Unsuitable grades for laneways for medium density, rear loaded product.
- Compromising housing affordability due to increased cost in total home construction.

To respond to the above, the proposed design response considers a wider extent to the medium density precinct, encouraging a site responsive approach to delivery. The extent of the boundary proposed should reflect an 800m walkable catchment from the town centre and capture public transport routes.

In regard to detailed lot design, there are a number of Requirements and Guidelines within the PSP which further inhibit the ability to deliver existing and new/innovative medium density housing product to meet density targets.



This includes:

- R73 which requires lots with a 6m (or less) frontage to be serviced via rear laneway.  
As shown in *Appendix 5*, front-loaded product is currently being delivered to market which provides for a double storey, single garage options meeting an affordability price point whilst still providing a high-quality built form outcome. This product is generally delivered as an integrated streetscape outcome with a range of frontages from 5.5m to 8.5m. This product is SLHC compliant and addressed north facing medium density sites, particularly solar access. Without flexibility around the R37, the provision of innovative built form outcomes is restricted.
- Guideline 19 does not take into consideration flexible laneway designs or other mews treatments that can support medium density product. Given the impact of slope on the site, laneways may need to respond to slight deviations in the road network. Such rigid requirements and guidelines are not supported.

#### What is Sought:

- An understanding from the VPA of the mapping/inputs which has informed the walkable catchments for the PSP area.
- **R8** to reflect a **flexible** approach to walkable catchments at the permit stage, rather than definite boundaries on the subject site which recognises an assessment of topography, site features and capacity of land to accommodate 22 dwellings/ha.
- **Amend** the Future Urban Structure Plan to expand the walkable catchments that can provide more flexibility in terms of approach to density (see proposed Future Urban Structure Plan layout at *Appendix 3*).
- **Deletion** of: “Be linear with no t-intersections or bends” from G19 to reflect new and future housing product designs that incorporate alternative laneway and/or mews treatments and which can address increased density targets, particularly within walkable catchments.
- **Deletion** of R37 which inhibits innovative and affordable housing designs currently on the market and which can provide diverse and affordable housing product within the walkable catchment areas of 22 dwellings/ha.



### c. Hilltop Park (LP-01)

LP-01 provides the opportunity for a large, intact passive open space asset for the PSP area and protects a prominent hilltop.

It is recognised the hilltop is of significance not only within the 400m walkable catchment, but also the broader PSP area, being one of the highest vantage points and capturing views to existing metropolitan Melbourne. The hilltop park has the potential to become a highly valued and used open space asset for the broader Pakenham/Nar Nar Goon area, functioning as district-style park which offers a range of recreation opportunities and functions.

The location of LP-01 and its larger size is generally supported. An indicative landscape concept has been prepared to better understand how this park can be delivered and will interface with the proposed residential areas (see *Appendix 1*). A summary of the concept is as follows:

- The park boundaries have been reviewed having regard to potential earthworks and landscape treatments on the park edge. Further work will be required to define the park at the more detailed design stage and this may alter its size.
- The Hilltop Park (LP-01) has been detailed to accommodate a multipurpose space whilst minimising the visual impact of development. Utilising the flatter area on the hilltop to create a large formal area, the formal space may consist of nature based play, turfied tiers and larger open space areas for events, creating a community focus and gathering space.
- The road along the northern boundary of the Hilltop Park has been removed to allow for the continuation of the park through to the power easement. The transmission line easement at this point is one of the highest points north of Princes Highway and can support a linear green space linking the key open space areas (see *Appendix 3*).
- The alignment of the connector road has also been modified to maximise road connectivity to the hilltop park, terminating vistas at open space and creating a sense of 'arrival' to this community node.
- Provide road access through the park to enable a more direct connection of the park to the community as well as connecting a potentially isolated residential area fronting Dore Road. A local road connection through the park would also provide a diverse experience for visitors to the park and can delineate two areas for different purposes and uses.



- A contiguous open space reserve connecting the hilltop to the Hancock Gully via the easement provides improved connectivity to residents and better utilises the proposed shared path network.

Given the large size and location of the hilltop park it will naturally form a key public open space asset for the area. As such, it is recognised that the park requires a high degree of embellishment including playground facilities, construction of a car park, pedestrian/shared paths than typical local paths across the PSP area and which range of 0.5 - 0.7ha in size. As such, it is seen that the park can be designed to create a unique destination that will differentiate it from more standard local parks in the PSP area. See Section (f) for further submissions relating to infrastructure identified.

#### **What is Sought:**

- **Replace** Figure 5 Hilltop Concept Plan in the PSP with the Hilltop Concept Plan provided in *Appendix 1*. Further review will be undertaken in consultation with Council at the permit stage.
- **Confirm** the level of park embellishment expected as part of developer works (see also Section f (Infrastructure Contributions Plan discussion)).
- **Recognition** within the PSP document that the ultimate boundaries and size (land budget) for LP-01 is subject to further detailed design and/or commit to funding this detailed work as part of the PSP to better understand the costs and size specific to the site and inform both the ICP and PSP.
- **Deletion** of pedestrian signals from Figure 5 of the PSP. Crossing requirements/standards can be investigated at the design phase.
- **Confirm** R16 which provides also applies to LP-01 (as demonstrated in the Hilltop Concept Plan - Appendix 1) whereby park-fronted lots will be delivered.



