

# Frequently Asked Questions

## Planning Scheme Amendment C265 – Pakenham South Employment Precinct Structure Plan

The content below is provided to assist with addressing common questions that may arise as part of Planning Scheme Amendment C265

The content is to be read in conjunction with C265 exhibition documents

### Q. What is a planning scheme amendment?

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.

A change to the planning scheme is known as an amendment. The process for an amendment is set out in the *Planning and Environment Act 1987*.

The amendment process is summarised in Figure 3: *Planning scheme amendment process*.

### Q. What land is affected by Amendment C265?

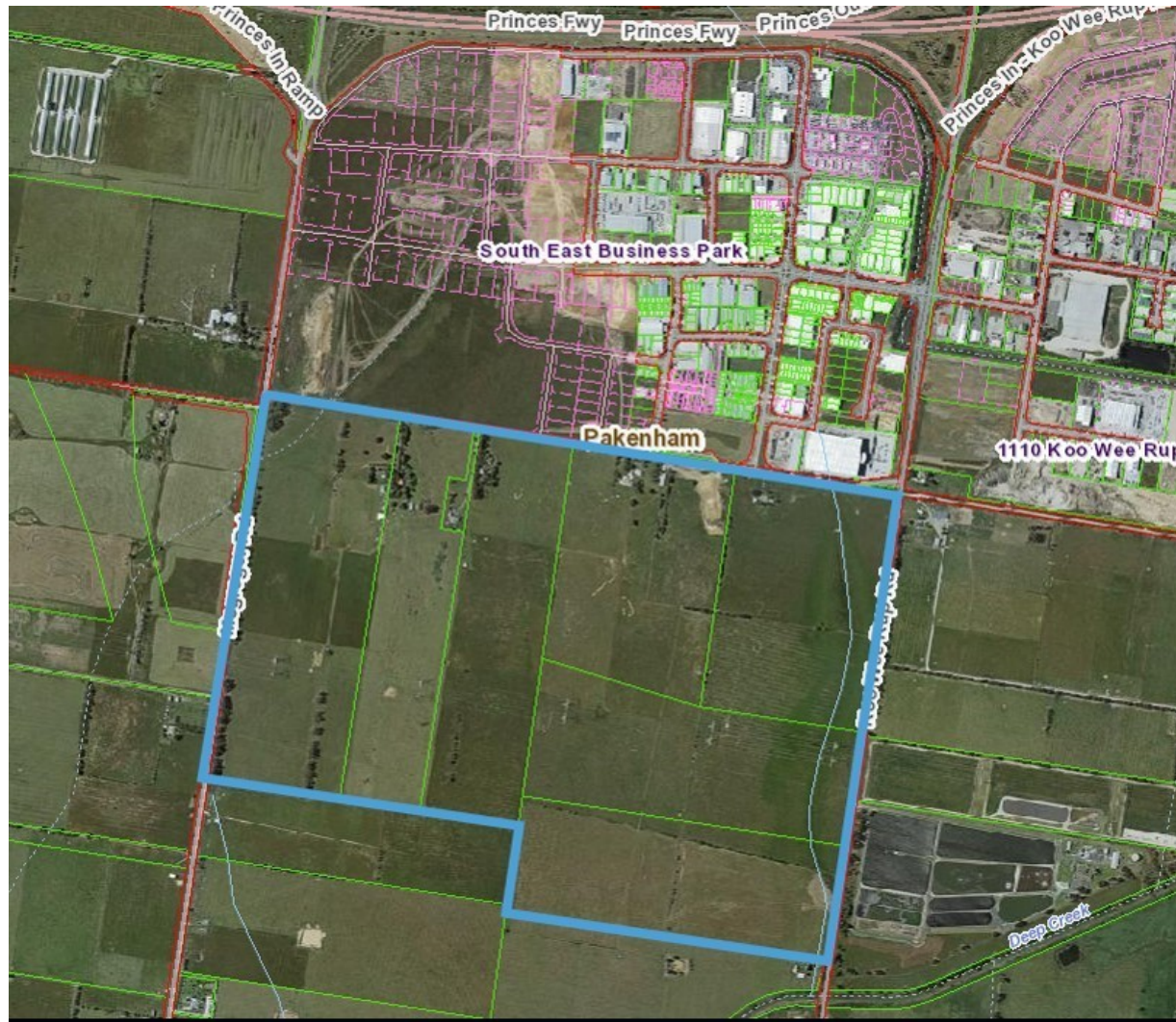
The land affected by the amendment is located directly south of the South East Business Park and south west of the Livestock Exchange.

