

**Pakenham East PSP - Amendment C234**

Submitter #	71
Agency	Cardinia Shire Council
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TRIM reference	

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.10	PSP Section 2.1	Additional paragraph to insert:  'The PSP will also plan to increase community access to fresh food by providing appropriate edible food along the existing gas easements'	PSP text change	Not supported. Providing edible food along the gas easement is a Council-led initiative that will be realised at the implementation stage. It is too specific to promote at the PSP stage.	No action.	Not agreed to make change to amendment documentation
71.20	PSP Section 2.2	New objective under Town Centre and Employment:  'Protect problem gamblers and vulnerable communities, with gaming machines being accessible but not convenient and venues designed and operated to minimise harm and amenity impacts.'	PSP text change	Not supported. There are no Requirements or Guidelines throughout the PSP to implement this objective. This is addressed through Clause 52.28 (Gaming) of the Cardinia Planning Scheme.	No action.	Not agreed to make change to amendment documentation
71.30	PSP Section 3.11 Image and Character	New requirement:  'All planted native trees (not part of the Native Vegetation Precinct Plan) and non-native trees shown for retention on Plan 2 must be retained to the satisfaction of the Responsible Authority in the public domain where practical, unless an arboriculture assessment is undertaken as per Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended) and approved by the Responsible Authority to substantiate their removal.'	PSP text change	Do not support. Requirement 65 addresses this. Better to have the requirement in Biodiversity, Threatened Species and Native Vegetation Retention.	No action.	Not agreed to make change to amendment documentation
71.40	PSP Section 3.11 Image and Character	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"> <li>Comprise of a mix of <del>native</del>-flowering and non-flowering <u>species, both</u> indigenous, native and <u>exotic as appropriate to the location and design</u> and <del>other appropriate species</del>.</li> <li>Edible planting (e.g. fruits, nuts, herbs and bush foods) are encouraged; and</li> <li>Be planted in modified and improved soil suitable to the location conditions as required, to support tree longevity.'</li> </ul>	Requirements & Guidelines	Agree.	Amend wording of R4	Agree change to amendment documentation
71.50	PSP Section 3.11 Image and Character	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 <u>Cardinia Shire Council Public Art Policy 2012-17</u>	Requirements & Guidelines	Agree.	Amend wording R5	Agree change to amendment documentation

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71.60	PSP Section 3.11 Image and Character	<p>Requirement R6 modified wording requested:</p> <p>'Street trees must be provided on both sides of all roads (<u>including common property roads</u>) and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding the average intervals below unless otherwise agreed by the Responsible Authority:</p> <p>AVERAGE INTERVAL TREE SIZE</p> <p><del>8 – 10 metres Small trees (less than 10 metre canopy)</del></p> <p>10 – 12 metres Medium trees (10 – 15 metre canopy)</p> <p>12 – 15 metres Large trees (canopy larger than 15 metres)'</p>	Requirements & Guidelines	Further discussion regarding the issue with including a tree sizes for 8-10 meter planting intervals. The requirement states an appropriate tree size for these intervals and is to the satisfaction of the RA to agree. There is potential to include reference to the Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended).	Clarify issue with current intervals	Additional information / work may be required to inform outcome
71.70	PSP Section 3.11 Image and Character	<p>Guideline G3 modified wording requested:</p> <p>'In locations where the responsible authority is satisfied it is not feasible to locate a street adjacent to the open space network (including waterway reserve, open space or utilities easement functioning as open space), <u>then houses should face a path along the frontage of the lot</u> <del>outside</del> <del>inside</del> the open space network and be rear loaded <u>unless otherwise approved by the responsible authority</u>'</p>	Requirements & Guidelines	Agree to amend Guideline as discussed	Amend G3	Further review/discussion
71.80	PSP Section 3.11 Image and Character	<p>Guideline G8 modified wording requested:</p> <p>'Built form on corner lots should provide a positive address to both frontages. This can be achieved through the appropriate use of window frames <del>glazing</del> and other architectural treatments. '</p>	Requirements & Guidelines	Recommend retaining the word glazing which encompasses the use of window frames but can also allow for other treatments.	Amend G8	Not agreed to make change to amendment documentation
71.90	PSP Section 3.1.2 Topography	<p>Requirement R7 modified wording requested:</p> <p>'Any retaining structures in public places and within lots (with the exception of those which are part of a building) must be:</p> <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 <u>for a staggered retaining wall</u> to avoid unreasonable overshadowing of secluded private open space and habitable room windows.</li> </ul> <p>Unless otherwise approved by the responsible authority as part of an approved slope management plan'</p>	Requirements & Guidelines	Agree, however Lendlease have provided an alternate wording which should be considered by council	Amend R7	Further review/discussion

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71.10	PSP Section 3.1.3 Housing	<p>Requirement R8 modified wording</p> <p>'Residential subdivision of land within the Precinct <del>walkable catchment boundary</del> shown on Plan 3- Future Urban Structure, must create lots suitable for the delivery <u>of standard</u>, medium or higher density housing as outlined in <u>Table 2 - Housing type by lot size</u> and Table 3 - Housing Delivery Guide, and</p> <ul style="list-style-type: none"> <li>• Achieve an average density of 22 dwellings per hectare <u>inside the walkable catchment.</u></li> <li>• <u>Achieve an average density of 17 dwellings per hectare outside the walkable catchment (excluding interface housing areas shown on Plan 5)</u></li> </ul> <p>Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority, shall be considered.'</p>	Requirements & Guidelines	<p>Further discussion required. R8 focuses on the delivery of higher densities within the walkable catchment. There should be a level of flexibility to deliver market led densities that respond to site constraints that are consistent with Plan Melbourne in the balance of the residential land. There is potential to include a guideline to state densities should be consistent with the Table 3: 'Housing Delivery Guide': GXX- Subdivision of residential land outside the walkable catchment boundary shown on Plan 3 – Future Urban Structure, should achieve the minimum average density outlined in Table 3 – Housing delivery guide. Applications for residential subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority, will be considered.</p> <p>Proposed wording of an additional Guideline: Subdivision of residential land outside the walkable c attachment boundary shown on <i>Plan 3 - Future Urban Structure</i>, should achieve the minimum average density outlined in <i>Table 3 - Housing delivery guide</i>. Applications for residential subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority, will be considered.</p> <p>Also change the heading of Table 3 - Housing delivery guide from DWELLINGS/NDHA to Minimum average density.</p>	Further discuss	Further review/discussion
71.11	PSP Section 3.1.3 Housing	<p>Requirement R13 modified wording:</p> <p>'Modified wording required: Subdivision of land within the Interface Housing Area 1 &amp; 2 , as identified in Plan 5 – Image, Character, Housing and Community, must:</p> <ul style="list-style-type: none"> <li>• When fronting Ryan Road or Mt Ararat Road North and South, be a single dwelling on a lot;</li> <li>• <u>That the application will achieve an average lot size of 800 sqm</u></li> <li>• Have a minimum front setback of 6 metres when fronting Ryan Road or Mt Ararat Road North and South;</li> <li>• <del>Have low or visually permeable front fencing; and</del></li> <li>• Minimise amenity impacts on existing lots with houses on the western side of Ryan Road and on the eastern side of Mt Ararat Road North and South (as defined on Plan 5 – Image, Character, Housing and Community) by: <ul style="list-style-type: none"> <li>o Providing wider lot frontages when fronting Ryan Road or Mt Ararat Road North and South; and</li> <li>o Providing sufficient setbacks of dwellings within new lots to allow screen planting along the interface or another appropriate design.</li> </ul> </li> </ul> <p><u>o Maintain a sense of spaciousness between dwellings by providing a minimum side boundary setback of 1.0 metre</u></p>	Requirements & Guidelines	<p>Don't agree with mandating a minimum lot size. The VPA believe Objective 7 can be met through the implementation of this requirement as exhibited. A wider than standard lot frontage can be achieved without mandating minimum lot sizes. Potential to require minimum side setbacks as discussed.</p>	Further discussion required to establish the exact specifications for the interface treatment along Ryan Rd and Mt Ararat Road Nth and Sth.	Additional information / work may be required to inform outcome