#### d. Approach to Drainage

As part of the subdivision design process, further review of the Hancock Drainage Strategy will be required, specifically regarding the ultimate form and function of WI-01 and W1-02.

Based on a high-level engineering assessment of the drainage strategy, the following opportunities are identified for further exploration through more detailed design:

- Increased detention opportunities within the transmission line easement to the north of the site (within encumbered open space) to address upper catchment volumes.
- Given the above, detention opportunities within the transmission line easement may reduce the size and configuration of the basin on the Princes Highway and can improve the residential interface to the wetland. This will ensure the delivery of increased densities within the walkable catchment of the local town centre and its services.
- Flexibility to the ultimate 65m corridor width to respond to a more natural, meandering drainage interface to the residential areas.
- The desire to incorporate Water Sensitive Urban Design within streetscapes to respond to whole of water cycle management and as a landscape theme within key areas of the development.

It is noted Requirement 93 of the PSP supports flexibility in the drainage strategy subject to approval by both Melbourne Water and Cardinia Shire Council. However, given the changes proposed for investigation will impact the PSP plan, it is considered the PSP should be updated to reflect the preferred drainage approach and land take areas, particularly as a drainage asset is proposed in the transmission line easement.

#### What is Sought:

- **Flexibility** to allow further detailed investigation into the Hancocks Gully Drainage Scheme including detention opportunities within the transmission line easement.
- The PSP to identify land associated with a drainage asset in the north of the catchment area, within the transmission line easement as part of the drainage solution for the area. It is acknowledged further work is required to confirm land areas within the transmission line easement.
- **Confirmation** that further work can be undertaken at this stage to review the Hancocks Gully drainage scheme including WSUD for the site and the approach to walkable catchments is in keeping with the intention of R93.



#### e. Nomination of heritage site

The post-contact heritage assessment prepared by Context and Tree Assessment prepared by John Patrick identifies a mature Pair Tree located on **Property 8**. The amendment proposes to Heritage Overlay Seclude 277 (HO277) within a 5m radius that forms its curtilage.

Whilst the tree has been assessed as a historically significant tree, application of HO277 in this instance is considered highly problematic from an implementation perspective as the tree is located within a steep area of the site. Typically, retention would be feasible through careful subdivision design that protects vegetation within a pocket park or enlarged road reservation. However, the general area south of the hilltop park will require earthworks to accommodate development that will change the natural levels of the tree and this area more broadly. For this reason, the tree cannot be feasibly retained as required by the PSP and the directions of the HO.

Further detailed design will review other opportunities for the retention of significant trees across the site (discussed in detail in the accompanying submission for Property 6). These trees may include:

- English Oak (High Amenity Value Tree) located within the north of Property 6 to be investigated for retention in a widened local road in the north.
- Whilst not required by the PSP, the existing "Avenue of Honour" on Property 6, believed to be planted in the 1920s by the brothers Richard and Wally Savage is considered to have retention opportunity. The Avenue of Honour has both cultural historical relevance linked to the landholding, but also forms aesthetically beautiful line of mature gum trees which will frame the connector road entry into Property 6 from the Princes Highway.

#### What is sought:

- Deletion of HO277 from the amendment. The tree is unable to be practically retained given its location will be severely compromised by earthworks associated with development of the hill and disruption to the tree will be unavoidable in this area.
- In lieu of application of the HO, require documentation of the tree to ensure its historical value is recorded as part of Cardinia Shire's history as part of future development proposal for the land.



#### f. Infrastructure Contributions Plan

The following matters are raised in terms of infrastructure within the PSP area:

- It is noted the PSP identifies pedestrian signals PS-01 on the Princes Highway. The location of the signals is queried, being some distance from the local town centre which will be a destination point for development to the north of the Princes Highway. The location of the signals is also not centred between IN-01 and IN-03. The need and justification for the location of the pedestrian signals is requested.
- 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. As discussed in Section c of this submission, it is considered the Hilltop Park as proposed (due to its size, status, topographical characters and infrastructure identified) is creating a park of a more regional category. Whilst it is understood that public land and infrastructure must meet certain criteria to form a supplementary levy, it is considered that further discussion with the VPA is required to understand whether the public land nominated within the subject site requires further review.

#### What is sought:

- Explanation of the need and location of Pedestrian Signals PS-01 and whether the signals are better placed more centrally to two signalized intersections to provide balanced access across the Princes Highway.
- Confirmation that the overall public open space for the PSP area and identified on the subject site is within the ICP standard limits and understanding of the category of LP-01 within the standard ICP.
- A copy of the land valuations report for the subject site including open space contributions percentages.
- Should a supplementary levy be identified for the PSP area as a result of VPA's review of submissions, our client is notified.

#### Specific Areas of Submission and Clarification

In addition to the key strategic issues as they impact the subject site, the table overleaf provides further submissions for review and clarification.

