

CARDINIA PLANNING SCHEME

AMENDMENT C265card

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Cardinia Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Cardinia Shire Council.

Land affected by the amendment

The amendment applies to approximately 185 hectares of land generally bound by Greenhills Road to the north, Healesville-Koo Wee Rup Road to the east, Green Wedge zoned land to the south and McGregor Road to the west, as shown in Map 1.

Map 1



What the amendment does

The amendment incorporates a new document into the Cardinia Planning Scheme titled *Pakenham South Employment Precinct Structure Plan, October 2020 (PSP)*, rezones the land to Urban Growth Zone Schedule 6 to facilitate the development of the land generally in accordance with the PSP and makes a number of other consequential changes to the Cardinia Planning Scheme to support the implementation of the PSP.

More specifically, the amendment:

- Introduces Schedule 6 to Clause 37.07 Urban Growth Zone (UGZ6) and rezones the land within the precinct from UGZ to UGZ6.
- Amends the Schedule to Clause 43.01 Heritage Overlay to:
 - Insert HO14 to the following individual heritage place identified in the *Pakenham South Employment Precinct Post-Contact Heritage Assessment, 2014 (revised January 2020)*:
 - 'Windarra', 40 Greenhills Road, Pakenham
 - Delete HO42 from the following heritage place identified in the *Pakenham South Employment Precinct Post-Contact Heritage Assessment, 2014 (revised January 2020)*:
 - 'ITU Milking Shed', 100 Greenhills Road, Pakenham
- Introduces Schedule 2 to Clause 43.03 Incorporated Plan Overlay (IPO2). The schedule gives affect to the PSP for the wetland area located south of the precinct.
- Amends the Schedule to Clause 45.01 Public Acquisition Overlay (PAO) to include planning scheme map PAO7 which will be applied to the wetlands area located south of the precinct and identifies Melbourne Water Corporation as acquiring authority.
- Amends the Schedule to Clause 52.17 to provide an exemption from requiring a planning permit to clear native vegetation where it is carried out in accordance with the approvals made pursuant to section 146B of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- Amends the Schedule to Clause 66.04 to require referrals for planning permit applications within the Pakenham Water Recycling Plant buffer to South East Water.
- Amends the Schedule to Clause 72.03 to update the list of planning scheme maps.
- Amends the Schedule to Clause 72.04 to include new incorporated documents titled:
 - *Pakenham South Employment Precinct Structure Plan, October 2020*
 - *Windarra, 40 Greenhills Road Pakenham, Incorporated Plan, September 2020*
 - *Windarra, 40 Greenhills Road Pakenham, Statement of Significance, September 2020*
- Amends the planning scheme maps accordingly.

Strategic assessment of the amendment

Why is the amendment required?

The amendment introduces planning provisions to implement the Planning Policy Framework by facilitating a new urban development and opportunities for job creation within an identified State Significant Industrial Precinct.

The planning scheme amendment allows for urban development outcomes that are specifically tailored to the precinct and should result in more certain and efficient regulation of the use and development of the land.

The amendment provides a balanced outcome in favour of net community benefit. The certainty provided by the amendment in terms of land use, development and infrastructure provides for a transparent and informed investment for developers, while delivering a clear picture for the future of the land for surrounding businesses and residents.

The amendment will implement further land for industrial use in accordance with the land's location identified within a State Significant Industrial Precinct in Melbourne's south east growth corridor. The amendment also complements existing provisions of the scheme. In particular, the amendment streamlines and integrates processes for infrastructure provision, native vegetation management and diversity in employment opportunities.

The UGZ6 details the uses permitted within the precinct, along with the statutory requirements for planning permits and permit applications in accordance with the PSP.

How does the amendment implement the objectives of planning in Victoria?

To provide for the fair, orderly, economic and sustainable use and development of land.

The Pakenham South Employment precinct forms part of a State Significant Industrial Precinct in Melbourne's south east growth corridor within the Urban Growth Boundary.

The precinct represents a logical and orderly extension of the adjacent industrial land uses.

The precinct will provide for a range of employment opportunities providing economic benefit for local residents and business owners.