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71.12	PSP Section 3.1.3 Housing	Requirement R14. A coordinated drainage plan, fill plan and concept plan is required to provide appropriate guidance on the development of Housing Area 2 and to confirm that decreasing the present lots from 4000sqm to 800sqm is appropriate and can be implemented without implications on adjoining properties. Council prefers larger lots (larger than 800sqm) to assist with the interface with Deep Creek and to provide a residential and landscape character respondent to the area.	Requirements & Guidelines	Agree that a coordinated fill and drainage plan is required across interface housing area 2. This should be an application requirement included in the UGZ schedule. The VPA do not agree with mandating a minimum lot size as this should be determined by the drainage and fill plan.	Include in UGZ schedule application requirement for a drainage and fill plan for Housing Interface Area 2.	Agree change to amendment documentation
71.13	PSP Section 3.1.3 Housing	Requirement R15 modified wording:  'Subdivision of land in Interface Housing Area 3 as shown in Plan 5 – Image, Character, Housing and Community and Figure 1 Transmission Easement Concept Plan must provide: <ul style="list-style-type: none"> <li>• A building envelope to address the ridgeline (<u>slope</u>) and electricity line easement with reference to <u>Cardinia Shire Council Guidelines for Slope Management in Subdivisions and Ausnet Services A guide to living with transmission line easements</u></li> <li>• That the application will achieve an average <del>minimum</del> lot size of <u>2,000m2-4000sqm</u></li> <li>• Rural fencing that is low scale and visually permeable to facilitate the rural lifestyle character of this area; and</li> <li>• Maximise side setbacks and create openness between the dwellings</li> <li>• <u>A road that provides an interface with Green Wedge (rural) land to the north'</u></li> </ul>	Requirements & Guidelines	Support the inclusion of Slope Management guidelines (where triggered by R7). Do not support the change to average lot size of 4000 sqm, as it makes developing these small parts of the parcels unviable. There is also limited strategic justification for this. Further discussion with the CFA regarding the establishment of defensible space and setback requirements as set out in Clause 13.05. From an urban design perspective, the VPA do not support the road requirement as it is not desirable to have one long, straight road bordering the north of the precinct. Further discussion is required to establish appropriate planning controls and mechanism for IHA 3	Further discussion regarding provision included in R15	Further review/discussion
71.14	PSP Section 3.1.3 Housing	Figure 1 Transmission Easement Concept Plan.  Plan requested to be modified to demonstrate an average lot size of 4000sqm instead of 2000 sqm and the location of the high power tension line tower poles on the plan.	Graphics and mapping	See response 14	No action.	Further review/discussion
71.15	PSP Section 3.1.3 Housing	Guideline G13 modified wording:  '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"> <li>• Be integrated into the wider urban structure;</li> <li>• Be built with building fronting the public street network;</li> <li>• Be located in close proximity to town centres and community hubs;</li> <li>• Be accessible by public and active transport; and</li> <li>• Not present a barrier to movement from adjoining development to key hubs and destinations or active and public transport routes.</li> <li>• <u>Ensure all dwellings achieves at a minimum 6 star NATHERS rating'</u></li> </ul>	Requirements & Guidelines	The PSP is a high-level strategic planning document and is not the appropriate level for requiring a NatHERS rating at the subdivision application. There are some aspects to the NatHERS rating that can be addressed through the planning scheme (such as dwelling orientation and location, which are addressed in other parts of the PSP e.g. G15)) but the majority of criteria are delivered through the building permit stage.	No action.	Not agreed to make change to amendment documentation

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71.16	PSP Section 3.1.3 Housing	Guideline G20 modified wording:  'Environmentally Sustainable Development principles should be explored and encouraged in all development, such as the inclusion of: <ul style="list-style-type: none"> <li>• Material re-use and recycling; -</li> <li>• Use of materials with reduced embodied energy; -</li> <li>• Electrical self-generation, car charge schemes, smart grids and battery storage;</li> <li>• Use of <u>tools such as Built Environment Sustainability Scorecard (BESS) to demonstrate best practise environmental design development</u>; Measures that reduce the urban heat island effect; and – Waste management initiatives'</li> </ul>	Requirements & Guidelines	Agree.	Amend G20	Agree change to amendment documentation
71.17	PSP Section 3.1.3 Housing	New guideline:  'An existing and/or original dwelling should not be retained on a lot greater than 1000sqm unless otherwise approved by the responsible authority'	Requirements & Guidelines	Not supported. The guideline is very prescriptive and is unlikely to occur.	No action.	Not agreed to make change to amendment documentation
71.18	PSP Section 3.1.4 Heritage	Requirements R17 & R18 would be best located in the Urban Growth Schedule as a planning permit condition.	Requirements & Guidelines	Agree - include in the UGZ schedule. They are drafted as conditions.	Amend UGZ	Agree change to amendment documentation
71.19	PSP Section 3.1.4 Heritage  Urban Growth Schedule	New requirement:  'Prior to the certification of a plan of subdivision for the first stage of subdivision, a Conservation Management Plan (CMP) must be adopted for the heritage places nominated on Plan 2 to ascertain required restoration works, possible future uses and interpretative signage to the satisfaction of the responsible authority.'	Requirements & Guidelines	Agree - include in the UGZ schedule. They are drafted as conditions.	Amend UGZ	Agree change to amendment documentation
71.20	PSP Section 3.1.4 Heritage  Urban Growth Schedule  Heritage Overlay	New requirement:  'The archaeological sites as shown on Plan 2 are noted to have archaeological interest and must be further investigated through a detailed archaeological site inspection (with the required Notice of Intent submitted to Heritage Victoria and Archaeology Site Cards completed and submitted to Heritage Victoria). The recommendations from the archaeological site inspection must be followed to the satisfaction of Heritage Victoria.'  The Urban Growth Schedule or PSP currently doesn't specify what is required as part of this archaeological site inspection. If inappropriate to be included in the Urban Growth Schedule or PSP, these sites should be covered with a Heritage Overlay.	Requirements & Guidelines	Further discussion required regarding this. The Post Contact Heritage Assessment identifies the area of Heritage Overlay curtilage recommended to be area adjacent to the Bungalow. The background report does not identify areas outside of this as having local heritage significance.	Further discussion with Council regarding heritage significance of property	Further review/discussion

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71.21	PSP Section 3.1.4 Heritage	New requirement:  'If any sub-surface works are proposed (including foundation works) at 140 Ryan Road Pakenham, engage a suitably qualified archaeological consultant to assess if the works may have a detrimental impact on any historical archaeological deposits. Should further assessments determine the potential for archaeological sites and artefacts, you will be required to seek a Consent under section 124 of the Heritage Act 2017, prior to works commencing.'	Requirements & Guidelines	Further discussion required as to the archaeological deposits that may be expected to be found? The removal of the bungalow must be considered. The Matters of Consideration in the Post Contact Heritage Assessment are linked to the architecture of the house, yards and outbuildings, which have been removed.	Further discussion with Council regarding heritage significance of property	Further review/discussion
71.22	PSP Section 3.1.4 Heritage	New requirement:  '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.'	Requirements & Guidelines	Agreed to include Requirement	Include new requirement	Agree change to amendment documentation
71.23	PSP Section 3.2 Town Centre & Employment	Requirement R21 delete as its specified in the Urban Growth Schedule	Requirements & Guidelines	Agree.	Delete R21	Agree change to amendment documentation
71.24	PSP Section 3.2 Town Centre & Employment	Requirement R22 delete as its specified in the Urban Growth Schedule	Requirements & Guidelines	Agree.	Delete R22	Agree change to amendment documentation
71.25	PSP Section 3.2 Town Centre & Employment	Requirement R23 modified wording:  'The Local town Centre must focus on the Main Street. The town centre must be provided with active frontages to the public realm. Larger built form core retail developments in the Local Town Centre are to: <ul style="list-style-type: none"> <li>• Be sleeved behind specialty retail or permissible use built form, as illustrated in the Local Town Centre Concept Plan shown in in Figure 2 – Pakenham East Local Town Centre (LTC) Concept Plan, addressing the Main Street and any other public realm area other than a lane;</li> <li>• Screen all loading areas, loading docks and all other service areas from public realm areas;</li> <li>• Minimise views to car parking areas; and</li> <li>• Be provided to a zero setback from the footpath.'</li> </ul>	Requirements & Guidelines	No change is made to the wording.	No action	No action required

