## AMENDMENT C188 - Quarry Hills Precinct Structure Plan

**Document changes matrix with reference to relevant submissions**

**Version 2.0 - MPA Part A Submission - January 2016**

*Note: where a change has been made to Plan 2 - Future Urban Structure, it is assumed that the plan change will affect all corresponding plans.*

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
<th>Objective</th>
<th>Requirement</th>
<th>Guideline</th>
<th>Table</th>
<th>Plan</th>
<th>Figure</th>
<th>Cross Section</th>
<th>Appendix</th>
<th>Existed version text</th>
<th>Related Submission/s</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>P1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Make blue line for Findon Creek tributary and Darebin Creek more bold. Show Overland Flow paths as arrows depicting location of flow. Show Waterways as a separate item to overland flow. Make UGB and Precinct area lines cleaner and to MPA standard.</td>
<td>7 - Melbourne Water, MPA</td>
</tr>
<tr>
<td>3 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The PSP is informed by: Biodiversity Conservation Strategy and applicable Sub-Regional Strategies for Melbourne’s Growth Areas June 2013. Biodiversity Conservation Strategy for Melbourne’s growth Corridors, DEPI June 2013.</td>
<td>13 - DELWP</td>
</tr>
</tbody>
</table>

**How to read this document: Document changes**

<table>
<thead>
<tr>
<th>Exhibited wording</th>
<th>Proposed changes</th>
</tr>
</thead>
</table>

**Land to which the PSP applies: Document changes**

<table>
<thead>
<tr>
<th>Exhibited wording</th>
<th>Proposed changes</th>
</tr>
</thead>
</table>

**Background information: Document changes**

<table>
<thead>
<tr>
<th>Exhibited wording</th>
<th>Proposed changes</th>
</tr>
</thead>
</table>

**Conclusions: Document changes**

<table>
<thead>
<tr>
<th>Exhibited wording</th>
<th>Proposed changes</th>
</tr>
</thead>
</table>

**Vernon: Document changes**

<table>
<thead>
<tr>
<th>Exhibited wording</th>
<th>Proposed changes</th>
</tr>
</thead>
</table>

| 6 | P2 | By introducing the land data into GIS an error in DCP projects/land budget was discovered. INT-01 left out mapping consideration and overlapped the community facility. In turn, the community facilities were shifted slightly West to avoid overlap with the intersection. | Shift the community facility slightly west of the overlap of INT-01. | MPA |
| 6 | P2 | Amend local road to remove unneeded small pockets of land between the GGF CA and local access street. | 7 - Melbourne Water |
| 6 | P2 | ADD note: Stormwater treatment assets and growing grass frog wetlands are to be no closer than 10m minimum setback from the top of bank of the Darebin Creek. | 7 - Melbourne Water |
| 6 | P2 | Legend - Drainage corridor (service open space) | Constructed waterway (service open space). | 7 - Melbourne Water |
| 6 | P2 | Where a wetland is disconnected from the creek by a local access road, to amend the plan so the local access streets run around the wetland. | 7 - Melbourne Water |
| 6 | P2 | Show Findon Creek Tributary | 7 - Melbourne Water |
| 6 | P2 | Show stormwater quality treatment asset on electricity easement as the same as the others. | 7 - Melbourne Water |
| 6 | P2 | ADD Note: The sensitive interface of E6 and Darebin Creek to be resolved at functional design phase | 7 - Melbourne Water |
| 6 | P2 | Show Local Convenience Centre at the corner of Whittall Street and the North-South connector road with a star and add to legend | 11b - Whittlesea |
| 6 | P2 | Quarry Extractive Works Area Buffer (500m) | Buffer area to be shown as slightly different shade of beige to depict the area more clearly and heavier line weight. The Extractive works area shown with bolder hatching. | 1 - DEDJTR, 4 - Boral, 6 - EPA |
| 6 | P2 | ADD Note: Land identified within the quarry extractive works area buffer (500m) must refer to Clauses 2.7 of Clause 37.07-3 of the Whittlesea Planning Scheme. | 1 - DEDJTR, 4 - Boral, 5 - Spiire, 6 - Findon pastoral, 9 - EPA, 11b - Whittlesea |
| 6 | P2 | Legend - Growing Grass Frog Cat 1 (service open space) | Growing Grass Frog Conservation Area | 13 - DELWP |
| 6 | P2 | Better depict 1 in 100 year flood level better depict GFG CA boundary | 13 - DELWP |
| 6 | P2 | Legend - drainage easement - yarra valley water (service open space) | Legend - water easement (25m width) - yarra valley water (service open space). Width of the water easement increased by approximately 15m to 25m on the plan. | 13 - DELWP |
The potential government school and community facilities overlapped the high street and have now been relocated slightly west to remove the overlap on the plan.