The precinct has been planned to include a local convenience centre, several parks and shared paths throughout making them accessible by walking and cycling. This approach should provide workers with a high standard of amenity and reduced need for reliance on a vehicle leading to a more sustainable precinct.

To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

The precinct does not contain any flowing waterways with Deep Creek located outside the PSP area in the south east corner. Further west of the site, approximately 1 kilometre, is Toomuc Creek. An adjacent waterbody to the Toomuc Creek, also outside of the PSP area, has been identified as a habitat for nationally threatened species the Growling Grass Frog.

The study area is highly modified and dominated by exotic pasture grasses of low ecological value. Very little remnant vegetation remains with only small patches mainly along roadsides.

The precinct is identified within the Biodiversity Conservation Strategy however, there is no requirement within the site for any biodiversity conservation. A referral of the PSP was made to the Melbourne Strategic Assessment team of DELWP who provided the following exemption to be included in the Schedule to Clause 52.17:

All native vegetation removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' made pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

The proposed rezoning and future industrial precinct is likely to have a minimal impact upon ecological values. The PSP provides requirements and guidelines to ensure infrastructure is designed to minimise impacts on biodiversity values.

To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

The PSP will contain requirements that regulate the subdivision and development of land so as to create an employment precinct with a high standard of urban design and amenity. Open space areas and a path network linked via integrated public transport will provide nearby residents with good access to local employment opportunities.

The protection of a heritage building on the dominant ridgeline within the PSP area and incorporating this building within a local park setting adjacent to the local convenience centre, will assist in creating a sense of place within the precinct, as well as providing for passive recreation spaces.

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

A background study informing the amendment has identified several places within the precinct comprising very low density stone artefact scatters. These artefact scatters possess very low scientific significance and high cultural significance in terms of Aboriginal cultural heritage. The located artefacts have been collected and recorded. An approved Cultural Heritage Management Plan for the precinct does not provide any specific management requirements for the area. Development proponents are required to comply with the *Aboriginal Heritage Act 2006* in relation to any matters of aboriginal significance on the land.

The amendment amends the Schedule to the Heritage Overlay to include a new heritage place in the Scheme. The heritage overlay will protect the following heritage place identified in the heritage background report, titled *Pakenham South Employment Precinct Post-Contact Heritage Assessment, 2014 (revised January 2020)*:

- HO14 - 'Windarra', 40 Greenhills Road, Pakenham (Individual Place with tree controls)

The curtilage to the heritage place is smaller than the title boundary and has been drawn to provide adequate protection for the identified elements of heritage significance, their setting and context. The *Pakenham South Employment Precinct Post-Contact Heritage Assessment, 2014 (revised January 2020)* identifies two potential curtilage areas, one proposed in 2014 and Council's preferred curtilage proposed in 2020 which is reduced to exclude two deteriorated outbuildings.

The PSP includes a number of requirements and guidelines that seek to ensure that the heritage place is protected from inappropriate urban development, and properly integrated with future surrounding subdivision.

The amendment also amends the Schedule to the Heritage Overlay to remove an existing heritage place from the Scheme:

- HO42 – 'YU Milking Shed' – 100 Greenhills Road, Pakenham

The heritage background report, titled *Pakenham South Employment Precinct Post-Contact Heritage Assessment, 2014 (revised January 2020)*, determines that alterations to the built fabric of the heritage building finds it now below the threshold of local significance and the HO should be removed from the site.

To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.

A separate planning scheme amendment will provide for an Infrastructure Contributions Plan (ICP) that will set out how roads, intersections and recreation spaces will be funded for delivery. This is a Section 20A prescribed amendment prepared by the Minister for Planning as set out in the *Planning and Environment Act 1987* and *Planning and Environment Regulations 2015*.

Drainage infrastructure will be upgraded to cater for urban development and allow for natural flows into stormwater quality treatment and drainage assets.

A high voltage (500kV) electricity transmission easement traverses east-west in the south of the precinct. The use and development within the easement will be restricted and regulated through planning permit referrals to the electricity transmission authority. In an industrial precinct, it's appropriate that restricted uses can occur within the easement, such as parking and storage of non-metal items. The manager/operator of the transmission lines will not be affected by the amendment.