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71.26	PSP Section 3.2 Town Centre & Employment	<p>Requirement R24. The built form requirements should be listed under a new Design and Development Overlay.</p> <p>Modified wording:</p> <p>'The built form of sleeving uses, including specialty retail, mixed use and commercial development in the Local Town Centre are to:</p> <ul style="list-style-type: none"> <li>• Contribute to the development of a traditional town centre urban pattern focused on a Main Street;</li> <li>• Be provided to a zero setback from the footpath with a continuous frontage;</li> <li>• Provide for buildings up to four storeys (14 metres);</li> <li>• Promote commercial uses at ground floor level and commercial and/or residential at upper levels;</li> <li>• Focus pedestrian movement and activity on the Main Street:</li> <li>• Locate the principle shop pedestrian entrances to the Main Street;</li> <li>• Provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade;</li> <li>• Maximise opportunities to enhance passive surveillance of the public realm; and</li> <li>• Provide a continuous weather protection canopy along the full length of any ground floor the façade that interfaces with a street' </li></ul>	Requirements & Guidelines	The use of a DDO would be a cumbersome approach. The VPA would prefer requirements and guidelines to be established through the PSP for ease of use and consistency.	No action.	Not agreed to make change to amendment documentation
71.27	PSP Section 3.2 Town Centre & Employment	<p>Requirement R27 modified wording:</p> <p>'Create a town square and other civic spaces which provide the community with places for meeting, markets, performances, alfresco dining and lingering. The design of the town square is to:</p> <ul style="list-style-type: none"> <li>• Provide appropriate street furniture and amenities within the town square (or civic space) to comply with the Cardinia Street Furniture Guidelines; requirements</li> <li>• Provide required circulation space around outdoor dining areas;</li> <li>• Provide built form interfaces to civic spaces that provide appropriate activation and connectivity.' <p>Furniture will need to meet the requirements of Council's urban designers until the Street Furniture Guideline is developed.</p> </li></ul>	Requirements & Guidelines	What status do the Street Furniture Guidelines have? If they are referred to in the planning scheme they will be appropriately considered in the design of the town centre and do not require further reference.	No action.	Not agreed to make change to amendment documentation

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71.28	PSP Section 3.2 Town Centre & Employment	<p>New requirement &amp; figure:</p> <p>'The use and development of the local convenience centre must be generally in accordance with the Local Convenience Concept Plan, as shown in Figure ? – Pakenham East Local Convenience Centre (LCC) Concept Plan and must address the design principles outlined in Appendix B: Local Convenience Centre (LCC) Principles, and the Urban Design Guidelines for Victoria, DELWP.'</p> <p>Council wishes for their concept plan for the local convenience centre to be shown in the PSP (refer to attachment 1).</p>	Requirements & Guidelines	Not supported. The VPA does not generally include concept plans for convenience centres, as it is too prescriptive for the level of centre and of a scale that is better to address at planning permit stage. It is preferable to have requirements and guidelines and design principles to ensure it is developed appropriately.	No action	Not agreed to make change to amendment documentation
71.29	3.3.1 Open Space	<p>Requirement R37 modified wording:</p> <p>'All pocket parks, neighbourhood parks and sport reserves must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 6 - Open Space, Table 6 - Open Space Delivery Guide, Appendix G: Open Space Delivery Guidelines, and the Cardinia Shire Council Open Space Strategy, Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended) and Cardinia Shire Council Recreation Reserve Facility Standards Policy 2012 (or as amended).</p> <p>An alternative location for a pocket park or neighbourhood park may be considered if it is generally in accordance with Plan 6- Open Space and Table 6 and provided:</p> <ul style="list-style-type: none"> <li>• The location does not reduce the walkable access to local parks demonstrated in Plan 6- Open Space;</li> <li>• The design does not require the removal of protected trees;</li> <li>• The design does not diminish the quality or usability of the space for passive recreation;</li> <li>• The land area is equal to or more than the local park provision outlined in Table 6 - Open Space Delivery Guide.</li> </ul> <p>Where a proposed park is larger than outlined in Table 6 - Open Space Delivery Guide, it may be accepted so long as it does not result in the removal of another park allocation.'</p> <p>The revised wording will make it clearer to distinguish the different requirements between pocket parks (passive) and sporting reserves (active open space).</p>	Requirements & Guidelines	Not supported. The current wording applies to all local parks identified in Table 6.	No action.	Not agreed to make change to amendment documentation

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71.30	3.3.1 Open Space	<p>Requirement R38 modified wording:</p> <p>'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) and Australian sporting standards to the satisfaction of the responsible authority.'</p> <p>The requirement should be linked to Plan 8 to demonstrate the location of required lighting along pedestrian thoroughfares.</p>	Requirements & Guidelines	Agree. To 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).	Amend wording R38	Agree change to amendment documentation
71.31	3.3.1 Open Space	Requirement R39. An additional appendix should be developed to demonstrate the cross-section of the gas easement to clarify what trees and/or landscaping is required within the easement.	Requirements & Guidelines	Agree to provide cross section for gas easements with notification specifying broadly the type of trees to be planted	Include cross section for high pressure gas transmission easement	Agree change to amendment documentation
71.32	3.3.1 Open Space	Requirement R40. New statement that sporting reserves must be designed and constructed as per the Cardinia Shire Council Recreation Reserve Facility Standards Policy.	Requirements & Guidelines	Not supported as this is already included in R37. To minimise duplication, should only be stated in one requirement.	No action.	Not agreed to make change to amendment documentation
71.33	3.3.1 Open Space	<p>Requirement R42 modified wording:</p> <p>'Any fencing of open space where required must be:</p> <ul style="list-style-type: none"> <li>• Low scale and visually permeable to facilitate public safety and natural surveillance, except where safety fencing is required for sporting reserves</li> <li>• Designed to guide appropriate movement and access and</li> <li>• Designed and constructed from materials that complement the open space/conservation setting.'</li> </ul> <p>This will ensure greater compliance with Council's Recreation Reserve Facility Standards Policy.</p>	Requirements & Guidelines	Agree.	Amend wording for R42	Agree change to amendment documentation
71.34	3.3.1 Open Space	R45. Modified wording to change the local park reference to pocket parks and neighbourhood parks to be consistent with the changes to R37, Table 6 and Appendix G.	Requirements & Guidelines	Not supported as the current wording applies to all local parks identified in Table 6.	No action.	Not agreed to make change to amendment documentation
71.35	3.3.1 Open Space	<p>Requirement R47 modified wording:</p> <p>'Development of the hilltop park (LP-01) must respond to Figure 5 - Hilltop Park Concept Plan, and provide appropriate car parking, playground, play space, skate able space, landscaping and paths, to the satisfaction of the responsible authority.'</p> <p>Council's Skate and BMX Strategy (2016) had identified the need for local skate able space (not a skate park).</p>	Requirements & Guidelines	Not agreed. This is too prescriptive. A skate park can be provided to the satisfaction of the RA according to the current concept plan. If the concept plan includes too many details in relation to the items within the park, it loses its ability to be considered a 'concept' plan.	Amend wording R47.	Not agreed to make change to amendment documentation
71.36	3.3.1 Open Space	Table 6 needs to be modified to align with the open space hierarchy as specified in Appendix G. See attachment 2.	Graphics and mapping	Not supported. Appendix G translates this table into Council park categorisation	No action.	Not agreed to make change to amendment documentation

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71.37	3.3.1 Open Space	<p>Figure 3 Sports Reserve 1 Concept Plan should be modified to demonstrate:</p> <ul style="list-style-type: none"> <li>• Vehicular access is required to both pavilions due to disability car parking requirements.</li> <li>• Rectangular fields cannot be located end to end as ball will be kicked into adjacent field.</li> <li>• Trees cannot be located in close location to fields for maintenance purposes.</li> <li>• Walking path locations create risk issues for pedestrians in close proximity to diamond fields.</li> <li>• Car parking is very close to diamond fields, with fly balls.</li> <li>• No batting cages allowed for.</li> </ul> <p>This will ensure Council's confidence that the site can fit all the required facilities.</p>	Open Space	Further discussion regarding the design requirements and the scale of the infrastructure to be included, specifically in relation to SR-02. The VPA will consider the additional land requirement to deliver the appropriate provision of infrastructure items within the reserve.	VPA to consider provision ratios for active open space for the precinct	Further review/discussion
71.38	3.3.1 Open Space	<p>Figure 4 Sports reserve 2 Concept plan should be modified by re-locating pocket parks from property 41 (next to State Government Primary School) and property 37 to the Sporting Reserve on property 39 to ensure that the site will be able to fit the three ovals as proposed.</p> <p>The modified figure should demonstrate:</p> <ul style="list-style-type: none"> <li>• Netball courts need to be co-located with fields due to Netball/Football being one Club, pavilion for both needs to be co-located.</li> <li>• Rectangular fields cannot be located end to end as ball will be kicked into adjacent field.</li> <li>• Playground needs to be centrally located.</li> <li>• Cricket net location is too far from pavilion for child safety</li> <li>• No parking has been allowed for surrounding the playing fields.</li> <li>• Lack of car parking for the level required for this use of the reserve.</li> <li>• Being the major sporting reserve for this precinct not enough land to appropriately accommodate the sporting facilities on site. Need more land and better shape.</li> <li>• Suggest 1ha park located to the west be incorporated in this reserve.</li> <li>• Vehicular access is required to both pavilions due to disability car parking requirements.</li> <li>• Trees cannot be located in close location to fields for maintenance purposes.</li> <li>• One indoor court is not viable for community competition. Suggest this be located within the school facilities and meet sporting requirements to be used for training and school use.</li> </ul> <p>This to ensure that the site will meet National and State sporting facility</p>	Open Space	Further discussion regarding the design requirements and the scale of the infrastructure to be included, specifically in relation to SR-02. The VPA will consider the additional land requirement to deliver the appropriate provision of infrastructure items within the reserve.	VPA to consider provision ratios for active open space for the precinct	Further review/discussion