The precinct is bound by:

- Greenhills Road to the north;
- Healesville-Koo Wee Rup Road to the east;
- Green Wedge land to the south; and
- McGregor Road to the west.

See Figure 1: *Pakenham South Employment precinct*

Figure 1: Pakenham South Employment precinct



## Q. Why is Amendment C265 required?

Rapid population growth in the south east of Melbourne has generated the need for additional local job opportunities for residents of Cardinia as well as neighbouring municipalities.

The subject area is located within a State Significant Industrial Precinct, which identifies the precinct for future employment land.

The amendment rezones land for industrial uses by implementing the Pakenham South Employment Precinct Structure Plan.

## Q. What does Amendment C265 do?

The proposed industrial employment precinct will:

- provide approximately 185 hectares of industrial land;
- allow for the creation of approximately 3,500 jobs to provide opportunity for local residents to work within close proximity to home, reducing commute times; and
- include a small commercial centre adjacent to public open space, with shared paths and open space throughout.

To implement the above, Amendment C265 proposes to:

- Insert Schedule 6 to the Urban Growth Zone and apply it to all the land; and
- Incorporate the Pakenham South Employment Precinct Structure Plan (the PSP) in to the Cardinia Planning Scheme.

Specific updates to the Cardinia Planning Scheme proposed for Amendment C265 are outlined in the exhibition documentation.

Figure 2: Pakenham South Employment PSP – Future Urban Structure





## Q. 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 area.

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.

## Q. How do I make a submission to Planning Scheme Amendment C265?

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; or
- not support the amendment.

A submission can be made via an email, a letter (attached to an email or sent to Council) or use the form available on Council's website to assist you in making your submission at [www.cardinia.vic.gov.au/haveyoursay](http://www.cardinia.vic.gov.au/haveyoursay)

## Q. What happens if I make a submission?

We will provide you with acknowledgement that we have received your submission.

The *Planning and Environment Act 1987* specifies that:

- submissions to amendments are public documents and may be made available to any person for the purpose of consideration of the amendment.
- Council must make a copy of every submission available at its office for any person to inspect until the end of two months after the amendment comes into operation, lapses or ends otherwise.

It is important to note that the *Planning and Environment Act 1987* has been updated to address planning processes affected by coronavirus (COVID-19) public health restrictions.

Planning scheme amendment documents previously required to be physically available to view at state and local

government offices are now only required to be available for online inspection. This includes copies of submissions.

## Q. When can I make a submission?

Written submissions on this amendment are now invited.

Please make your comments in writing to Council by 5pm **Thursday 26 November 2020**.

A submission must be sent via:

- email (preferred) [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au) (please include Amendment C265 in the email title); or
- posted to:  
Cardinia Shire Council (Strategic Growth Area Planning)  
Amendment C265  
PO Box 7  
PAKENHAM VIC 3810

## Q. What happens next?

Council must take all submissions into consideration.

If Council cannot resolve all concerns raised in submissions Council will refer the amendment and submissions to an independent Planning Panel.

## Q. What is a Planning Panel?

A Planning Panel is appointed by the Minister for Planning.

The Planning Panel process allows all submitters an opportunity to present their case to the Panel.

The Panel will review all submissions and provide a report with recommendations about the amendment back to Council.

## Q. What is a Directions Hearing?

A Directions Hearing is conducted by the appointed Panel member(s) and is usually held approximately 4 weeks after the Panel is appointed.

The purpose of a directions hearing is generally to make arrangements for the running of the Panel Hearing, such as fix the Panel Hearing date, schedule times for submitters to talk to the panel, set a date for the exchange of information including expert evidence, and sometimes arrange a site visit.

It is also an opportunity for submitters to ask questions about information or the Panel process.

## Q. What happens after a Planning Panel?

After the planning panel has released the report, the Amendment and report will again be presented to the Council for consideration.

Council must consider, but is not bound by, the Panel's report and recommendation when making its decision.

Council must decide to:

- adopt the amendment as is;
- adopt the amendment with changes, or
- abandon the amendment.