This table includes submissions for Properties **6, 7, 8 and 9**.

	Submission or Clarification	Section/Heading	Page	Area of Submission	Request
Precinct Structure Plan					
1	Submission	2.3 Summary Land Use Budget	17	The land use budget appears to be incorrect.	Ensure the updated PSP land budget table reflects: <ul style="list-style-type: none"> <li>- The proposed Urban Structure Plan (Appendix 1); and</li> <li>- the requested changes in Lendlease submissions for Properties 6, 7, 8 and 9.</li> </ul>
2	Submission	3.1.2 Topography  <i>R7: Any retaining structures in public places and within lots (with the exception of those which are part of a building) must be:</i> <ul style="list-style-type: none"> <li>- No more than 1.0 metre in height between a dwelling and a street or public space, or where visible from a street or public space;</li> <li>- Set back at least 1.0 metres from any building envelope;</li> <li>- Staggered, with a minimum 1.0 metre distance between each stagger to allow for the inclusion of landscaping, where cutting and filling is deeper than 1.0 metres;</li> <li>- Positioned so that associated drainage infrastructure and structural foundations are fully located within the same lot; and</li> <li>- No more than 2.0 metres in overall height to avoid unreasonable overshadowing of secluded private open space and habitable room windows.</li> <li>- Unless otherwise approved by the responsible authority as part of an approved slope management plan.</li> </ul>	21	Refer to Key Strategic Submissions Section (a) and (b).	Refer to Key Strategic Submissions Section (a) and (b).
3	Submission	3.1.3 Housing  <i>R8: Residential subdivision of land within the walkable catchment boundary shown on Plan 3- Future Urban structure, must create lots suitable for the delivery of medium or higher density housing as outlined in Table 3 - Housing Delivery Guide, and achieve a minimum average density of 22 dwellings per hectare.</i>  <i>Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority, shall be considered.</i>	21	Refer to Key Strategic Submissions. Section (b).	Refer to Key Strategic Submissions. Section (b).

4	Submission	<p>R15: <i>Subdivision of land in interface housing area 3 as showing in Plan 5- Image, Character and Housing must provide...</i></p> <ul style="list-style-type: none"> <li>- <i>That the application will achieve an average minimum lot size of 2,000m<sup>2</sup></i></li> </ul>	22	<p>The PSP should provide sufficient flexibility for housing interface areas rather than stipulating minimum lot sizes. The design response for interface areas will result in analysis of a range of inputs including:</p> <ul style="list-style-type: none"> <li>- Addressing and responding to site-specific features,</li> <li>- Addressing and responding to site-specific interface considerations including localized views, vegetation and opportunities for screening</li> <li>- Market values/ demands for housing product in these areas.</li> <li>- In lot landscape treatments, setbacks etc.</li> </ul> <p>We note the indicative transmission line concept plan within Figure 5 of the PSP appears to show lots less than the minimum lot size required by R15 and a yield in excess of the options presented in the supporting Transmission Easement report (SMEC, 2013).</p> <p>See further discussion within Figure 5 and Table 3 of the PSP.</p>	<p>Request deletion of:</p> <p>"that the application will achieve a minimum lot size of 2,000m<sup>2</sup> "</p>
5	Clarification	<p>R16: <i>Where a street frontage to a park is not provided, lots must:</i></p> <ul style="list-style-type: none"> <li>- <i>Directly front the open space and allow for vehicular access via a rear laneway; and</i></li> <li>- <i>Allow for a primary point of access from the footpath of a minimum width of 1.5 metres along the frontage of the lot.</i></li> </ul>	22	<p>Park-fronted lots are supported and a similar design approach should be considered for areas abutting the Hilltop Park.</p>	<p>Clarify this Requirement also applies to the Hilltop Park (LP-01).</p> <p>See Appendix 1 – Hilltop Concept plan that demonstrates a possible medium density housing interface response.</p>
6	Submission	<p>G17: <i>Rear loaded lots suitable for town houses and terrace housing should be provided where housing directly fronts open space or where it is considered advantageous to limit</i></p>	22	<p>This guideline as drafted implies that rear loaded lots should only be located where they front a park.</p>	<p>Insert "open spaces, community facilities or areas of amenity" to Guideline.</p>