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71.39	3.3.1 Open Space	<p>Figure 5 should be modified to be consistent with R47 and Council's objectives for open space.</p> <ul style="list-style-type: none"> <li>Update legend and the plan to demonstrate play space, and skate able space (which is not a skate park) of a minimum 200-300 sqm to be included in LP01 park that can be designed as part of the broader hill top park to include recreation and social opportunities for young people as per Council's Skate and BMX Strategy (2016)</li> </ul>	Open Space	Not agreed. This is too prescriptive. A skate park can be provided to the satisfaction of the RA according to the current concept plan. If the concept plan includes too many details in relation to the items within the park, it loses its ability to be considered a 'concept' plan.	Do not agree to update Figure 5	Not agreed to make change to amendment documentation
71.40	3.3.2 Community Facilities and Education	<p>Requirement R48 modified wording to ensure that specifying a link to Appendix B is necessary.</p> <p>'The design and layout of each community facility must 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'</p>	Requirements & Guidelines	Agree. Use the word must instead of should.	Amend R48 to include 'must' instead of should and reference to Appendix B	Agree change to amendment documentation
71.41	3.3.2 Community Facilities and Education	<p>Requirement R51 modified wording to ensure that land converted from a non-government use to an alternative use will need to pay ICP contributions.</p> <p>'Where the responsible authority is satisfied that the land shown as non-government school site is unlikely to be used for a non-government primary school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the zone. The land will also be no longer exempt from Infrastructure Contributions Plan (ICP) contributions'</p>	Requirements & Guidelines	Do not agree to update. The Ministerial Direction on ICP only exempts the development of non government schools from the ICP levy. If the land designated as non government school develops in accordance with the underling zone, it will no longer be exempt from the ICP levy.	Do no agree to update Requirement	Not agreed to make change to amendment documentation
71.42	3.3.2 Community Facilities and Education	<p>Change Guideline G33 to a requirement and modify the wording to ensure that modified schools sites must require three street frontages.</p> <p>School sites must should be provided with three street frontages where practicable to the satisfaction of the responsible authority</p>	Requirements & Guidelines	Do not support. The inclusion of 'where practicable' makes it a guideline instead of a requirement. This wording has been agreed with DET	No action.	Not agreed to make change to amendment documentation
71.43	3.4 Biodiversity, threatened species and native vegetation	<p>Include new note between heading and requirements table to assist with cohesion between the Precinct Structure Plan and Native Vegetation Precinct Plan.</p> <p>'All development must be in accordance with the incorporated Pakenham East Native Vegetation Precinct Plan'</p>	Requirements & Guidelines	This is already effected through Section 1.5 of the PSP. However there should be a note in the Introduction that sets out the process undertaken regarding the EPBC Act referral. The VPA will draft.	VPA to draft appropriate notation	Agree change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.44	3.4 Biodiversity, threatened species and native vegetation	<p>Requirement R54 modify wording to reflect the fact that Deep Creek is not identified as a conservation area under the Melbourne Strategic Assessment and/or the Biodiversity Conservation Strategy.</p> <p>'Development within the Conservation Area <del>identified as Rural Conservation Zoned land (other than Conservation Area - Local)</del> must be in accordance with the relevant Conservation Area Concept Plan (Figure 6 - Deep Creek Conservation Reserve Concept Plan) <del>and relevant Interface Cross Section in Appendix C: Road Cross Sections</del> to the satisfaction of the Department of Environment, Land, Water and Planning <del>and Melbourne Water</del>. Any proposed development or works within the Deep Creek <del>Rural Conservation Zone Reserve</del> must obtain the approval of the responsible authority.'</p> <p>Council wants the requirement and Plan 3 to be updated to clarify what is identified as a Conservation Area (is it near Canty Lane, Princess Highway or both?)</p>	Requirements & Guidelines	This Requirement will be reviewed once the land designation along Deep Creek has been determined	VPA to consider how the Deep Creek corridor is planned for following findings of EPBC act referral.	Further review/discussion
71.45	3.4 Biodiversity, threatened species and native vegetation	<p>Requirement R55 modify wording so that the interface with conservation areas is taken into consideration with the corresponding interface road cross sections, and that planning permits would be referred to relevant referral authorities.</p> <p>'Development abutting the Deep Creek Rural Conservation Zoned land and local conservation area near Canty Lane and conservation area near Princes Highway 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 and relevant.'</p>	Requirements & Guidelines	This Requirement will be reviewed once the land designation along Deep Creek has been determined	VPA to consider how the Deep Creek corridor is planned for following findings of EPBC act referral.	Further review/discussion
71.46	3.4 Biodiversity, threatened species and native vegetation	<p>Requirement R56 modify wording to ensure public lighting requirements apply to all conservation areas and that permits would be referred to relevant referral authorities.</p> <p>'Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to any conservation area (other than Conservation Area-Local), to the satisfaction of the Department of Environment, Land, Water and Planning, and the responsible authority.'</p>	Requirements & Guidelines	This Requirement will be reviewed once the land designation along Deep Creek has been determined	VPA to consider how the Deep Creek corridor is planned for following findings of EPBC act referral.	No action required
71.47	3.4 Biodiversity, threatened species and native vegetation	<p>Requirement R57. Council supports the 30m buffer from the existing conservation areas within the existing Deep Creek corridor.</p> <p>Council is concerned that the location of the 30 metre buffer zone (Figure 6) outside the Deep Creek Corridor will cause conflicts between the planning zone proposed and the intent of the conservation zone. Council wants a conservation cross-section to be implemented and shown on Figure 6.</p> <p>Council also wants clarification that money from the native vegetation offsets will be used towards conservation areas identified within the precinct.</p>	Requirements & Guidelines	This Requirement will be reviewed once the land designation along Deep Creek has been determined	VPA to consider how the Deep Creek corridor is planned for following findings of EPBC act referral.	Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.48	3.4 Biodiversity, threatened species and native vegetation	Delete requirement R58 as it's a repeat of R62.	Requirements & Guidelines	Agree as no longer required as there are no matters of national environmental significance to consider	Delete R58	Agree change to amendment documentation
71.49	3.4 Biodiversity, threatened species and native vegetation	Combine requirements R60 & R63 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'	Requirements & Guidelines	Agree.	Incorporate R63 into R60.	Agree change to amendment documentation
71.50	3.4 Biodiversity, threatened species and native vegetation	Delete requirement R61 as it's a repeat of R55.	Requirements & Guidelines	Agree.	Delete R61	Agree change to amendment documentation
71.51	3.4 Biodiversity, threatened species and native vegetation	Delete requirement R65 as a new requirement under Image and Character (Section 3.1.1) has made it clear the differentiation between planted and native vegetation (not part of the Native Vegetation Precinct Plan) and amenity trees and links to Plan 2.	Requirements & Guidelines	Do not agree. Better to retain R65 than to replace with a requirement in Image and Character.	No further action	Not agreed to make change to amendment documentation
71.52	3.4 Biodiversity, threatened species and native vegetation	New requirement as the Commonwealth Environment Department has given notice that no further action is required to actions associated with development in the precinct.  'Provided the conditions of the Environment Protection Biodiversity Conservation Act are satisfied as set out in Appendix xx, individual assessment and approval under the Environment Protection Biodiversity Conservation Act is not required'	Requirements & Guidelines	Agree, but not as a requirements. There should be a note in the Introduction that sets out the process undertaken regarding the EPBC Act referral. The VPA will draft.	Include note in Introduction regarding the EPBC Act referral.	Agree change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.53	3.4 Biodiversity, threatened species and native vegetation	Figure 6 should be modified to demonstrate: <ul style="list-style-type: none"> <li>The location of the conservation interface zone (30 m) needs to be located 30 metres from the existing conservation areas within the existing Deep Creek corridor and not outside the 100 metre corridor from Deep Creek.</li> <li>Council's preference is for an appropriate conservation cross-section interface (Section 9) to be shown and linked to Figure 6.</li> </ul>	Graphics and mapping	The form and inclusion of Figure 6 should be considered following findings from the EPBC ACT referral	Further discussion regarding the need for Figure 6.	Further review/discussion
71.54	3.5 Transport & Movement	Requirement R69 modify wording to add additional requirements.  'Subdivision layouts must provide: <ul style="list-style-type: none"> <li>a permeable safe low speed and direct local street network for walking and cycling;</li> <li>a convenient access to local points of interest and destinations for effective integration with neighbouring properties, parkland and sports reserves.</li> <li>A response to Councils ' Guidelines for slope management in subdivisions if slope of pre-development land is greater than 10%'</li> </ul>	Requirements & Guidelines	Not required as the Guidelines for Slope Management in Subdivisions specifically state that road cross sections and how they meet VPA Engineering Guidelines cross fall requirements should be included in the Slope Management Plan. It would be repetitive to include if this is already a requirement for subdivision.	Not agreed	Not agreed to make change to amendment documentation
71.55	3.5 Transport & Movement	Requirement R76 modify wording to ensure council and developers know what type of street bridge will be required over waterways by developing cross-sections.  'Where a connector street crosses a waterway as shown on Plan 9- Integrated Water Management a connector street bridge as shown in Appendix C Road Cross Sections xx 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 on the opposite side of the waterway, whether or not that residential subdivision directly abuts the waterway to the satisfaction of Responsible Authority and Melbourne Water'	Requirements & Guidelines	Further discussion regarding the implementation of this Requirement	VPA to review this requirement	Additional information / work may be required to inform outcome
71.56	3.5 Transport & Movement	Requirement R77 modify wording to ensure guidance is provided to developers of what's expected to be delivered as part of the PSP. The location of roundabouts/traffic calming should be shown on Plan 7 (see attachment 3). Council is currently undertaking a Traffic Impact Assessment and will provide the VPA of its outcomes, and that the matter be discussed at a panel hearing.  'Roundabouts must be designed to slow vehicles, provide to pedestrian visibility and safety and ensure connectivity of shared paths and bicycle paths as shown in Plan 7 in accordance with Ausroad and Vic Roads standards to the satisfaction to the responsible authority.'	Requirements & Guidelines	Not supported. This level of detail is to be designed at the subdivision stage.	Do not agree to update requirement	Not agreed to make change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.57	3.5 Transport & Movement	Delete requirement R78 as it's combined with R76 relating to the crossing of a waterway.	Requirements & Guidelines	Further discussion regarding the implementation of this Requirement	VPA to review this requirement	Additional information / work may be required to inform outcome
71.58	3.5 Transport & Movement	Delete requirement R80 due to new proposed requirements that propose that intersections are in accordance with TFV, VicRoads, VPA & Council requirements.	Requirements & Guidelines	This requirement has been requested to be reviewed by TfV to ensure there is a contingency accounted for within the land use budget	Further review which proposed requirement this relates to.	Additional information / work may be required to inform outcome
71.59	3.5 Transport & Movement	New requirement: 'The four signalised intersections proposed along Princes Highway (arterial road) as shown in Appendix Intersections 1, 2, 3 & 4 must be designed, constructed and controlled to the satisfaction of the coordinating road authority and the responsible authority. The main design objective is to allow a minimum 10 year design life having regard to the anticipated traffic growth on the affected roads from both the ultimate development of the Precinct and the external traffic'	Requirements & Guidelines	This is covered by G45 (all signalised intersections should be designed in accordance with the VicRoads Growth Area Road Network Planning Guidance & Policy Principles handbook to the satisfaction of the responsible authority and coordinating road authority). Further review as to whether this should be a requirement or not.	Review whether G45 should be a requirement.	Further review/discussion
71.60	3.5 Transport & Movement	New requirement: 'All streets must be or an urban standard to the satisfaction of the Responsible Authority'	Requirements & Guidelines	Do not support as R70 appropriately addresses this.	Not agreed to update	Not agreed to make change to amendment documentation
71.61	3.5 Transport & Movement	New requirement due to legal issues experienced in other PSP's 'Any major traffic control items as defined in the Road Safety Regulations must have the consent from the responsible authority (Vic Roads and Responsible Authority)'	Requirements & Guidelines	This is not supported as major traffic control items will be dealt with at planning permit stage.	Not agreed to update	Not agreed to make change to amendment documentation
71.62	3.5 Transport & Movement	Guideline G42 modify to meet council standards. 'Street block lengths should not exceed 200 metres to ensure a safe, permeable and low speed environment for pedestrians, cyclists and vehicles is achieved'	Requirements & Guidelines	240m is the maximum street block length identified in 56.05-7. The PSP seeks to be consistent with this clause.	Not agreed to update	Not agreed to make change to amendment documentation
71.63	3.5 Transport & Movement	Guideline G45 modify wording as the Vic Roads Growth Area Road Network, Planning and Guidance & Policy Principles handbook is a draft document and not in accordance with current Vic Roads road design standards.  'All signalised intersections should be designed in accordance with Vic Roads Growth Area Road Network, Planning and Guidance & Policy Principles handbook road design standards to the satisfaction of the responsible authority'	Requirements & Guidelines	This document should still be referenced, even though it is a working draft. It is used to guide the design of signalised intersections in PSPs. Wording should be updated to refer to <i>Vic Roads Guidance for Planning Road Networks in Growth Areas</i> . Also include to the satisfaction of coordinating road authority.	Amend wording to 'Vic Roads Guidance for Planning Road Networks in Growth Areas'	Not agreed to make change to amendment documentation
71.64	3.5 Transport & Movement	Delete guideline 47 as the use of slip lanes at specific locations has been agreed between TFV, VicRoads, VPA & Council. Council indicates that a study hasn't shown any adverse effect upon pedestrian safety when slip lanes are used.	Requirements & Guidelines	Not supported. The guideline allows for these 'specific locations' where slip lanes can occur. However it still seen that slip lanes should be avoided where possible in inappropriate places. Guideline emphasizes that they should be used where necessitated.	Not agreed to change.	Not agreed to make change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.65	3.5 Transport & Movement	New guideline: 'Appropriate car parking should be built on site at a non-government school. If car parking cannot be built onsite a connector street or local access street abutting a non-government school must include indented car parking for the full abuttal of the non-government school to the satisfaction of the responsible authority'	Requirements & Guidelines	Not supported as non-government school parking is dealt with at planning permit stage.	Not agreed to change.	Not agreed to make change to amendment documentation
71.66	3.5 Transport & Movement	New guideline to assist traffic flow during the development of estates. 'Interim street turnaround areas must be provided where a street is to ultimately continue onto an abutting property'	Requirements & Guidelines	Do not support. Will be dealt with at planning permit stage.	Not agreed to change.	Not agreed to make change to amendment documentation
71.67	3.5 Transport & Movement	New guideline to provide flexibility in the management of a street when a tree/vegetation is proposed to be protected.  'Where existing vegetation or trees are to be retained in a street, flexibility in the street layout and the width may need to be widened to ensure the provision of road side clear zones, footpaths, services and drainage does not compromise the health of the vegetation or trees'	Requirements & Guidelines	Do not support. Flexibility is incorporated through 'generally in accordance'	Not agreed to change.	Not agreed to make change to amendment documentation
71.68	3.5.2 Public Transport	Requirement R84 modify wording due to a grammatical error.  'Unless otherwise agreed by the Transport for Victoria, prior to the issues of a ....'	Requirements & Guidelines	Agree. Change the word 'issues' to 'issue'	Amend wording in R84	Agree change to amendment documentation
71.69	3.5.2 Public Transport	New guideline to reduce reliance on cars:  'End of trip facilities are encouraged for new employment based development measuring greater than 2000 square metres. End of trip facilities should include: • Showers and change rooms with lockers • Secure bike storage/parking and • Lockers for personal items Unless otherwise agreed by the responsible authority'	Requirements & Guidelines	Do not support. Will be dealt with at planning permit stage.	Not agreed to change.	Not agreed to make change to amendment documentation
71.70	3.5.2 Public Transport	New guideline to reduce reliance on cars in future apartment blocks four storeys or higher.  'A parking bay for a green fleet and/or car share provider scheme is encouraged to be located within medium density development located within the walkable catchment boundary '	Requirements & Guidelines	Do not support. Will be dealt with at planning permit stage.	Not agreed to change.	Not agreed to make change to amendment documentation
71.71	3.5.3 Walking and Cycling	Requirement R87 modify wording to increase referencing to both manual and regulation.  'Bicycle priority at intersections of local streets and connector roads with dedicated off-road bicycle paths must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signs, as per the designs in the Greenfield Engineering Design and Construction Manual and Ausroads and Vic Roads standards and to the satisfaction of the responsible authority.'	Requirements & Guidelines	Wording should be: 'Bicycle priority at intersections of local streets and connector roads with dedicated off-road bicycle paths must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signs in accordance with Austroads and VicRoads standards and to the satisfaction of the responsible authority and coordinating road authority	Amend documentation	Not agreed to make change to amendment documentation
71.72		Council submission		VPA response	Action on submission	

