

AMENDMENT C234 - PSP 1210 Pakenham East

List of Changes - Precinct Structure Plan

Page (Exhibited)	Page (Panel)	Section	Objective	Requirement	Guideline	Table	Plan	Figure	Cross Section	Appendix	Exhibited version	Panel version
1.0 Introduction												
5	1										Exhibited wording	Proposed changes
10	1											Include a note that sets out the process undertaken regarding the EPBC Act referral. (Similar to the Melbourne Strategic Assessment note in PSPs within the MSA. Wording to be drafted)
1.5 Native Vegetation Precinct Plan												
10	1.5										The offsets that must be provided by landowners wishing to commence works prior to removing the native vegetation which can be removed. The NVPP is a separate document.	The offsets that must be sourced by landowners, outlined in table 6 of the NVPP, prior to the removal of native vegetation mapped for removal as per the NVPP. The NVPP is a separate document.
Plan 3. Future Urban Structure												
12							3					Update the plan with revised gas pipeline notification zone
12							3					Relocate the connector road crossing the gas pipeline easement so that it crosses at a 90 degree angle
12							3					Increase secondary school site to 8.4 hectares
12							3					Remnant vegetation in proposed drainage areas should be classified as lost vegetation.
2.2 Objectives												
14	2.2										Ensure development responds to flora and fauna species and habitats in accordance with the Pakenham East Native Vegetation Precinct Plan.	Ensure development responds to flora species and habitats in accordance with the Pakenham East Native Vegetation Precinct Plan.
Plan 4. Land Use Budget												
16												Update land budget to show two new lines: arterial road widening non-arterial road widening Include parcel 13 (next to parcel 12)
16	2.3						P4					
Plan 5. Image and Character, Housing & Community												
18	3						P5					Modified plan to show: <ul style="list-style-type: none"> • Demonstrate view lines from the open space hilltop LP01 looking north-east south and west. • Demonstrate view lines from the open space hilltop LP07 north, east, south and west. • Indicate Melbourne Water fish way And all Items requested as part of Plan 3
3.1.1. Image and Character												

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19		3.1.1	R4							Requirement R4 modified wording requested: 'All public landscape areas must be consistent with Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended) and: <ul style="list-style-type: none"> Comprise of a mix of native flowering and non-flowering indigenous and other appropriate species. Edible planting (e.g. fruits, nuts, herbs and bush foods) are encouraged; and Be planted in modified and improved soil suitable to the location conditions as required, to support tree longevity.' 	Requirement R4 modified wording requested: 'All public landscape areas must be consistent with Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended) and: <ul style="list-style-type: none"> Comprise of a mix of flowering and non-flowering species, both indigenous, native and exotic as appropriate to the location and design and other appropriate species. Edible planting (e.g. fruits, nuts, herbs and bush foods) are encouraged; and Be planted in modified and improved soil suitable to the location conditions as required, to support tree longevity.'
19		3.1.1								No existing requirement	Incorporate the additional requirement requested by Council into R4 <ul style="list-style-type: none"> incorporate groups of trees to be retained for landscape values shown on Plan 2 where practicable and approved by the Responsible Authority to substantiate their removal
19		3.1.1	R5							The inclusion of public art and complementary infrastructure for public creative and cultural activities in open space areas in key nodes of district, municipal and regional open space and primary paths and trails must be consistent with Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended).	Requirement R5 modified wording requested: The inclusion of public art and complementary infrastructure for public creative and cultural activities in open space areas in key nodes of district, municipal and regional open space and primary paths and trails must be consistent with Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended) and Cardinia Shire Council Public Art Policy 2012-17
3.1.2. Topography											
3.1.3. Housing											
21		3.1.3	R11							Residential subdivision applications must include layouts for any lots identified for future development of medium density, high density or integrated housing that suitably demonstrate: <ul style="list-style-type: none"> - Potential dwelling yield; - Active interfaces with adjacent street, open space and waterways; - Safe and effective internal vehicle and pedestrian circulation; - The delivery of dwelling diversity and lot sizes; - Servicing arrangements; and - Treatments for sensitive interfaces. 	Delete Requirement as it duplicates R9
22		3.1.3								Specialised housing forms such as lifestyle communities, retirement living or aged care facilities should, subject to limitations imposed by utilities: <ul style="list-style-type: none"> • Be integrated into the wider urban structure; • Be built with building fronting the public street network; • Be located in close proximity to town centres and community hubs; • Be accessible by public and active transport; and • Not present a barrier to movement from adjoining development to key hubs and destinations or active and public transport routes. 	Include dot point: Be located outside the pipeline notification buffer as identified on Plan 3
22		3.1.3		G18						Double storey and rear loaded dwellings are encouraged on key streets and boulevards to provide a strong built form edge and enclose the street.	Double storey and rear loaded dwellings should be provided on key streets and boulevards to provide a strong built form edge and enclose the street.