		vehicle cross overs, to the satisfaction of the responsible authority.		However, it is submitted that it may be advantageous to have similar styled lots in areas that front other open spaces or community facilities.	
7	Submission	G19: Where rear access lanes are provided, they should: <ul style="list-style-type: none"> <li>- Be linear with no t-intersection or bends;</li> <li>- Ensure garages and rear fences are constructed to the edge of the road reserve of the laneway (with zero setback); and</li> <li>- Be a maximum paved width of 6 metres.</li> </ul>	22	Refer to Key Strategic Submissions. Section (b).	Deletion of: "Be linear with no t-intersections or bends" from G19.
8	Submission	Table 3. Housing Delivery Guide	24	<p>Housing Interface Area 1 and 3 apply to the subject site. The nominated dwellings/ha and number of dwellings should be noted in Table 3 as guide only.</p> <p>As discussed within submission item 4, a level of flexibility in transition areas is required that reflects the following:</p> <ul style="list-style-type: none"> <li>- Market needs/values particularly in the transmission line area</li> <li>- Alignment of the easement which creates subdivision issues on its north and southern sides</li> <li>- Considers a variety of different lot sizes suitable to the topography and other site considerations and interfaces</li> <li>- See further discussion in Submission Item 9.</li> </ul>	The housing delivery guide table should ensure that the density and number of dwellings predicted is noted as 'approximate' or guide only.
9	Submission	Figure 1 – Transmission Easement Concept Plan	26	<p>It is acknowledged the plan attempts to respond to the alignment of the transmission line and its location on the periphery of the PSP area by permitting subdivision within the transmission line.</p> <p>Whilst this approach is supported, future subdivision applications within the transmission line area must recognise:</p> <ul style="list-style-type: none"> <li>- Market needs/values for lots within the transmission line</li> </ul>	<p>It is submitted that this concept plan is a guide only and that it does not inform the outcome of future permit applications.</p> <p>The portions of the transmission line easement, particularly where it abuts LP-01 and the Hancock Gully may be better suited as encumbered passive open space and other areas can be subdivided.</p>

				<ul style="list-style-type: none"> <li>- Ownership issues of the easement particularly where subdivided lots will encroach into two landownerships.</li> <li>- Considers a variety of different lot sizes that respond to site values</li> <li>- The ability for the transmission line to support a retarding basin/wetland as part of the Hancock Gully DSS as well as housing/subdivision</li> <li>- The potential for incorporation of the transmission line easement into LP-01 as a contiguous open space area connecting (similar to Option 2 of the SMEC transmission line concept plans)</li> </ul>	Furthermore, whilst subdivision of the transmission line easement is supported as an efficient use of land, the indicative concept plan will require land swap with owners to the north, whereas alternative subdivision designs can be investigated that enable development of parcels individually.
10	Submission	<p>3.1.4 Heritage</p> <p><i>R17: Before the commencement of works for any stage of subdivision, the heritage place(s) must be appropriately secured against damage as a result of works, deterioration, and the effects of weather, trespassing or vandalism, to the satisfaction of the responsible authority.</i></p>	27	Refer to Key Strategic Submissions for Property 6 (Appendix 5).	Refer to Key Strategic Submissions for Property 6 (Appendix 5).
11	Submission	<p><i>R37: All parks must be located, designed and developed to the satisfaction of the responsible authority....</i></p>	37	<p>Refer to:</p> <ul style="list-style-type: none"> <li>- Key Strategic Submissions Section a and c.</li> <li>- Appendix 1</li> <li>- Appendix 3</li> </ul>	<p>Refer to:</p> <ul style="list-style-type: none"> <li>- Key Strategic Submissions Section a and c.</li> <li>- Appendix 1</li> <li>- Appendix 3</li> </ul>
12	Submission	<p><i>R47- Development of the hilltop park must respond to Figure 5- Hilltop Park Concept Plan, and provide appropriate car parking, playground, landscaping and paths to the satisfaction of the responsible authority</i></p>	37	Refer to Key Strategic Submissions Section c.	Refer to Key Strategic Submissions Section c and proposed future urban structure plan contained within Appendix 3.
13	Submission	<p><i>G28: The allocation of land for a neighbourhood or district reserves located on hilltops, needs to consider the provision of parking and access, and include land appropriate for the construction of these facilities without the need for major earthworks, to the satisfaction of the responsible authority.</i></p>	38	<p>Refer to:</p> <ul style="list-style-type: none"> <li>- Key Strategic Submissions Section c</li> <li>- Appendix 1</li> <li>- Appendix 3</li> </ul>	Refer to Key Strategic Submissions Section c and proposed future urban structure plan contained within Appendix 3.

14	Clarification	3.4 Biodiversity, Threatened Species and Native Vegetation  <i>R54: Development within any Conservation Area (other than Conservation Area- Local) must be in accordance with the relevant Conservation Area Concept Plan (Figure 6 - Deep Creek Conservation Reserve Concept Plan) and relevant Interface Cross Section in Appendix C: Road Cross Sections to the satisfaction of the Department of Environment, Land, Water and Planning. Any proposed development or works within the Deep Creek Conservation Reserve must obtain the approval of the responsible authority.</i>	44	The requirement refers to a 'conservation area- local' however the PSP plan and PSP does not nominate local conservation areas.	Clarify the meaning and location of Conservation Area Local.
15	Submission	3.5.1 Street Network (general)	49	<p>It appears the PSP nominates connector roads that do not respond to site conditions such as topography. In doing so, such alignments will have slope/construction implications with excessive earthworks and drainage implications.</p> <p>As described in the Key Strategic Submission section a, masterplanning investigations for the landholdings and flexibility will be required in the location of the connector roads for the following reasons:</p> <ul style="list-style-type: none"> <li>- To respond to topography, views and other site features such as scattered trees</li> <li>- To respond to drainage requirements particularly in areas with high slope where split carriageways may be pursued</li> <li>- Alternative cross-section designs that might consider split carriageways, widened verges for swales/ drainage, driveway grades.</li> </ul>	Confirm flexibility in the final connector road alignment and cross-sections connector roads to respond to slope and other design response considerations.
16	Submission	3.5.1 Street Network	49	Refer to Key Strategic Submissions Section (b).	Deletion of R73 which inhibits innovative and affordable housing designs currently on the market and