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.73	3.5.3 Walking and Cycling	<p>Requirement R89 modify wording as council will only accept paths along the waterway above the 1:100 flood level.</p> <p>'Shared and pedestrian paths along waterways/retarding basins must:</p> <ul style="list-style-type: none"> <li>• Be delivered by development proponents consistent with the network shown on Plan 8 – Public Transport and Path Network;</li> <li>• Be above 1:100 year flood level with any crossing of the waterway designed to be above the 1:100; flood level to maintain hydraulic function of the waterway;</li> <li>• Be positioned above 1:100 year flood where direct access is provided to the dwelling from the waterway reserve;</li> <li>• Be constructed to a standard that satisfies the requirements of Melbourne Water and the responsible authority.</li> </ul> <p>All to the satisfaction of Melbourne Water and the responsible authority.'</p>	Requirements & Guidelines	<p>In regards to point #2:</p> <p>This is not supported as it seems reasonable for paths to only be provided above a 1:10 year flood level. If all paths were designed to be above a 1:100 year flood level this may result in paths being located a long distance from the edge of the waterway. Melbourne Water states in their <i>Shared Paths Guidelines</i> document that "Paths should be located above the 1 in 10 year ARI flood level".</p>	Not agreed to make change.	Not agreed to make change to amendment documentation
71.74	3.5.3 Walking and Cycling	<p>Modify requirement R97 by combining it with R98.</p> <p>'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'</p>	Requirements & Guidelines	Agree.	Incorporate R98 into R97	Agree change to amendment documentation
71.75	3.5.3 Walking and Cycling	<p>Requirement R100 modify wording to provide context as to what an above ground utility encompasses.</p> <p>'Above ground utilities (such as electricity substations, kiosk and sewer pumps) must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood and to minimise amenity impacts, and be designed to the satisfaction of the relevant authority.</p> <p>Where that infrastructure is intended to be located in public open space, the land required to accommodate that infrastructure will not be counted as contribution to public open space requirements specified and will be additional to the areas designated in Table 6 - Open Space Delivery Guide.'</p>	Requirements & Guidelines	In an effort to keep PSP's succinct, it is preferable to not place extra words in here as it is not seen necessary to describe what an above ground utility is.	No action.	Not agreed to make change to amendment documentation
71.76	3.6.3 Energy and sustainability	<p>Guideline G66 modify wording to reduce conflict with G15.</p> <p>'Development should facilitate the reduction of environmental impacts and resource use through:</p> <ul style="list-style-type: none"> <li>• Appropriate subdivision designs that orientate dwellings on a north- south east-west axis to achieve greater access to northern sun;</li> <li>• Public realm design and connectivity;</li> <li>• Facilitation of alternative energy generation systems; and</li> <li>• Access to public and integrated active transport networks'</li> </ul>	Requirements & Guidelines	Do not support. Amended wording seems to be more in conflict, as subdivisions should be orientated on a north-south axis so that lots can be oriented east-west to maximise northern sun	No action.	Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.77	3.7 Infrastructure Delivery and Staging	<p>Requirement R105 modify to provide guidance on standards to be met with reference to the Cardinia Shire Council Developer Landscape Guidelines.</p> <p>'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:</p> <ul style="list-style-type: none"> <li>• Removal of all existing and disused structures, foundations, pipelines and stockpiles;</li> <li>• Clearing of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with warm climate grass;</li> <li>• Provision of water tapping, potable and/or recycled water connection points;</li> <li>• Identification of sewer, gas and electricity connection points for land proposed as sports reserves, district reserves, neighbourhood reserves or local reserves;</li> <li>• Trees and other plantings;</li> <li>• Vehicular exclusion devices (landscape treatments, fences, bollards or other suitable methods) and maintenance access points, to the satisfaction of the responsible authority; and</li> </ul> <p>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.'</p>	Requirements & Guidelines	Agree.	Amend wording in R105 to include reference to Cardinia Shire Council Developer Landscape Guidelines as a standard.	Agree change to amendment documentation
71.78	3.8 Precinct Infrastructure	Council has multiple issues regarding precinct infrastructure & the ICP. Issues regarding Table 8 have been listed in attachment 4. These concerns will be discussed at panel.	ICP	Noted.	No action.	Further review/discussion
71.79	Plan 2	<p>Plan be modified to show:</p> <ul style="list-style-type: none"> <li>• Different colour for land subject to inundation as it blends with other grey scale items</li> <li>• Different colour for extractive industry interest area as it blends with easements</li> <li>• There are four properties that have a light purple square on them. Council seeks clarification on these as to what it represents</li> </ul> <p>Council also requests that all GIS layers of all plans in the Precinct Structure Plan are provided to Council to assist statutory planners to identify what aspects are applicable to relevant properties in the future.</p>	Graphics and mapping	<p>~ Greater distinction between land subject to inundation and moderate Archaeological likelihood</p> <p>~ Different colour line for extractive industry area</p> <p>~ These four properties are outside of the moderate Archaeological likelihood area</p>	Agree to review presentation of Plan 2	Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.80	Plan 3	<p>Plan be modified to show:</p> <ul style="list-style-type: none"> <li>• Provide additional 1 hectare of land by re-locating pocket park from property id 41 next to State Government Primary School and pocket park on property id 37 to Sporting Reserve (property id 39).</li> <li>• Move the location of Boulevard Connector Road to interface with property Id 37 to stop the land from being land-locked. The land surrounding property id 37 is in a different land ownership</li> <li>• Relocate the walkable catchment boundary to the south of the local park on property id 8 to assist decreasing conflict with slope</li> <li>• Show a road bridge on Ryan Road where it intersects with Deep Creek. This bridge will required to be upgraded as part of Ryan Road</li> <li>• Change the legend for business to say business (small local enterprises)</li> <li>• Increase the size of each community centre located adjacent to a State Government Primary School from 0.4 hectares to 0.6 hectares</li> <li>• Demonstrate Councils preferred road hierarchy (more information to be supplied at Panel)</li> </ul> <p>The community centres located adjacent to each State Government School site is shown as .04 hectare. Council needs these sites to be 0.6 hectare to accommodate future population growth and kindergarten places in the area.</p>	Graphics and mapping	<p>Further discussion regarding the design requirements and the scale of the infrastructure to be included, specifically in relation to SR-02.</p> <p>Further discussion regarding the design requirements and the scale of the infrastructure to be included, specifically in relation to SR-02. The VPA will consider the additional land requirement to deliver the appropriate provision of infrastructure items within the reserve.</p> <p>R75 ensures that access will be available to the property 37 at the time of subdivision of land in parcels to the north. The current alignment allows more efficient delivery of the boulevard connector (i.e. allows development on both road frontages).</p> <p>Further discussion required regarding the walkable catchment to the north of the Princes Highway as the developer of the property has submitted regarding the most appropriate locations for densities on properties 6,7,8.</p> <p>Bridges are not normally shown on Plan 3 unless they are funded through the ICP. This is an existing culvert and will be upgraded as part of the Melbourne Water DSS.</p> <p>The naming convention used in other PSPs for Small Local Enterprises is 'business'. This is a considered to be an appropriately flexible term. The schedule to the UGZ will include specific controls and applied zoning relating to the 'business' designation.</p> <p>Agreed to provide 0.6ha of land for each Level 1 community facility</p> <p>Further discussion regarding the road hierarchy. (MV to provide)</p>		Further review/discussion
71.81	Plan 4	Parcel number and identification number 13 is missing.	Graphics and mapping	Noted. Parcel 13 is the land owned by APA for the city gate.	Amend Plan 4 to include parcel 13	Agree change to amendment documentation
71.82	Plan 5	<p>Modified plan to show:</p> <ul style="list-style-type: none"> <li>• Demonstrate view lines from the open space hilltop LP01 looking north-east south and west.</li> <li>• Demonstrate view lines from the open space hilltop LP07 north, east, south and west.</li> <li>• Indicate Melbourne Water fish way</li> </ul> <p>And all Items requested as part of Plan 3</p>	Graphics and mapping	Agree	Amend Plan 5.	Agree change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.83	Plan 6	<p>Modified plan to show:</p> <ul style="list-style-type: none"> <li>The legend needs to be updated to reflect what is on the plan (for example local park in the legend is a different colour scheme to the plan</li> <li>Can the legend and plan be updated to explain the following: <ul style="list-style-type: none"> <li>Pocket parks</li> <li>Neighbourhood Parks</li> <li>Sporting reserves</li> </ul> </li> <li>Clarification required on what is identified as a Local Conservation Reserve (Requirement 59), as its not shown on Plan 6 (Open Space). Is it the conservation area near Canty Lane or is it the conservation area along Princes Highway or both? Plan 6 will require to be updated to provide greater clarity</li> </ul> <p>And all Items requested as part of Plan 3</p>	Graphics and mapping	<p>Agree. 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.</p>	Amend Plan 6	Agree change to amendment documentation
71.84	Plan 7	<p>Modified plan to show:</p> <ul style="list-style-type: none"> <li>Modify road hierarchy as shown on Attachment 3</li> <li>Modify plan and legend to demonstrate the location of roundabouts and/or other intersection treatments</li> <li>The plan to reference all cross-section numbers (1 – 9)</li> </ul> <p>And all Items requested as part of Plan 3</p>	Graphics and mapping	<p>It is the VPAs recommendation to retain the road hierarchy as it is. Dore Rd is surrounded by lower density style housing and does not connect to any major roads to the north. PSPs do not generally contain the location of roundabouts as this is a design specification that should be identified at the time of subdivision. Do not support referencing all cross-sections as this will make the map very cluttered. The convention used is to name those cross sections that are non standard.</p>	<p>Dore Rd is surrounded by lower density style housing and does not connect to any major roads to the north. Matt to look at the road heading West from Dore Rd to see if there could be a future connection particularly for a bus capable route.</p>	Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.85	Plan 8	<p>Modify plan to show:</p> <ul style="list-style-type: none"> <li>• Demonstrate a shared path along Princes Highway and Freeway to Nar Nar Goon Township and to Pakenham Township</li> <li>• Change the legend to say 'pedestrian crossing' to be consistent with Plan 7</li> <li>• Provide an off road shared path along the gas easement located in the south for the whole length of the easement.</li> <li>• Change legend to explain 'two way off road bicycle path (in road reserve) to assist decreasing confusion.</li> <li>• Provide the continuation of the off road shared path to connect the retarding basins located in the south and extend to Mount Ararat South Road to provide an opportunity to complete a walking loop around the precinct.</li> <li>• Modify road hierarchy as shown on Attachment 3 and cross-sections to assist with increasing the opportunity to have a shared path in the cross-section to provide better access to the hill top parks (property id 9)</li> <li>• Modify plan and legend to demonstrate the location of roundabouts and/or other intersection treatments</li> </ul> <p>And all Items requested as part of Plan 3</p>	Graphics and mapping	<p>plan 8 shows the path through the precinct that will be funded through the ICP. The provision and construction of shared paths outside of the precinct are to be delivered separately to the PSP. The legend for all plan will be updated to read 'signalised pedestrian crossing' to be consistent with the wording of the ICP Guidelines. It is not necessary to include an off road shared path or two way bicycle path in the gas easement when it abuts the connector road as the connector will provide the off road bike path. There may be potential for the path to be delivered as part of the connector road cross section within the easement. The current legend wording is the standard. The Plan should be read with the cross section. The local access street does not include an off road path provision. The traffic level and low speed environment will make this road appropriate for on road cycling. Agree there should be greater connectivity to hilltop park - Following the submission for the developer of this parcel, further discussion required regarding the design of the hilltop park. Do not support locating roundabouts and/or other intersection treatments as discussed previously.</p>	Due to the lower order nature of the streets in the northern part of the precinct around the hill top park, it is viewed that bicycles can share the local streets with cars.	Further review/discussion
