

Pakenham East PSP - Amendment C234

Submitter #	13
Agency	
Contact name	Damon Land Pty Ltd
Position title	
TRIM reference	COR/18/1626

Reference	LUB Reference	Submission	Change to the amendment requested?	Topic category	VPA response / proposed outcome	Status
		Submission 13 - Damon Land Pty Ltd (Landowner)				
13.1		Support the submission to the PSP by Parklea Developments.			Noted.	Noted
13.2	39	The submitter is the land owner of lot 39 on the Land Use Budget Plan. They wish for compensation for non-discretionary public land based on highest and best use of the land.	No	ICP	<p>A new public land contribution regime was introduced in Victoria in February 2018 with the passing of the Planning and Environment Amendment (Public Land Contributions) Bill 2017 (Vic) (PLC Bill) by the Victorian Parliament. This will replace the existing provisions of Part 3AB of the Planning and Environment Act 1987 (Vic) with a regime that is intended to equally spread the cost of securing public land across an Infrastructure Contributions Plan (ICP) area. It will do so by introducing a mechanism for the direct allocation and equalisation of the cost of securing public land in an ICP.</p> <p>The new equalisation mechanism operates as follows:</p> <ul style="list-style-type: none"> <li>- An ICP land contribution percentage is calculated (i.e. the average public land contribution across all parcels that can be developed in the ICP for a particular class of development e.g. residential)</li> <li>- A parcel contribution percentage is calculated (the amount of public purpose land located within each parcel of land)</li> <li>- The parcel contribution percentage will be above or below the average, which determines whether the landowner is compensated with a land credit amount (\$) or pays a land equalisation amount (\$)</li> </ul>	No action required

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13.3	39	The gas easement should be credited as open space.	Yes	Land Use	Gas easements (or land such as drainage) are not directly credited as an open space contribution as it is not available for development (i.e. it is encumbered in some manner). Credited Open space is by definition determined as a percent of net developable area, which is a self-adjusting / correcting measure. If a site has more land set aside for drainage, easements etc. the NDA is smaller and therefore there will be a lesser amount of credited open space land required.	Not agreed to make change to amendment documentation
13.4	39	The active open space (local sports reserve) on their land should be relocated to lots 37 & 35 to ensure fair and equitable distribution of open space and discretionary throughout the southern area of the PSP among land owners.	Yes	FUS	The method for equalisation is the new public land contribution regime noted above. It is intended to equally spread the cost of securing public land across an Infrastructure Contributions Plan (ICP) area.	Not agreed to make change to amendment documentation