		R73: Where a lot is six metres or less in width, vehicle access must be via a rear laneway, unless otherwise agreed to by the Responsible Authority.			which can provide diverse and affordable housing product within the walkable catchment areas of 22 dwellings/ha.
17	Submission	3.5.1 Street Network  <i>R76: Where a connector street crosses a waterway on Plan 9- Integrated Water Management a connector street bridge must be constructed prior to the issue of statement of compliance (unless otherwise included in the Pakenham East Infrastructure Contributions Plan) for the first stage of residential subdivision, whether or not that residential subdivision directly abuts the waterway.</i>	49	Wording of R76 requires the design and construction of the bridge with Stage 1, rather than at a logical point in the development staging such as, at the time a stage abuts the drainage reserve or a crossing is required for access.  An example of this is the crossing of Hancock Creek for Property 7. The first stages of development for the site would likely occur from Princess Highway and separate to, the connector road and bridge. Building this bridge in isolation of detailed engineering design for roads and adjacent lots is not considered appropriate and will raise construction and handover issues with Council if not completed as a package of works relevant to an adjoining stage.	Amend R76 to require construction of the connector street bridge where a stage of construction is adjacent to, or requires access from a bridge.
18	Clarification	Plan 8 – Public Transport and Path network	52	Refer to Key Strategic Submissions Section (f) relating to PD-01.	Need and location for PD-01 to be clarified by the VPA.
19	Submission	3.6.1 Integrated Water Management <i>R93 Final design and boundaries of constructed waterways, waterway corridors, retarding basins... Must be to the satisfaction of the Responsible Authority and Melbourne Water</i>	57	Refer to Key Strategic Submissions Section (d)	Refer to Key Strategic Submissions Section (d)
20	Clarification and submission	3.8 Precinct Infrastructure (table 8)	68	Refer to Key Strategic Submissions Section (f)	Refer to Key Strategic Submissions Section (f)
Urban Growth Zone Schedule 5					
21	Submission	Table 1: Applied Zones Directs application areas for the Residential Growth Zone and General Residential Zones which are informed by the nominated walkable catchments	2	Refer to Key Strategic Submissions Section (b)	Refer to Key Strategic Submissions Section (b)  Delete reference to “walkable catchments” to provide for <b>flexibility</b> as to where these areas are nominated.

22	Submission	<i>Application Requirements – Slope Management Plan</i> <i>An application to subdivide land or to construct a building or carry out works for land shown on Plan 2 of the PSP as having slope greater than 10% must include a slope management plan that responds to the document “Guidelines for Slope Management in Subdivisions – Pakenham East PSP”.</i>	4	Refer to Key Strategic Submissions Section (a).  Generally supportive of application requirement which ensures areas of slope are properly considered as part of the overall design response for the land. However, flexibility is required with respect to earthworks and retaining walls.	Refer to Key Strategic Submissions Section (a).
Heritage Overlay Schedule 277					
23	Submission	HO277 Pear Tree Nomination	N/A	Refer to Key Strategic Submissions Section (e).	Delete HO277.



## Conclusion

In summary, Lendlease is generally supportive of the exhibited version of the PSP in terms of the vision and objectives to create a distinct residential community that creates a strong sense of place and community.

Nevertheless, there are key strategic areas of submission and specific areas of the PSP and associated documents that require a level of flexibility or review within the PSP that will ensure the vision and development outcomes can be successfully implemented and achieved.

We request a meeting with the VPA to discuss our submission and Lendlease's concept plans in further detail which support our key strategic submission items. Lendlease request to be notified and involved in any discussions that may impact upon their landholding following the submission the period and Panel (if required).

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](mailto:celia@nicheplanningstudio.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be "C. Konstas", followed by a period.