71.86	Plan 9	<p>Modified plan to show:</p> <ul style="list-style-type: none"> <li>• An existing road bridge along Ryan Road will require to be upgraded as part of Ryan Road and it should be shown in the plan</li> <li>• A reserve or easement must be shown in the exhibited PSP to allow for a 600mm diameter pipe for alternative water (stormwater harvesting) to the north of Princes Freeway and south of Ryan Rd drainage asset and Hancock's drainage asset</li> </ul> <p>And all Items requested as part of Plan 3</p>	Graphics and mapping	<p>The Ryan Road bridge will be upgraded as part of the DSS. Agree to show on Plan 9 Agree showing stormwater harvesting pipe adjacent to the Freeway. MW also requested this is show on the Plan 9.</p>	Amend Plan 9 to show stormwater harvesting pipe along Ryan Rd	Agree change to amendment documentation
71.87	Plan 10	<p>Modified plan to show:</p> <ul style="list-style-type: none"> <li>• A reserve or easement must be shown in the exhibited PSP to allow for a 600mm diameter pipe for alternative water (stormwater harvesting) to the north of Princes Freeway and south of Ryan Rd drainage asset and Hancock's drainage asset</li> </ul> <p>And all Items requested as part of Plan 3</p>	Graphics and mapping	<p>Agree to show the pipe on Plan 10.</p>	Amend Plan 10 to show stormwater harvesting pipe along Ryan Rd	Agree change to amendment documentation
71.88	Plan 11	<p>Modified plan to show:</p> <ul style="list-style-type: none"> <li>• The ICP project identification to include: <ul style="list-style-type: none"> <li>o The whole of Ryan road</li> </ul> </li> </ul> <p>And consideration of changes identified in Plan 3</p>	Graphics and mapping	<p>Further discussion relating to the inclusion of the balance of Ryan Road. We would need to be sure it meets the fragmented land test to be included in the ICP.</p>	Further discussion regarding the inclusion of the balance of Ryan Road in the ICP	Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.89	4.3 Appendix	New appendix that lists a copy of the EBPC Act notice to link new requirement under Section 3.4	PSP text change	Agree to include a note in the introduction. The note will include a link to the notice. Not agreed to include the notice in the PSP.	Not agreed to update appendix	Not agreed to make change to amendment documentation
71.90	4.3 Appendix	Appendix B: Local Town Centre Design (LTC) Design and Local Convenience (LCC) Principles).  Modify wording on Principle 10.  '• Investigating Ensure the use of energy efficient design and construction methods for all buildings'	PSP text change	Do not support. These are a standard set of VPA principles and it is not seen as essential to change the wording here.	No action.	Not agreed to make change to amendment documentation
71.91	Appendix C Road cross sections and intersections with Princess Highway	Section 1:  The plan doesn't reflect the Princes Highway cross-section. Please update. Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible.  Modified wording required in note, with specific attention on the following bullet points: <ul style="list-style-type: none"> <li>• Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> <li>• Include low level plantings on the 0.5m strip to delineate between pedestrian path and bike path</li> </ul>	Graphics and mapping	The cross-sections are VPA standard and are indicative only. Support updating the notes	Review with Matt V	Further review/discussion
71.92	Appendix C Road cross sections and intersections with Princess Highway	Section 2 Connector Street  Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible  Modified wording required in note, with specific attention on the following bullet points: <ul style="list-style-type: none"> <li>• Minimum street tree mature height 15 metres. Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> <li>• Curb outstand to be 5m kerb</li> </ul>	PSP text change	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.93	Appendix C Road cross sections and intersections with Princess Highway	<p>Section 3 Connector Street (24.0m) - Ryan Road Residential</p> <p>Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible.</p> <p>The road reserve for Ryan Road is 24 m while the figure demonstrates 25 metres. Please modify the cross-section as Council does not support a 1 metre road acquisition along the eastern edge of existing titles along Ryan Road.</p> <p>Modified wording required in note, with specific attention on the following bullet points:</p> <ul style="list-style-type: none"> <li>• Minimum street tree mature height 15 metres. Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> <li>• Curb outstand to be 5m kerb</li> </ul>	Graphics and mapping	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion
71.94	Appendix C Road cross sections and intersections with Princess Highway	<p>Section 5:</p> <p>Modified wording required in note, with specific attention on the following bullet points:</p> <ul style="list-style-type: none"> <li>• Minimum street tree mature height 15 metres. Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> <li>• Semi mountable curb with 5m profile on curb outstand.</li> </ul>	PSP text change	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion
71.95	Appendix C Road cross sections and intersections with Princess Highway	<p>Section 6</p> <p>Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible</p> <p>Modified wording required in note, with specific attention on the following bullet points:</p> <ul style="list-style-type: none"> <li>• Minimum street tree mature height 15 metres. Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> <li>• Need barrier curb with 5m profile on curb outstand.</li> </ul>	PSP text change	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.96	Appendix C Road cross sections and intersections with Princess Highway	<p>Section 7</p> <p>Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible</p> <p>Modified wording required in note, with specific attention on the following bullet points:</p> <ul style="list-style-type: none"> <li>• Minimum street tree mature height 15 metres. Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> </ul>	PSP text change	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion
71.97	Appendix C Road cross sections and intersections with Princess Highway	<p>Section 8</p> <p>Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible</p> <p>Modified wording required in note, with specific attention on the following bullet points:</p> <ul style="list-style-type: none"> <li>• Mature street tree size and low level planting must be in accordance with Cardinia Shire Council landscape policy Developer Landscape Guidelines January 2017 (or as amended)</li> </ul>	PSP text change	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion
71.98	Appendix C Road cross sections and intersections with Princess Highway	<p>Section 9</p> <p>Plan to be revised based on Traffic Impact Assessment presently being undertaken. Will provide information to VPA as soon as possible</p>	PSP text change	The cross-sections are VPA standard and are indicative only. Support updating the notes		Further review/discussion
71.99	Appendix C Road cross sections and intersections with Princess Highway	<p>New road cross section that links to R76 as Council and Developers will need to know what type of street bridge will be required.</p> <p>'Provide a cross-section of all street bridges on a connector and local access street that cross a waterway., which includes pedestrian bridge information also'</p>	PSP text change	The cross section for the street bridge will need to align with the cross section for the road that leads into it. There should be flexibility as it will be designed in a more detailed way at the design stage. Benchmark costings that are being undertaken by the VPA will assist in the implementation of the Infrastructure Contributions Plan.	Not agreed to include additional bridge cross section	Not agreed to make change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.100	Appendix C Road cross sections and intersections with Princess Highway	Intersection 1 & 2 & 3 & 4  Functional layout plans for the signalised intersections will be provided at the future Panel Hearing.  The interim design of Ryan Road needs to be discussed based on the intersection being 50% funded through the Infrastructure Contributions Plan.	Graphics and mapping	Noted. The VPA would prefer to resolve the design of the FLPs prior to panel. Don't agree that it is an issue to be resolved at panel. It is agreed that the interim intersection that has a nexus to the PSP will be provided through the ICP (i.e., a t intersection). Agree to update the PIP to reflect this.	Update PIP to reflect VPA response.	Further review/discussion
71.101	Appendix D Waterway Cross Section	Remove reference to Melton City Council landscaping policy and replace with Mature street tree size and low level planting must be in accordance with Cardinia Shire Council Developer Landscape Guidelines January 2017 (or as amended)	PSP text change	Agree.	Amend wording Appendix D to remove Melton City Council landscaping policy and replace with <--	Further review/discussion
71.102	Appendix E: Easement cross-sections	An additional Appendix needs to be developed to demonstrate the cross-section of the gas easement, so assist with Requirement 39.	Graphics and mapping	Support.	Create an additional appendix to demonstrate the cross-section of the gas easement	Agree change to amendment documentation
71.103	Appendix G: Open Space Delivery Guidelines	Pocket park:  Modify wording: Defined as local park in the Cardinia Shire Council Recreation Open Space Strategy.	PSP text change	Do not support. The purpose of Appendix H is to translate the VPA park definitions into Council definitions.	No action.	Not agreed to make change to amendment documentation
71.104	Appendix G: Open Space Delivery Guidelines	Neighbourhood Park:  Modify wording: Defined as Local Parks and Neighbourhood Pocket Parks in the Cardinia Shire Councils Recreation Open Space Strategy	PSP text change	Do not support. The purpose of Appendix H is to translate the VPA park definitions into Council definitions.	No action.	Not agreed to make change to amendment documentation
71.105	Appendix G: Open Space Delivery Guidelines	Community park:  Modify working to correct error: Defined as Neighbourhood Parks in the Cardinia Shire Shire Councils Recreation Open Space Strategy	PSP text change	Do not support. The purpose of Appendix H is to translate the VPA park definitions into Council definitions.	No action.	Not agreed to make change to amendment documentation
71.106	Appendix G: Open Space Delivery Guidelines	Municipal parks:  Modify wording: Defined as Municipal Parks and Metropolitan Reserve in the Cardinia Shire Council Recreation Open Space Strategy	PSP text change	Do not support. The purpose of Appendix H is to translate the VPA park definitions into Council definitions.	No action.	Not agreed to make change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.107	Schedule 5 to Clause 37.07 The Urban Growth Zone.	Refer to attachment 5 which lists Council's changes to this schedule.	Planning scheme ordinance		Section 2.2 and associated table do not conform with Form and Content changes by Ministerial Direction. Section 2.3 - agree SLHC - specific provisions are standard and been legally reviewed. The requirement for the fence and associated Clause 54.06-2 is not relevant if no permit is required for the house itself. 1000sqm lots ? Buildings and works on encumbered open space - the applied zone for these uses is 'all other land - GRZ', therefore most works would require a permit. Works carried out by a public land manager are exempt under 62.06 - don't need to duplicate in the UGZ. NVPP controls - don't	Further review/discussion
71.108	Clause 43.01 of the Cardinia Planning Scheme (Heritage Overlay)	Insert the following sites to the schedule: <ul style="list-style-type: none"> <li>• 40 Dore Road, Nar Nar Goon</li> <li>• 45-55 Dore Road, Nar Nar Goon</li> <li>• 1550-1560 Princes Highway Nar Nar Goon</li> </ul> Remove the following sites from this schedule <ul style="list-style-type: none"> <li>• 140 Ryan Road Pakenham</li> </ul>	Planning scheme ordinance		Agree.	Agree change to amendment documentation
71.109	Clause 43.02 of the Cardinia Planning Scheme (Design and Development Overlay)	Insert new 43.02 Schedule for the local town centre and local convenience centre	Planning scheme ordinance		A DDO - this has never been contemplated. DISAGREE.	Not agreed to make change to amendment documentation

