

Amendment C228 – Pakenham Major Activity Centre



Questions about Amendment C228

How will the amendment affect me?

You have been given notice of the amendment as you may be affected by, or have an interest in, the proposed changes. You may own property or live nearby, or be planning on developing property in the affected areas.

The documents provided to you are for your information and you do not have to do anything further if you do not wish to do so.

What is the Cardinia Planning Scheme?

Each local government in Victoria is covered by a planning scheme. The *Cardinia Planning Scheme* sets out how land is protected and how it can be used and developed in Cardinia Shire.

Planning schemes require changes from time to time to achieve certain planning outcomes, support new policies, and to ensure that requirements continue to meet the needs of the local community.

What is Amendment C228 and its background?

The *Pakenham Structure Plan 2017* was implemented into the Cardinia Planning Scheme through amendment C211 with conditions from the Minister for Planning. In response, Council has undertaken an update to ensure the document is current, succinct, and accurate resulting in the *Pakenham Structure Plan 2019*. A new *Pakenham Major Activity Centre Urban Design Framework 2019* was also created to guide the design of new development.

The two documents underpin the development and design requirements of the statutory planning tool, the Activity Centre Zone Schedule 1 which will be implemented into the Cardinia Planning Scheme via proposed Amendment C228.

What does Amendment C228 do?

The Amendment proposes to rezone the properties located within the major activity centre boundary identified as General Residential Zone Schedule 1, Commercial 1 Zone, Mixed Use Zone to the Activity Centre Zone Schedule 1.

It deletes the Development Plan Overlay Schedule 1 (part) from a proposed road and Development Plan Overlay Schedule 2 from the Pakenham Central Market Place. It adds the Pakenham Structure Plan 2019 and Urban Design Framework 2019 as Reference Documents to Clause 21.03 and removes reference to the older documents.

The amendment deletes the Pakenham Activity Centre Incorporated Provisions from Schedule to Clause 72.04.

What do structure plans and urban design frameworks do?

A Structure Plan is a planning tool that sets out a vision for the future development of a place. It establishes a planning and management framework to guide development and land-use change and aims to achieve environmental, social and economic objectives.

An Urban Design Framework is a companion document to the Structure Plan. It comprises urban design principles, objectives and guidelines that together will ensure that future development within the activity centre supports desired land use change while respecting the existing and valued character of the area. This includes preferred future neighbourhood character and design requirements such as height limits and setback requirements.

What is an Activity Centre Zone?

The Activity Centre Zone (ACZ) is a planning tool to guide and facilitate use and development of land in activity centre. The proposed ACZ divides the Pakenham Activity Centre into precincts and informs:

- Land use and development for each precinct
- Preferred building heights and setbacks
- Preferred outcomes for building facades and street frontages
- Active and safe street frontages
- Pedestrian and cycling amenity
- Car parking
- Gateways
- Key development site opportunities

A planning permit application must fulfil the requirements of the Activity Centre Zone Schedule 1.

How do I make a submission to Amendment Click to insert?

Anyone can make a submission and the submission can do any of the following:

- support the amendment
- seek changes to the form and/or content of the amendment
- not support the amendment.

All submissions must be made in writing and submitted to Council by **Friday 6 December 2019**.

Submissions can be emailed to Council at mail@cardinia.vic.gov.au (with 'Amendment C228' in the subject line), or posted to:

Amendment C228
Policy, Design and Growth Area Planning
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

What happens if I make a submission?

All submissions received are public documents and Council must consider all submissions as part of the amendment process.

If concerns cannot be resolved by making changes to the amendment, Council may refer submissions to an independent Planning Panel for review.

What is a planning panel?

A Planning Panel is appointed by the Minister for Planning and will hold a public hearing where all submitters can present and be heard.

What happens next?

The Planning Panel will review each submission individually and provide a report with recommendations to Council and the Minister for Planning.

When will the Planning Panel Hearing occur?

Preliminary hearing dates have been pre-set as follows:

- **Directions Hearing: week of 30 March 2020**
- **Panel Hearing: week of 4 May 2020**

Further details about any Planning Panel hearings and specific dates will be provided at a later date to those who make a submission.

Where can I find more information?

Amendment documents and more information can be found on Council's website at www.cardinia.vic.gov.au/haveyoursay or (free of charge) at the Civic Centre at 20 Siding Avenue, Officer during office hours.

You can also contact Council's Strategic Planning team on **1300 787 624** to discuss over the phone or meet with you to answer any questions.