Celia Konstas  
Principal

**Niche Planning Studio**

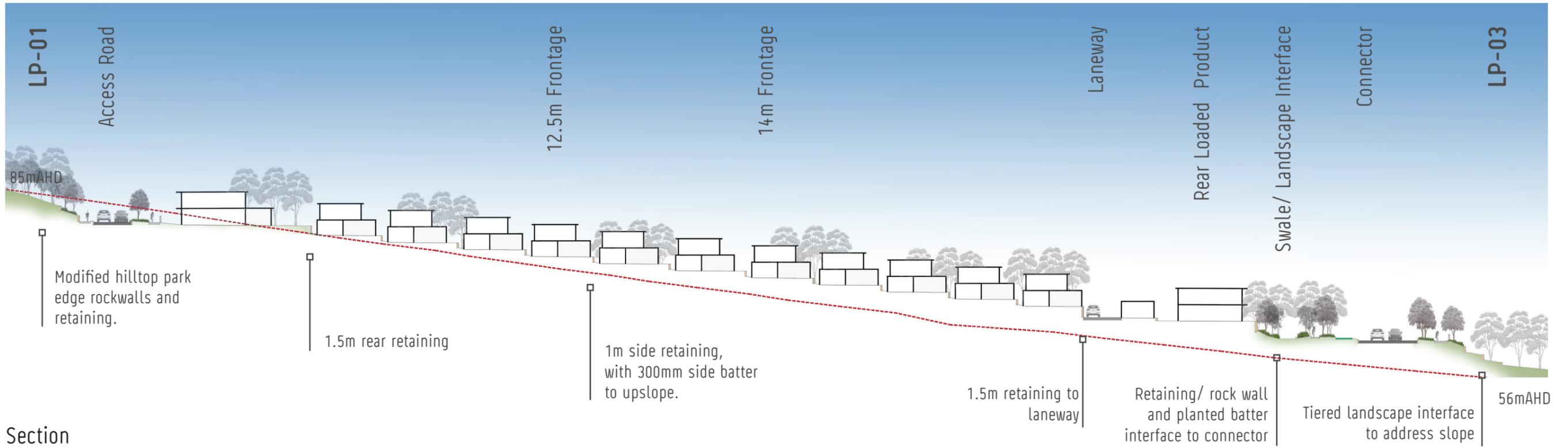
## APPENDIX 1 - Hilltop Park LP-01 concept plan

## Notes

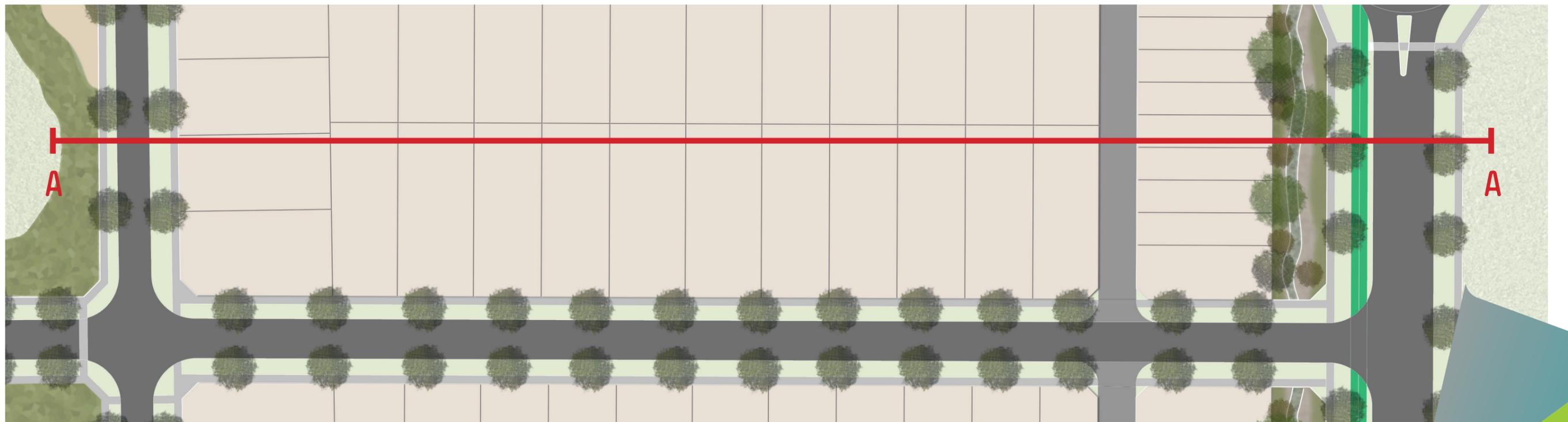
1. Western edge of Hilltop Park redefined to respond to contours of site, creating longer street block 'runs' down slope to Dore Road to facilitate retaining requirements. Further refinements will be required at detailed design.
2. Car park positioned to minimise visual impact of hardstand area.
3. Park frontage lots, maximise opportunities for diversity of housing product in high amenity areas.
4. Multi-purpose formal open space, located in 'flat' area of hilltop park.
5. Turfed tiers and open space areas to provide informal play and event space opportunities.
6. Shared path connected to key 'look out' spaces with shelter and seating facilities.
7. Landscaped edge treatments comprising rock retaining and planted batters to address slope and interface opportunities to adjacent residential.
8. Road connection through Hilltop Park for improved accessibility to community/ park node and delineation of open space use.
9. Access Street Level 2 to terminate at base of Hilltop Park creating a sense of arrival, reinforcing key connections and vistas.