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.110	Clause 45.03 of the Cardinia Planning Scheme (Incorporated Plan Overlay)	Amend the clause to include the following sites with an Environmental Audit Overlay (to comply with the recommendations of the Environmental Site Assessment by GHD in 2013) 1. 27 Dore Road Pakenham (Lot 1, TP709318d and Lot 1 TP424541M) 2. Ryan Road Pakenham (Lot 2, PS547650h)	Planning scheme ordinance		Agree.	Agree change to amendment documentation
71.111	Clause 52.28 of the Cardinia Planning Scheme (Gaming)	Amend Clause 52.28 and Table 1 of Clause 52.28 of the Cardinia Planning Scheme to prohibit gaming machines in a shopping complex that includes Pakenham East town centre and local convenience centre .	Planning scheme ordinance		Will need to review. Never amended. Can we prohibit the use in the land use table instead?	Further review/discussion
71.112	Clause 66.04	Council objects to the Victorian Planning Authority as a determining authority for any application to subdivide, or construct or carry out works (where those value of those works is in excess of \$500,000) on land in the Local Town Centre in the Incorporated Pakenham East Precinct Structure Plan as their involvement during the planning permit stage is unnecessary. Council is satisfied for the Victorian Planning Authority to be recommending referral authority instead.	Planning scheme ordinance		What is our internal position on this - Kat Smith was working on a VPA position.	Further review/discussion
71.113	Clause 81.01 of the Cardinia Planning Scheme (Incorporated Documents)	Amend Clause 81.01 of the Cardinia Planning Scheme to include Guidelines for Slope Management in Subdivisions Cardinia Shire Council – Pakenham East Precinct Structure Plan as a incorporated document.	Planning scheme ordinance		Disagree. Should Cardinia wish to introduce the slope management guidelines across council this can be done separately.	Not agreed to make change to amendment documentation
71.114	Small Lot Housing Code.	Revise Small Lot Housing Code to include simpler language and diagrams to assist in the interpretation of the document, similar to Officer Precinct Structure Plan Small Lot Housing Code	Other		SLHC is standardised.	Not agreed to make change to amendment documentation
71.115	Zone Map. Amend Planning Scheme 15,17, and 18	Require a Rural Conservation Zone on the conservation area along Canty Lane	Planning scheme ordinance		Why?	Further review/discussion