An easement running north-south along the precinct boundary adjacent to Healesville-Koo Wee Rup Road contains gas and electricity assets which will also not be affected by the amendment.

To balance the present and future interests of all Victorians.

The PSP identifies land within the precinct for road upgrades, local parks, the provision of upgraded utility networks and connectivity to existing and future planned employment areas. Implementation of the PSP via the amendment will deliver increased employment opportunities for the local communities as well as providing for larger employment anchors to cater for the metropolitan and national markets.

Infrastructure required to service the precinct will be partially funded by contributions from development within the precinct area, to be collected via an ICP which will be subject to a subsequent amendment. By doing so, those benefitting from the infrastructure upgrade will contribute to the cost of delivering it as opposed to the full financial burden being borne by public expenditure.

How does the amendment address any environmental, social and economic effects?

Environmental impacts

Development of the land following the amendment will alter the existing farming landscape of the precinct by changing stormwater flows, increasing traffic flows and intensifying industrial activities in the area.

These matters are mitigated through the proposed amendment to facilitate a productive, high amenity employment precinct. In particular:

- Land is set aside south of the PSP for a wetland reserve which will store and treat stormwater generated within the precinct. An Incorporated Plan Overlay (IPO2) over this area will give affect to the PSP as it sits outside the UGZ6. The wetland has been designed to meet current legislative standards noting its location within a floodplain and the existing nearby industries. The Deep Creek will be protected through the proposed drainage design.
- An environmental site assessment has been carried out for the land to determine the existence of any contamination. The assessment identified that the potential for contamination to be present on the land was low.
- A Traffic Impact Assessment (TIA) was completed in 2018 however, due to subsequent recent changes to signalised intersection design as well as variation to local traffic, an update to the TIA is still being finalised. Primarily, further consideration was required due to the signalised intersection delivery at Healesville-Koo Wee Rup Road and Greenhills Road though the Major Roads Project Victoria upgrade project, and intersection requirements for the adjacent proposed regional motorsports facility. Ongoing discussions with the Department of Transport have occurred and will continue during the exhibition process. The absence of the revised TIA is not expected to have a deleterious effect on the amendment as this information will not alter the proposed layout of the PSP but may influence changes to the more detailed design for intersections and roads.
- The Pakenham Water Recycling Plant (PWRP) owned by South East Water (SEW) is located directly east of the PSP area. SEW have undertaken odour modelling and determined a buffer separation distance of 772 metres for a potential odour impact area. This significant infrastructure asset requires protection from future uses. The proposed PSP and schedule to the UGZ6 identify a potential odour buffer for the PWRP of 772 metres which extends over almost half of the precinct in the east. Although no sensitive uses are proposed within the industrial PSP, particular uses that would otherwise not require a planning permit will trigger a planning permit application if they are proposed in the buffer. These uses include those that could be sensitive to potential odour such as food and drink and informal outdoor recreation.
- The Pakenham Abattoir, also an important existing nearby industry, has an existing buffer separation distance of 500 metres which does not currently extend to the proposed PSP precinct.

Social and economic effects

Situated within a State Significant Industrial Precinct as identified in *Plan Melbourne 2017-2050*, demand for employment land in the area has already been identified at the State level. In particular, the increasing population in this growth area requires additional job opportunities for local residents and neighbouring municipalities within the south east of Melbourne.

The amendment intends to provide for approximately 3,500 jobs with a large proportion of those anticipated to be in light industrial, freight and logistics, and manufacturing.

The amendment will provide a range of lot sizes to be provided at the time of subdivision so as to accommodate a variety of industrial business types.

Providing for job creation in the Pakenham South precinct will add to the economic well-being of the broader community. New businesses establishing in the precinct and increases in demand for goods and services locally will translate into greater economic activity.

New private sector investment will be significantly boosted in the immediate and surrounding area.

Proposed social infrastructure items include:

- Local convenience centre incorporating an adjacent park
- Shared path network throughout
- Local parks
- Bus capable roads

The local convenience centre will service the new precinct as well as potentially servicing part of the South East Business Park to the north, and ultimately traffic along Greenhills Road once this becomes the Thompson Road extension in the future.