## APPENDIX 2 - Indicative Hilltop cross-section



Section



Plan View Scale 1:750

# HILLTOP SLOPE ANALYSIS - CROSS SECTION



## APPENDIX 3 - Proposed Future Urban Structure



Transmission easement

DORE ROAD

MOUNT ARARAT ROAD NORTH

PRINCES HIGHWAY

INTPRINCES HIGHWAY INTERSECTION AND CONNECTOR ROAD ALIGNMENT TO DEVIATE AROUND THE AVENUE OF HONOUR

- LEGEND**
- - - Site boundary
  - - - PSP Boundary
  - Residential
  - ▲ Higher Density Residential
  - Mixed Use
  - NAC/LTC/LCC
  - Community Facility
  - School (Government)
  - School (Private)
  - School (High School)
  - Employment Land
  - Unencumbered Open Space
  - Active Open Space
  - Encumbered Open space
  - Waterway Corridor
  - Conservation Open Space
  - Utilities Easement
  - Retarding Basin/Wetland
  - BCS Boundary
  - 1KM Walkable Catchment to NAC
  - Indicative Future Connector Road
  - Indicative Key Local Access Street
  - Waste Water Treatment Plant Buffer
  - Quarry Buffer
  - Bridge
  - Culvert/Waterway Crossing
  - Road Aquisition Area

**PROPOSED PSP PLAN**  
**LEND LEASE LAND PARCELS, PAKENHAM EAST**

Aerial supplied by: HEMMAP  
 Aerial Date Stamp: 11.01.18  
 Survey supplied by: VICMAP  
 Plan Number: V\_17656-002  
 Revision Number:  
 Drawn by: MATHIEUX PATRICK  
 Client: LEND LEASE

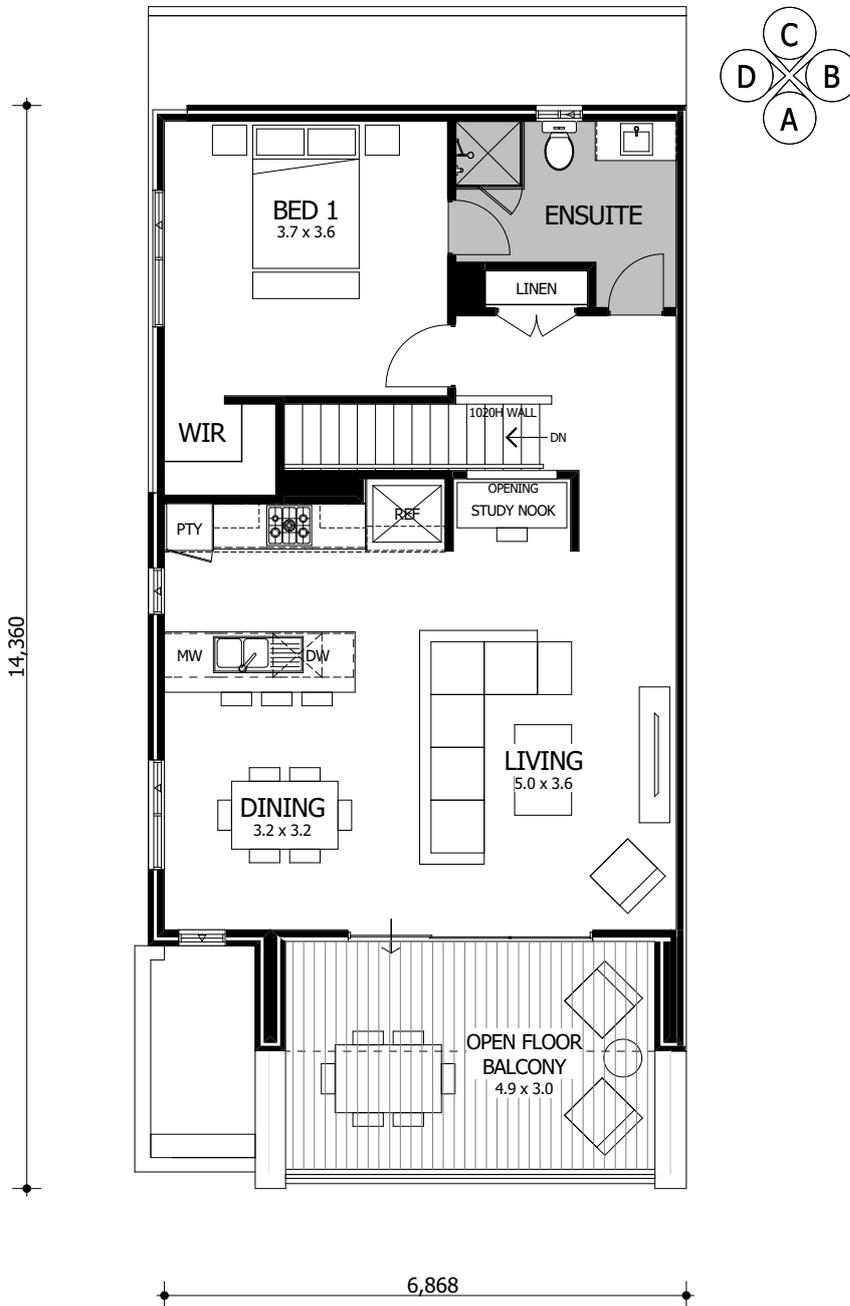
Scale: 1:2,500 @A1  
 Date Issued: 03.02.2018 © MDesignPlan

0 25 50 75 100 125 150m

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## APPENDIX 4 – 5.5m-8.5, front-loaded housing product examples