The Minister for Planning will then consider the Panel's report and any issues raised by Council (if any) regarding the Panel's report. The Minister will decide whether or not to approve Amendment C265 to the Cardinia Planning Scheme.

## Q. When will the Planning Panel hearing occur?

Should a Planning Panel be required, indicative hearing dates have been pre-set as follows:

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

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

Information about the Planning Panel process can be found at

[www.planning.vic.gov.au/panels-and-committees/planning-panel-guides/planning-panel-faqs](http://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides/planning-panel-faqs)

## Q. Why is the Directions Hearing and Panel Hearing scheduled for next year?

Under Ministerial Direction No.15 (MD15), Council must make a formal request for the appointment of a Panel within 40 business days of the closing date for submissions unless a Panel is not required.

Should a Panel be required, Council would be unable to meet the required timeframe specified in MD15 and has therefore sought an exemption from the Minister for Planning with regards to this timeframe.

Council would be unable to make a formal request for the appointment of a Panel within 40 business days after the closing date for submissions due to limited availability of Council Meetings prior to the end of 2020.

Council will consider and respond to submissions for Amendment C265 at the first Council Meeting in 2021, which is proposed for Monday 15 February 2021.

### Q. Where can I find more information about this amendment?

Amendment documents and more information can be found at:

- Cardinia Shire Council website [www.cardinia.vic.gov.au/haveyoursay](http://www.cardinia.vic.gov.au/haveyoursay)
- Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

### Q. Can I come into the Council office to view documents?

The *Planning and Environment Act 1987* has been amended by the COVID-19 Omnibus (Emergency Measures) Bill 2020 to address planning processes affected by coronavirus public health restrictions.

The planning scheme amendment documentation is now only available for online inspection.

### Q. Can I have a face-to-face meeting in the Council office?

Council is working closely with government agencies and following their direction regarding Coronavirus (COVID-19). To reduce the risk to our community and staff, Council's customer service centre at 20 Siding Avenue, Officer is closed until further notice.

Please note, that as the COVID-19 restrictions are constantly changing the most up-to-date news with regards

to Cardinia Shire Council's services and buildings can be found at

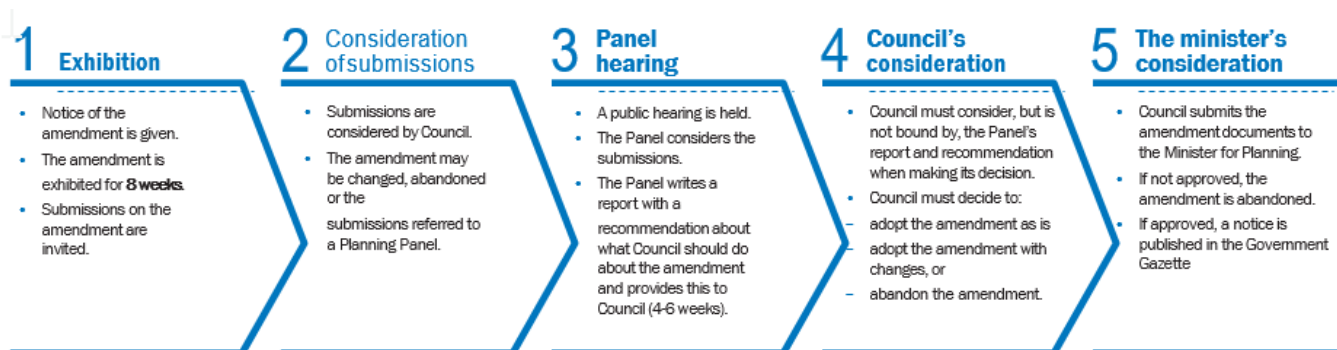
[www.cardinia.vic.gov.au/coronavirus](http://www.cardinia.vic.gov.au/coronavirus)

### Q. Who do I contact to talk to about this amendment?

You can contact Council's Strategic Growth Area Planning team on 1300 787 624.

A face-to-face video meeting can also be arranged to help address any questions or concerns you may have about the amendment and the content of the amendment documentation. Please call the team to arrange a day and time that suits you.

Figure 3: Planning scheme amendment process



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For more information about planning, planning controls, the public availability of submissions and the Planning Scheme Amendment process please go to [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

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