Does the amendment address relevant bushfire risk?

The precinct lies within an identified bushfire prone area. Most of the land within and surrounding the precinct (east, west and south) is currently used for agriculture and grazing. To the north, land has already been developed for industrial uses or is planned for future industrial uses in the medium term. The bushfire risk to the PSP area is from grassfire. There is no potential for extreme fire behaviour due to the lack of larger, non-grassland areas of vegetation and the relatively flat terrain and as such, no impact on the development of the study area for employment uses.

The UGZ6 includes planning controls that will ensure that the fire risk is managed during the staging of development across the precinct. These controls will work in combination with the building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses. The CFA provided feedback to inform the controls implemented in the UGZ6.

The views of relevant agency will be sought again during the exhibition process.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

Ministerial Direction No. 1 does not strictly apply to the land affected by the amendment as the amendment is proposing to rezone land that has typically been used for various agricultural uses rather than industrial uses.

A desktop assessment has been carried to inform the potential for contamination to be present. The assessment identified possible chemical and fuel storage (currently or formally) in the precinct. However, the overall potential for contamination to be present was considered low.

Direction No. 9 - Metropolitan Strategy

Direction 9 has been considered in preparing this amendment and the amendment complies with this direction. The PSP area is located within the Officer-Pakenham Industrial Precinct which is identified in *Plan Melbourne 2017-2050* as a place of state significance for investment and growth. The amendment will facilitate the development of land within the urban growth boundary of Metropolitan Melbourne consistent with the direction of the Metropolitan Planning Strategy.

The amendment will implement the Industrial 1 Zone to employment land within the precinct.

Direction No. 11 - Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No. 12 - Urban Growth Areas

Parts 4, 5, and 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

- *How the amendment implements any Growth Area Framework Plan applying to the land*

The South East Growth Corridor Plan applies to the precinct, which is identified in the plan as 'industrial' land. In the 2012 *Growth Corridor Plans – Managing Melbourne's Growth* document, this corridor is noted for its good freight and public transport connections, and as an attractive location for a wide range of advanced manufacturing and commercial enterprises, as well as the more traditional manufacturing, warehouse and logistics.

- *How does the amendment accord with the Precinct Structure Planning Guidelines*

Objective one: To establish a sense of place and community

The amendment enables the development of the Pakenham South Employment PSP area to evolve from farming land into a well serviced urban industrial precinct adjacent to existing industrial uses.

The PSP will offer the existing and future community with employment land with a high standard of urban design and amenity. The location of a local convenience centre with adjoining local park will provide a sense of place for workers within the precinct. Shared paths throughout the PSP area linked to several local parks will provide access to areas of relaxation and recreation.

Objective two: To create greater housing choice, diversity and affordable places to live

There are no residential uses proposed for this amendment.

Objective three: To create highly accessible and vibrant activity centres

A local convenience centre is proposed within the precinct adjacent to a local park where workers can spend time during their breaks. The convenience centre will be located at a prominent intersection along a future arterial road in order to maximise accessibility for workers within the precinct as well as potential passing traffic.

Objective four: To provide for local employment and business activity

The anticipated employment creation for the industrial precinct is 3,500 jobs. These jobs will add to the economic well-being of the broader community and provide local jobs for an ever growing residential population in the south east of Melbourne.

Objective five: To provide better transport choices

The Princes Freeway and the nearby Melbourne-Pakenham Rail Line, including bus services, enable strong regional connections for the precinct.

The precinct will include connector roads all of which will be bus capable. The cycle and walking trail network will provide access to key local destinations including the local convenience centre, local parks and future shared path along the Healesville-Koo Wee Rup Road.

Objective six: To respond to climate change and increased environmental sustainability

The provision for shared path facilities and bus capable roads encourages the use of sustainable transport modes within the precinct.

By providing the residents of Cardina and surrounding municipalities with access to local jobs this will reduce travel times for many workers who are currently travelling to the inner city or other employment hubs within the state.

Objective seven: To deliver accessible, integrated adaptable community infrastructure

The precinct will provide for three local parks linked via potential public transport and a shared path network, and a local convenience centre which will provide a sense of place for the employment community.