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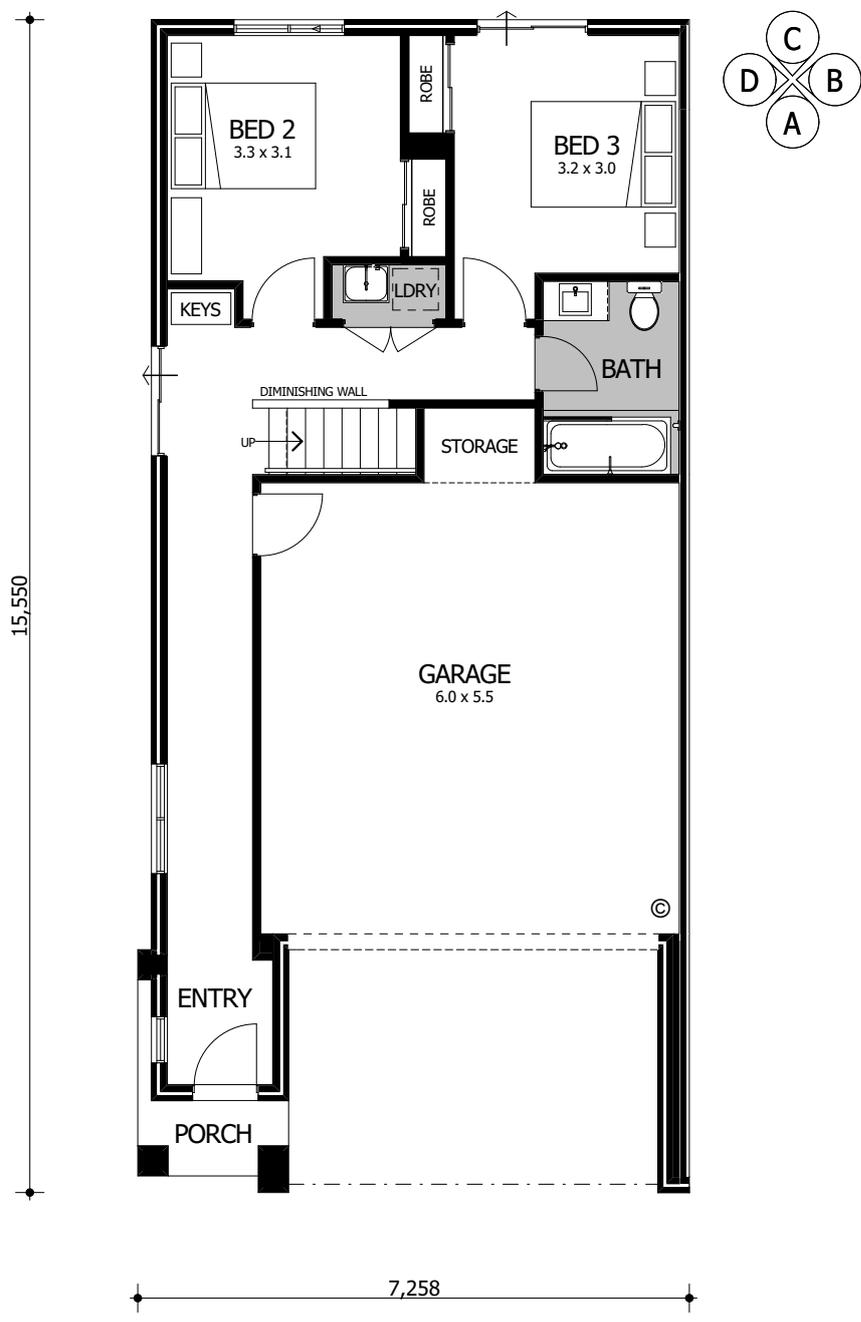
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First choice in first homes

81 LORIMER STREET  
DOCKLANDS, VIC. 3008  
PH: (03) 9674 4500 FAX: (03) 9674 4501

AREAS	
GROUND FLOOR	54.61 m <sup>2</sup>
FIRST FLOOR	78.20 m <sup>2</sup>
PORCH	2.40 m <sup>2</sup>
GARAGE	37.59 m <sup>2</sup>
BALCONY	18.27 m <sup>2</sup>
TOTAL HOUSE	191.07m <sup>2</sup> 20.57sqgs

**RH Facade 1 - First Floor Plan**

DESIGN:	DRAWN BY:	REVISION NO:
<b>KAYA</b>		
	SCALE:	
	1:100	
	DATE:	



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AREAS	
GROUND FLOOR	54.61 m <sup>2</sup>
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PORCH	2.40 m <sup>2</sup>
GARAGE	37.59 m <sup>2</sup>
BALCONY	18.27 m <sup>2</sup>
TOTAL HOUSE	191.07m <sup>2</sup> 20.57sqgs

**RH Facade 1 - Ground Floor Plan**

DESIGN:	DRAWN BY:	REVISION NO:
<b>KAYA</b>		
	SCALE:	
	1:100	
	DATE:	



APPENDIX 5- Submission on behalf of Lendlease for Property 6