

Pakenham East PSP - Amendment C234

Submitter #	36
Agency	PIM on behalf of the Azemi land holding
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Position title	Director - Urban Planning
TRIM reference	COR/18/1671

Sub. #	LUB Reference	Submission	Topic Category	VPA response / proposed outcome	Action	Status
36.1	-	Oppose the rezoning of land to the western side of Deep Creek and within the Azemi land holding parcel if it were to be within the buffer of 50-100 metres proposed either side of Deep Creek - Urban Floodway Zone offers substantial protection - Hancock Gully has different rezoning proposed for the same purpose - An approved Development PPlan (DPO7) already exists on the landholding	Rezoning	The boundary of the amendment is the centreline of Deep Creek, so the land to the west of the creek will not be rezoned/affected by the amendment	No action required	No action required
36.2	-	Support the proposal for a vehicle bridge across Deep Creek, which should lead into a road providing access from the PEPSP	Supports Amendment	No action	No action required	No action required
36.3	-	Support the implementation of an Infrastructure Contributions Plan Overlay (ICP) - submit that the client should not be expected to pay the remaining costs of implementing the Ryan Road intersection project (should be VicRoads and Cardinia Shire Council) - the ICP should include 100% of the ultimate land component, 100% interim construction component, and 100% of the ultimate construction component	ICP	The relevant overarching principles of the ICP system (Page 9-10 of the Infrastructure Contributions Guidelines) must be considered when determining items to be funded through the ICP: • Infrastructure is essential: The delivery of the northern leg of IN-01 is not essential infrastructure as it wholly services land outside of the precinct. • Timely and orderly provision of infrastructure: The delivery of the northern leg of IN-01 would only be required at time of development of the land adjacent to the precinct to the north which is outside of the PSP. There is no justification for delivery of this intersection to ensure the timely and orderly development of the precinct. • Need and nexus: As stated above the need for northern leg of IN-01 is entirely dependent on the development of land outside of the precinct and is neither needed by or has any nexus to the PSP. • Equity: Development which contributes to the need for IN-01 should pay a fair and reasonable contribution towards its provision. As there is no nexus between the residential land within the precinct and the northern leg of IN-01, for equity reasons, the ICP should not contribute to the delivery of the northern part of the intersection. The PSP will therefore fund the interim construction of the intersection with nexus to the PSP (ie, a t-intersection with a southern leg).	Not agreed to make change	Not agreed to make change to amendment documentation
36.4	-	BR-01 and BR-02 should be categorised as short to medium term in the PIP as they provide access from developed to developing land, and connections between established Cardinia Lakes Estate and surrounding estates to proposed sporting and recreational facilities	Infrastructure Sequencing	The timing of the construction of BR-01 and BR-02 are very much dependent on the timing of the development of the north western portion of the precinct. The nexus for the bridge crossings between the new communities within the precinct and the locations they wish to access. The crossing points will only be required at a point when there is a sufficient community in place.	Not agreed to make change	Not agreed to make change to amendment documentation

Sub. #	LUB Reference	Submission	Topic Category	VPA response / proposed outcome	Action	Status
36.5	-	Submit that senior oval from DPO7 (Pakenham North-East Residential Precinct), 2014, should be re-located to Sports Reserve 01 due to the land being less encumbered and co-located with other sports facilities	Open Space	The sports reserve identified in the Pakenham North East Residential Precinct (Schedule 7 to the Development Plan Overlay) requires 'A neighbourhood sportsground incorporated into the subdivision layout' and is funded through Schedule 1 to the Development Contributions Plan Overlay. If the sports reserve is moved from land covered by the Development Plan Overlay, it would remove the sportsground from within the main catchment area of the DCP and effectively sever the nexus between the sports reserve and the land within the DCP. This would result in the needs of the residents within the Development Plan Overlay relating to sport facilities not being met.	Not agreed to make cha	Not agreed to make change to amendment documentation
36.6	-	Amend Schedule 2 to Clause 43.03 Clause 3.0 Paragraph 18 to reference the Pakenham East Precinct Structure Plan not the Mt Atkinson and Tarneit Plains PSP	Planning scheme ordinance	Amend Schedule 2 to Clause 43.03 Clause 3.0 Paragraph 18 to reference <i>Pakenham East Precinct Structure Plan</i>	Change to amendment c	Agree change to amendment documentation
36.7	-	Table 8 should include CI-04 and outline what is proposed - submit that CI-04 should be removed from the PIP and implemented on the amended DPO7 on the Azemi land	FUS	Amend Table 8 to include CI-04. CI-04 refers to the provision of the ultimate land requirement for indoor recreation facility.	Not agreed to make cha	Not agreed to make change to amendment documentation