- *How the provisions give effect to the intended outcomes of the precinct structure plan*

The planning scheme ordinance forming part of the planning scheme amendment documentation have been drafted in response to the PSP. The requirements and guidelines of the PSP will be implemented, predominantly via the UGZ6, at the subdivision stage through application requirements and planning permit conditions.

As is intended by the PSP process, the UGZ6 will facilitate a streamlined planning permit application approval process to provide certainty and clarity.

- *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

The UGZ6 has been drafted to respond to the Victorian Planning Provisions, building upon and tailoring these as necessary to implement the intent of the PSP. This way the translation of the UGZ6 to standard planning provisions can occur in a timely and efficient manner once development guided by the PSP is largely complete.

Direction No. 15 – The Planning Scheme Amendment Process

This direction seeks to set times for completing steps in the planning scheme amendment process. This explanatory report addresses the requirements outlined in this direction.

Sections 46GJ and 46GZI - Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans and Ministerial Reporting Requirements for Infrastructure Contributions Plans

The purpose of this Direction is to direct planning authorities in relation to the preparation and content of infrastructure contributions plans.

An ICP for the PSP will be implemented at a later stage and in accordance with this Ministerial Direction. A table detailing the necessary infrastructure items to serve the precinct is included in the PSP. The ICP sets a standard rate paid per developable hectare, and the Standard ICP Levy is anticipated.

Ministerial Direction 18 – Victorian Planning Authority Advice on Planning Schemes

The direction ensures the planning authority consults with the VPA when preparing a planning scheme amendment. The VPA provided input to the draft PSP document with comments around several key themes including the appropriate size and location of the local convenience centre; items to be included in the Precinct Infrastructure Plan; drainage design options and bushfire considerations including access. These comments have been responded to and/or addressed in the PSP document.

Ministerial Direction 19 - ministerial direction on the preparation and content of amendments that may significantly impact the environment, amenity and human health

The proposed PSP and schedule to the Urban Growth Zone identify a potential odour separation distance buffer for the Pakenham Water Recycling Plant (PWRP) of 772 metres. An existing buffer for the nearby Pakenham Abattoir is 500 metres which does not currently extend to the proposed PSP precinct. The PWRP buffer extends over almost the eastern half of the precinct. No sensitive uses are proposed within the industrial PSP however, the South East Water PWRP asset requires protection from future uses. Under the UGZ6, particular uses that would otherwise not require a planning permit will trigger a planning permit application if they are proposed in the buffer. These uses include those that could be sensitive to potential odour such as food and drink and informal outdoor recreation.

The EPA have provided feedback in the drafting of the UGZ6 ordinance and support Council proceeding with the amendment. Further comments from the EPA will be sought during the exhibition process.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports a number of key policy directions within the Planning Policy Framework including:

- *Clause 11.02-2S Structure planning* seeks to facilitate the orderly development of urban areas through the preparation of precinct structure plans.
- *Clause 11.03-2S Growth areas* seeks to provide for significant amounts of local employment opportunities.
- *Clause 13.06-1S Air quality management* seeks to assist the protection and improvement of air quality.
- *Clause 15.03-1S Heritage conservation* seeks to ensure the conservation of places of heritage significance.
- *Clause 17.03-1S Industrial land supply* seeks to ensure availability of land for industry.
- *Clause 17.03-3S State significant industrial land* seeks to protect industrial land of state significance.
- *Clause 18.01-1S Land use and transport planning* seeks to create a safe and sustainable transport system by integrating land use and transport.
- *Clause 19.03-1S Development and infrastructure contribution plans* seeks to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contribution plans and infrastructure contribution plans.