Sub. #	PSP Reference	Submission	Topic Category	VPA response	Action on submission	Status
71.116	Amend Planning Scheme ESO Map 18	Require an ESO over the existing city gate and nearby land to inform adjacent landowners of potential noise issues.	Planning scheme ordinance		ESO is to identify areas where the development of land may be affected by environmental constraints or to ensure that development is compatible with identified environmental values. Not appropriate for noise. The PSP can do this potentially once the noise constraints are known from background report.	Further review/discussion
71.117	Amend Planning Scheme EAO Map 15, 17 and 18	Require an EAO on 1. 27 Dore Road Pakenham (Lot 1, TP709318d and Lot 1 TP424541M) 2. Ryan Road Pakenham (Lot 2, PS547650h)	Planning scheme ordinance		Same as 8. Agree.	Agree change to amendment documentation
71.118	Amend Planning Scheme HO Map 15 and 18	Overlay Maps - Amend Planning Scheme Map No 15 and 18 to place a Heritage Overlay on archaeological interest sites at • 40 Dore Road, Nar Nar Goon • 45-55 Dore Road, Nar Nar Goon • 1550-1560 Princes Highway Nar Nar Goon  Overlay Map – Amend Planning Scheme Map 15 to remove a Heritage Overlay (HO276) as the building has been demolished	Planning scheme ordinance		Agree with deleting HO where site has been demolished. Not appropriate to be on archaeological interest sites, does our background study suggest a HO is appropriate?	Further review/discussion