**New or Proposed Changes**

- **Insert Objective** - “Ensure development appropriately responds to the natural landform of the precinct, particularly where there is an interface with the Quarry Hills Regional Parkland”.
- **Remove Figure 1, Figure 2 and Figure 3**
- **Proposed changes**
  - In areas which contain slope in excess of 10%, development must minimise landscape scarring and large amounts of cut and fill. Specific guidance relating to this can be found at Figures 1-3.
  -Delete and replace with G25 - The built form of dwellings located at the interface with Quarry Hills Regional Parkland should be designed to avoid dominating views to and from the parkland through landscape features such as reduced overall building heights and split level design.

**Summary Land Budget: Document changes**

- **Proposed changes**
  - New summary land use budget can be found attached to the Part A submission. The content of the PSG including other tables will be updated to reflect these new figures.

**Implementation**

- **Proposed changes**
  - The land budget needs to be updated to reflect the changes outlined through this table.

**Housing: Document changes**

- **Proposed changes**
  - An application for subdivision which includes lots located on slopes greater than 10% must be accompanied by subdivision and housing guidelines which demonstrate how the proposal responds to and achieves the objectives, requirements and guidelines within the ‘Housing’ and ‘Earthworks, embankments and retaining structures’ sections of the Quarry Hills Precinct Structure Plan incorporated in this scheme.
  - An application for subdivision which includes lots located on slopes greater than 10% must be accompanied by subdivision and housing guidelines, as required by Clause 3.1 of Clause 37.07-3 of the Whittlesea Planning Scheme. The guidelines must demonstrate how the development will minimise landscape scarring, including minimising large amounts of cut and fill.
Lots must front (in order of priority where a lot fronts multiple elements):
- Waterways and public open space
- Local access streets
- Connector roads
- Transmission line easements
- The E6 road reservation.

Lots must front (in order of priority where a lot fronts multiple elements):
- Local access streets
- Waterways and public open space
- Connector roads
- Transmission line easements
- The E6 road reservation.

Lots capable of supporting conventional and lower density housing are encouraged closer to the Quarry Hills Regional Parkland.

Residential lots which maintain an interface with the Quarry Hills Regional Parkland should provide larger lots to transition from residential development to the Quarry Hills Regional Parkland.

The built form of dwellings located at the interface with Quarry Hills Regional Parkland should be designed to avoid dominating views to and from the parkland through design features such as reduced overall building heights and split level design.

The Quarry Hills PSP provides for a Local Town Centre (Village Town Centre) and one Local Convenience Centre. The Village Town Centre is located at the junction of Harvest Home Road and the major north-south connector road. A local convenience centre is located in the north of the PSP at the junction of Whitebark Street and the north-south connector road. The local convenience centre will provide for basic daily needs for residents, particularly in the north and is a suitable location for an interim community facility. Rule number of sub sections as a result of this change.

The design of any Local Convenience Centre should consider inclusion of two storey built form and ensure that all buildings are well articulated and of a high quality urban design that reflects its location as a key community hub within the precinct.

Local Convenience Centres should feature a high degree of permeability and clear circulation to ensure that key destinations within the centre are easily accessible by walking and cycling.

"...Given the catchment size of the Quarry Hills PSP, and the extensive period of time which may pass between the first residents arriving into the precinct, and the development of the community hub, innovative early or interim provision opportunities should be explored between Council and other relevant parties."

"...Given the catchment size of the Quarry Hills PSP, and the extensive period of time which may pass between the first residents arriving into the precinct, and the development of the community hub, innovative early or interim provision opportunities should be explored between Council and other relevant parties."

An interim community facility could be accommodated within the local convenience centre in the north of the precinct.
Existing vegetation should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region the precinct.

The design of waterway corridors, conservation areas, wetlands and retarding basins, and any other encumbered open space must be to the satisfaction of the responsible authority. The layout of drainage infrastructure, including waterway corridors, open channels, wetlands and retarding basins must be to the satisfaction of the responsible authority and Melbourne Water.

Where a lot interfaces with the Growling Grass Frog Conservation Area, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.

The layout (including design and width) of open space and natural systems must be to the satisfaction of the responsible authority. The layout of drainage infrastructure, including waterway corridors, open channels, wetlands and retarding basins must be to the satisfaction of the responsible authority and Melbourne Water.

Any passive open space areas integrated within the Growling Grass Frog Conservation Area, must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Figure Notes:

Conservation area boundary. Low fence to exclude vehicles but allow pedestrian access.

Notes: Conservation area boundary. Low fence, bollards or other separation treatment to exclude vehicles but allow pedestrian access.

Notes: Conservation area boundary. Low fence, bollards or other separation treatment to exclude vehicles but allow pedestrian access.

Where a lot interfaces with GGF habitat, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.

Where a lot interfaces with the Growing Grass Frog Conservation Area, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.

Where a lot interfaces with the Growing Grass Frog Conservation Area, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.

Local roads that interface with the Growing Grass Frog Conservation Area habitat area should be designed generally in accordance with Figure 6.

Where a lot interfaces with the Growing Grass Frog Conservation Area, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.