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22		3.1.3		G20						<p>Guideline G20 modified wording:</p> <p>'Environmentally Sustainable Development principles should be explored and encouraged in all development, such as the inclusion of:</p> <ul style="list-style-type: none"> • Material re-use and recycling; - • Use of materials with reduced embodied energy; - • Electrical self-generation, car charge schemes, smart grids and battery storage; • Use of Built Environment Sustainability Scorecard (BESS); Measures that reduce the urban heat island effect; and – Waste management initiatives' 	<p>Guideline G20 modified wording:</p> <p>'Environmentally Sustainable Development principles should be explored and encouraged in all development, such as the inclusion of:</p> <ul style="list-style-type: none"> • Material re-use and recycling; - • Use of materials with reduced embodied energy; - • Electrical self-generation, car charge schemes, smart grids and battery storage; • Use of tools such as Built Environment Sustainability Scorecard (BESS) to demonstrate best practise environmental design development; Measures that reduce the urban heat island effect; and – Waste management initiatives'
3.1.4. Heritage											
27		3.1.4	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.	Delete as controls can be implemented by permit conditions
27		3.1.4	R18							Prior to the issue of a Statement of Compliance..	Delete as controls can be implemented by permit conditions
27		3.1.4	R							No existing requirement	<p>New requirement:</p> <p>'A historical interpretative sign and open space is required to be delivered at 140 Ryan Road to portray historical information of this iconic historical site, informing residents and visitors about the rich history of our Cardinia Shire. No credit should be available under open space provisions for the delivery of this land as it is an historical site within Cardinia Shire Council.'</p>
3.2 Town Centres and employment											
28		3.2			4					Located opposite a State Primary School in the south west of the Precinct to service the convenience needs to the local residents and people visiting the school and sporting reserve. Cafes and small offices encouraged. Residential and office uses are encouraged on upper floors.	Located opposite a proposed government primary school in the south west of the Precinct to service the convenience needs to the local residents and people visiting the school and sporting reserve. Cafes and small offices encouraged. Residential and office uses are encouraged on upper floors.
Figure 2 Town Centre Concept Plan											
30		3.2					2			in legend: <i>potential government school</i>	in legend: <i>potential non-government school</i>
3.2.1. Local town centre											
32			R21							Except with the consent of the responsible authority, shop uses with combined leasable floor areas of the Local Town Centre must not exceed: 9,100m2 without a planning permit.	Requirement R21 delete as its specified in the Urban Growth Schedule
32			R22							Except with the consent of the responsible authority, shop uses with combined leasable floor areas of the Local Convenience Centre must not exceed: 4,100m2 without a planning permit.	Requirement R22 delete as its specified in the Urban Growth Schedule
Plan 6. Open Space											