The amendment is consistent with Planning Policy Framework which supports the timely delivery of industrial land in growth areas, in particular within a State Significant Industrial Precinct. The employment precinct will contribute significantly to the local services available to future and existing nearby residents as well as providing job opportunities. The development of the PSP has also considered local heritage conservation and potential odour separation distances from existing industry. The PSP identifies the list of infrastructure items required to support development of the PSP

area. The future Pakenham South Employment ICP will guide what infrastructure will be delivered by development proponents.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the following policy directions within the Local Planning Policy Framework:

- *Clause 21.02-5 Strategic framework plan* - the Cardinia Shire Strategic Framework Plan identifies the PSP area for employment land.
- *Clause 21.02-6 Post-contact heritage* seeks to provide for the protection and appropriate management of sites of heritage significance.
- *Clause 21.03-2 Urban growth area* seeks to create a functional, attractive, safe and sustainable urban environment for the existing and future community.
- *Clause 21.04-1 Employment* seeks to develop diverse local employment opportunities to meet the needs of a growing residential population.
- *Clause 21.05 Infrastructure* provides for the co-ordinated provision of infrastructure and the collection of infrastructure contributions.

The amendment is consistent with the Municipal Strategic Statement as it will facilitate development of an orderly and functional employment precinct, providing job opportunities within a growth area.

How does the amendment support or implement the Municipal Planning Strategy?

Not applicable

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment meets the form and content requirements of the Victoria Planning Provisions. Importantly, the introduction of the UGZ6 is the most appropriate tool to apply a suite of Victoria Planning Provision conventional zones to guide future use and development of the precinct through the specification of conditions and requirements for permits.

The following Planning Practice Notes and Planning Advisory Notes were used in the development of the amendment: PPN01 – Applying the Heritage Overlay; PPN46 – Strategic Assessment Guidelines; PPN47 – Urban Growth Zone; AN48 – Ministerial Direction 15: The Planning Scheme Amendment Process; AN68 – Bushfire State Planning Policy VC140; AN73 – New requirements for a planning authority to consult Environment Protection Authority.

A future Section 20A amendment will introduce the Infrastructure Contributions Overlay to implement the ICP.

How does the amendment address the views of any relevant agency?

The amendment has been prepared in consultation with affected agencies. Amongst others, key relevant agencies include the Victorian Planning Authority (VPA), Department of Environment, Land, Water and Planning (DELWP), Department of Jobs, Precincts and Regions (DJPR), Department of Transport (DOT), Melbourne Water, South East Water (SEW), Aboriginal Victoria (AV), Environmental Protection Authority (EPA), Heritage Victoria (HV), Country Fire Authority (CFA), AusNet Services and APA Group.

The views of these agencies will be sought further during agency consultation and through submissions following exhibition of the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Cardinia Shire Council in itself and acting as a planning authority is an 'interface body' under the *Transport Integration Act 2010*. Under Section 25 of that Act:

- (1) An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.
- (2) An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.

The amendment is likely to have a significant impact on the transport system at a local level. It will require upgrades to nearby parts of the regional road network and will allow the creation of a new local road network that will set the future pattern of development in the precinct. It will contribute to the potential development of the bus network in the area.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct thereby encouraging development and services investment.
- Enabling efficient access to existing and planned employment and services in and around the local area and region through connections to the arterial road network and potential future extensions to bus services.
- Ensuring the road network minimises impacts on the site's topography and water flow regimes.
- Designing the function and scale of roads to match the expected travel demand.
- Coordinating relevant government bodies to approve and/or deliver transport infrastructure and services.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have minimum impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in to the Cardinia Planning Scheme will facilitate the orderly and proper planning of the area. The Growth Areas Infrastructure Contribution (GAIC) will assist in funding the provision of essential public development and community infrastructure required to service the precinct.

An ICP to be implemented via a separate amendment and in accordance with the Ministerial Direction for ICPs will enable the collection of developer funds to pay for necessary community and development infrastructure for the precinct.

Further, the UGZ6 has been structured in such a way that the ultimate translation to conventional Victoria Planning Provisions zones can occur in a timely and efficient manner once the land has been developed.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Cardinia Shire Council website at <https://creating.cardinia.vic.gov.au/pakenham-south-employment-precinct-structure-plan>

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 26 November 2020.

A submission must be sent to:

Via Email: mail@cardinia.vic.gov.au

Subject line: Planning Scheme Amendment C265

or

Growth Area Planning – Amendment C265

Cardinia Shire Council

PO Box 7

Pakenham VIC 3810

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: Week commencing 8 March 2021
- Panel hearing: Week commencing 12 April 2021

ATTACHEMENT 1 – Future Urban Structure Plan