Local roads that interface with the Growing Grass Frog Conservation Area habitat area should be designed generally in accordance with Figure 6.
For the purpose of Clause 56.06-7, the requirements of the relevant fire authority are, unless otherwise approved by the CFA:

- constructed road must be minimum of 7.3m trafficable width where cars park on both sides, or:
  - A minimum of 5.4m in trafficable width where cars may park on one side only.
  - A minimum of 3.9m width no parking and 0.5m clearance to structures on either side, and if this width applies there must be passing bays of at least twenty metres (20m) long, six metres (6m) wide and located not more than two-hundred metres (200m) apart.
  - Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width:
    - the average grade of a road must be no more than 1 in 7 (14.4% or 8.1).
    - the steepest grade on a road must be no more than 1 in 5 (20% or 11.3) with this grade continuing for no more than fifty metres (50m) at any one point.
    - Dips in the road must have no more than 1 in 8 grade (12.5% or 7.1) entry and exit angle.
    - Constructed dead end roads more than sixty metres (60m) in length from must have a turning circle with a minimum radius of eight metres (8m) (including roll over kerbs if they are provided.)


Delete

12 - CFA, MPA, 14 - PSCA

34
P10
Bushfire Management
Delete Plan - re-number subsequent plans
12 - CFA, MPA, 14 - PSCA

35
7
Figure 7: Bushfire Prone Area Interface
Delete Figure
12 - CFA, MPA, 14 - PSCA

32
P9
Title: Plan 9 - Growling Grass Frog Conservation Area
Plan 9 - Growling Grass Frog Conservation Area Concept Plan
13 - DELWP

32
P9
Legend: Growling Grass Frog Cat 1 (service open space)
Growling Grass Frog Conservation Area
13 - DELWP

32
P9
Add scattered trees
13 - DELWP

32
P9
Notes 1 - 12
Update Notes as per Appendix 2: Notes to be included in Conservation Area Concept Plans and Conservation Interface Plans. (Pg 38 of Guidance Note Implementing the BCS in Melbourne’s growth corridors working document). Note 10 to include objective 11 of Guidance note (pg 41 of guidance note)
13 - DELWP

New Note 2 (as per Appendix 2 notes above above) to add: “The location and construction of water treatment assets must ensure that impacts to existing Growling Grass Frog habitat wetlands are avoided unless otherwise approved by DELWP.

13 - DELWP

Transport and Movement: Document changes

37
3.7
NEW
Applications to construct infrastructure within the Growling Grass Frog conservation area must be generally in accordance with the specifications and locations shown in this PSP and DCP and be approved to the satisfaction of Secretary to the Department of Environment, Land, Water and Planning.
13 - DELWP

37
3.7
P86
Third dot point.
Where a shared path is to be delivered on one side of a minor water …… “
MPA

36
P11
ADD Note

36
P11
Note 3: The Harvest Home Road crossing over the Darebin Creek will be determined in consultation with the Department of Environment and Primary Industries and Melbourne Water through the planning application process.

Buildings and works associated with the construction of the crossing should investigate modification of the 1 in 100 flood level to achieve a reduction to the bridge/culverts span.

MPA

Integrated Water Management and Utilities: Document changes

40
P13
Legend - Drainage corridor (service open space)
Constructed Waterway (service open space)
7 - Melbourne Water

40
P13
Legend - Growling Grass Frog Cat 1 (service open space)
Growling Grass Frog Conservation Area
13 - DELWP
Panel version text

P13

P13

P13

P13

P13

P13

R97

R99

G96

G99

NEW

R103

R110

Panel version text

P13

P13

P13

R110

Inclusion of a staging plan to show logical sequence of staging within the precinct, whilst the quarrying activities remain in operation.

MPA

13 - DELWP

Version 0.1 - Page 6 of 7
Stage will be determined largely by the development proposals on land within the precinct, having regard to existing constraints and the availability of infrastructure services and have regard to the Staging Plan. Development staging should, to the extent practicable, be integrated with adjoining developments. Access to each new lot must be via a sealed road.

**Development staging**
- Development staging should, to the extent practicable, be integrated with adjoining developments.
- Access to each new lot must be via a sealed road.

**Land identified within the buffe**r of the Extractive Works Area as identified on Plan 4 must liaise with the responsible authority and the Earth Resource Regulation section of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) prior to lodging a permit application for development.

**Land identified within the quarry extractive works area buffer (500m)** shown on Plan 2 must refer to Clause 2.7 of Clause 37.07-3 of the Whittlesea Planning Scheme.

**Proposed changes**
- ...as such development within 500m of the Works Authority will need to be referred to the DEDJTR.
- As such development within 500m of the Extractive Works Area will need to be referred to the DEDJTR.

**Proposed changes**
- A large Honsfell quarry is currently located within the PSP boundary. The site includes a quarry processing plant, a concrete batching plant and a construction materials facility. The quarry features blasting to remove the rock (honsfell) and is a major stone and rock resource within the northern corridor. Once operation of the site has ceased and has been rehabilitated, sections on the periphery of the current quarry hole will be suitable for some development, however, the quarry hole itself will be partially filled for open space and recreation use. Creative review and re-design options are currently being investigated by Council as part of the Quarry Hills Regional Parkland Master Plan.