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3.3									P6		Update legend to show local park in a different colour. Appendix G identifies the definition of each local park. It is not considered necessary to provide this level of detail on Plan 6. The legend relating to conservation will be updated following clarification of the designation of the Deep Creek Reserve. All trees and tree protection zones to be retained through the NVPP will have a conservation designation and will not be considered to be part of the NDA.
3.3.1 Open space											
37		3.3.1	R38							Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and along the cycling network to the satisfaction of the responsible authority.	Reword to 'Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and along the cycling network as shown in Plan 8 as off road shared paths and two-way off-road bicycle paths in accordance with Cardinia Shire Council Developer Landscape Guidelines (or as amended).
37		3.3.1	R39							All landscaping proposed within the gas easement must align with <i>Appendix E: Easement Cross Sections</i> . A landscape plan must be submitted to the responsible authority in consultation with the coordinating gas authority demonstrating species, location and who will be responsible for the ongoing management of landscaping within the easement.	All landscaping proposed within the gas easement must align with <i>Appendix E: Easement Cross Sections</i> . A landscape plan must be submitted to the responsible authority in consultation with the gas pipeline owner/operator demonstrating species, location and who will be responsible for the ongoing management of landscaping within the easement.
37		3.1.3	R41							Where open space spans across multiple properties, the first development proponent to lodge a permit application for land containing the open space must prepare an indicative concept master plan for the entire park, unless otherwise agreed by the responsible authority.	Where a local park spans across multiple properties, the first development proponent to lodge a permit application for land containing the local park must prepare an indicative concept master plan for the entire park, unless otherwise agreed by the responsible authority.
37		3.1.3	R42							Any fencing of open space where required must be: <ul style="list-style-type: none"> • Low scale and visually permeable to facilitate public safety and natural surveillance; • Designed to guide appropriate movement and access; and • Designed and constructed from materials that complement the open space/conservation setting.' 	Requirement R42 modified wording: <ul style="list-style-type: none"> • Low scale and visually permeable to facilitate public safety and natural surveillance, except where safety fencing is required for sporting reserves • Designed to guide appropriate movement and access and • Designed and constructed from materials that complement the open space/conservation setting.'
3.3.2 Community Facilities and Education											
43		3.3.2	36							Design of community facilities should: <ul style="list-style-type: none"> - Maximise land use efficiency through multi-storey building formats and through shared (and reduced) car parking; - Encourage the integration of schools and community facilities where they are co-located; - Include extensive canopy tree planting; - Be integrated with neighbouring facilities; - Minimise fencing to encourage out-of-hours use; and - Provide safe and convenient pedestrian and shared paths. 	Design and layout of community facilities should: <ul style="list-style-type: none"> - Maximise land use efficiency through multi-storey building formats and through shared (and reduced) car parking; - Encourage the integration of schools, early childhood facilities and other community facilities where they are co-located; - Include extensive canopy tree planting; - Be integrated with neighbouring facilities; - Minimise fencing to encourage out-of-hours use; and - Provide safe and convenient pedestrian and shared paths.

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43		3.3.2									No requirement	Include additional Requirement: At least two roads abutting proposed government school sites must have sufficient widths to provide student drop-off zones and on-street indented parking in addition to other street functions.
43		3.3.2		R48							The design and layout of each community facility should reflect appropriate consideration of the requirements specified for the Local Town Centre and/or Local Convenience Centre and Appendix B (Local Town Centre Design (LTC) and Local Convenience Centre (LCC) Principles to ensure effective cohesion'	Requirement R48 modified wording to ensure that specifying a link to Appendix B is necessary. 'The design and layout of each community facility must reflect appropriate consideration of the requirements specified for the Local Town Centre and/or Local Convenience Centre and Appendix B (Local Town Centre Design (LTC) and Local Convenience Centre (LCC) Principles to ensure effective cohesion'
3.4 Biodiversity, Threatened Species and Native Vegetation Retention												
44		3.4		R58							Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values, particularly matters of national environmental significance.	Delete as it's a repeat of R62
44		3.4		R60&63								Combine as they have the same intent: 'Roads fronting the local conservation reserve and/or conservation area must contain planting and street trees of indigenous species. Where a street intersects the conservation reserve/area, the treatment of the conservation reserve/area should spill out onto the nature strip through appropriate indigenous streetscape planting. Streetscapes Roads must not include plant species that could behave as environmental weeds including non-indigenous tree and shrub species and vigorous rhizomatic grasses. Appropriate application of vehicular exclusion fencing must around should be provided, to the satisfaction of the responsible authority'
44		3.4		R61							Development abutting the Deep Creek Conservation Reserve must be in accordance with the corresponding relevant Interface Cross Section in Appendix C: Road Cross Sections, to the satisfaction of the Department of Environment, Land, Water and Planning, and the responsible authority.	Delete as it's a repeat of R55
3.5.2 Public Transport												
53		3.5.2		R84							, prior to the issues of...'	Requirement R84 modify wording due to a grammatical error. 'Unless otherwise agreed by the Transport for Victoria, prior to the issue of a'
Plan 9. Integrated Water Management												
56		3.6									Nothing shown	Include the location of Melbourne Water's recently constructed fish way
56		3.6									Nothing shown	Include an easement of 9m width for the purpose of accommodating a 600mm diameter stormwater (harvesting) transfer pipeline required for an innovative stormwater harvesting system.
Plan 10. Utilities												
60							10					Update the plan with revised gas pipeline notification zone
61		3.6.2		R97&98								Modify requirement R97 by combining it with R98. 'Utilities must be placed outside conservation areas and on the outer edges of waterway corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of Melbourne Water and the responsible authority'
3.6.2 Utilities												

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61		3									No requirement	Include the following requirement: Other than perpendicular road crossings of the gas transmission pipeline easement no road or carriageway easements are to be reacted on gas pipeline easements unless to the satisfaction of the pipeline licensee/operator.
61		3									No requirement	Include the following requirement: Landscaping and development adjacent to the existing gas transmission pipeline easement shown on <i>Plan 3 Future Urban Structure</i> and <i>Plan 10 - Utilities</i> must not jeopardise the integrity of the pipeline.
61		3									No guideline	Include following guideline: Vegetation should not be planted within 3 metres of the existing gas transmission pipeline, as shown on Plan 3 and 10 where practical. Where vegetation is proposed to be planted within 3 metres of the pipeline alignment, it must be shallow rooted and must not exceed 1.5 metres in height once mature. Line of sight must be maintained between high pressure gas pipeline awareness markers.
3.7.1 Subdivision works by developers												
65		3.7.1		R105							All public open space (where not otherwise provided via an Infrastructure Contributions Plan) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to: <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines and stockpiles; • Clearing of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with warm climate grass; • Provision of water tapping, potable and/or recycled water connection points; • Identification of sewer, gas and electricity connection points for land proposed as sports reserves, district reserves, neighbourhood reserves or local reserves; • Trees and other plantings; • Vehicular exclusion devices (landscape treatments, fences, bollards or other suitable methods) and maintenance access points, to the satisfaction of the responsible authority; and Installation of park furniture including barbeques, shelters, tables, local scale play grounds and other local scale play equipment elements such as half basketball courts, rubbish bins and appropriate paving to support these facilities consistent with the type of public open space listed in the open space delivery guide, Appendix G.'	Requirement R105 modify to provide guidance on standards to be met with reference to the Cardinia Shire Council Developer Landscape Guidelines. 'All public open space (where not otherwise provided via an Infrastructure Contributions Plan) must be finished to a standard (Cardinia Shire Council Developer Landscape Guidelines) that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to: <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines and stockpiles; • Clearing of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with warm climate grass; • Provision of water tapping, potable and/or recycled water connection points; • Identification of sewer, gas and electricity connection points for land proposed as sports reserves, district reserves, neighbourhood reserves or local reserves; • Trees and other plantings; • Vehicular exclusion devices (landscape treatments, fences, bollards or other suitable methods) and maintenance access points, to the satisfaction of the responsible authority; and Installation of park furniture including barbeques, shelters, tables, local scale play grounds and other local scale play equipment elements such as half basketball courts, rubbish bins and appropriate paving to support these facilities consistent with the type of public open space listed in the open space delivery guide, Appendix G.'
Appendix E: Cross Sections												
										E	No cross section	Prepare an additional cross section for landscaping of the gas pipeline easement, similar to the cross section of the powerline easement.
										E	No cross section	Include the following note to any cross section that refers to the APA gas pipeline: - Any footpaths or cycling paths within the easement for gas pipeline are not to be encumbered with a road (R1) or carriageway easement status. Any vegetation within the easement for gas pipeline must be approved by the gas pipeline owner or operator.

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3.8 Precinct Infrastructure												
70&71		3.8				8					Government primary school Government primary school Non-government Primary school	Deep Creek Proposed P6 Hancock's Gully Proposed P6 Pakenham East Proposed 7-12
71		3.8				8					No proposed government secondary school	Include proposed government secondary school
74		3.8				8					Lead agency: DELWP/Melbourne Water	Lead agency; Cardinia Shire Council
68		3.8				8					IN-01: Ultimate land: Yes (50%) Interim construction: Yes (50%) Ultimate construction: No	IN-01: Ultimate land: Yes (50%) Interim construction: Yes (100%) Ultimate construction: No
68&69		3.8				8					All intersections, lead agency: VicRoads	All intersections, lead agency: Cardinia Shire Council
70&71		3.8				8					Government primary school Government primary school Non-government Primary school	Deep Creek Proposed P6 Hancock's Gully Proposed P6 Pakenham East Proposed 7-12
71		3.8				8					No proposed government secondary school	Include proposed government secondary school
74		3.8				8					Lead agency: DELWP/Melbourne Water	Lead agency; Cardinia Shire Council
68		3.8				8					IN-01: Ultimate land: Yes (50%) Interim construction: Yes (50%) Ultimate construction: No	IN-01: Ultimate land: Yes (50%) Interim construction: Yes (100%) Ultimate construction: No
68&69		3.8				8					All intersections, lead agency: VicRoads	All intersections, lead agency: Cardinia Shire Council