## AMENDMENT C188 - Quarry Hills Precinct Structure Plan

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

**Version:** 1.0 - MPA Part A Submission - 27th October 2015

**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>Plans</th>
<th>Figures</th>
<th>Cross Section</th>
<th>Appendix</th>
<th>Related Submissions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Introduction**

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

2

**P1**

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 flows make UGB and Precinct area lines cleaner and to MPA standard

7 - Melbourne Water, MPA

3

**1**

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

13 - DELWP

**Land to which this PSP applies.**

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

**Background information.**

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

**Outcomes**

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

6

**P2**

Amend local road to remove undevelopable small pools of land between the GGF CA and local access street

7 - Melbourne Water

6

**P2**

Ensure stormwater treatment assets or growing grass frog wetlands are no closer than 10m minimum setback from the top of bank of the Darebin

7 - Melbourne Water

6

**P2**

Plans reflect Melbourne Water Drainage Strategy “Quarry Hills Development Services Strategy” and “Quarry Hills South Development Services Strategy”

Update Plan to show amended Quarry Hills Development Services Strategy - Melbourne Water

5 - Spiire, 7 - Melbourne Water, 11b - Whittlesea

6

**P2**

Legend - Drainage corridor (service open space)

Constructed waterway (service open space)

7 - Melbourne Water

6

**P2**

Show Findon Creek Tributary

7 - Melbourne Water

6

**P2**

Show stormwater quality treatment asset on electricity easement the same as the others

7 - Melbourne Water

6

**P2**

Show Local Convenience Centre at the corner of Whitbark 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 - DEEDJTR, 4 - Boral, 8 - EPA

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 GGF CA boundary

13 - DELWP

**Objectives.**

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

5

**22**

New Heading - Image and Character

Heading - Image, Character and Housing

MPA, 11b - Whittlesea, 2b - Al Siraat

5

**22**

New

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”,

MPA, 11b - Whittlesea, 2b - Al Siraat

7

**22**

Deliver an integrated water management system that encourages reduced reliance on reticulated potable water, encourages the reuse of alternative water, minimises flood risk, ensure waterway health and contributes to a liveable, sustainable and green urban environment.

Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures the environmental health of waterways and Bays, protects public health, delivers affordable essential water services and contributes towards a sustainable and green urban environment.

7 - Melbourne Water

**Summary Land Budget.**

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

Version 0.1 - Page 1 of 7
Subdivisions should be designed to provide for a road or paper road separating development from the Quarry Hills Regional Parkland, the Darebin Creek conservation area, waterways, the E6 Reservation, and the transmission easement. Where this is not possible due to slope constraints, design and layout options should demonstrate:

- The use of rear lane access with active frontages to key interfaces
- Avoidance of side or rear fence treatments
- Opportunities for informal passive surveillance.

Subdivisions should be designed to provide for a road or paper road separating development from the Quarry Hills Regional Parkland, the Darebin Creek conservation area, waterways, the E6 Reservation, and the transmission easement. Where this is not possible due to slope constraints, design and layout options should demonstrate:

- The use of rear lane access with active frontages to key interfaces
- Avoidance of side or rear fence treatments
- Opportunities for informal passive surveillance.

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):

- Waterways and public open space
- Local access streets
- Connector roads
- Transmission line easements
- The E6 road reservation.

Dealta 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 design features such as reduced overall building heights and split level design.

Dealta - relocated to Requirement R22

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.

Dealta - relocated to Requirement R22

Dealta - relocated to Requirement R22

Dealta - relocated to Requirement R22
### 3.3.1

**Any LCC should be designed in accordance with Appendix 4.4 Local Convenience Centre Guidelines.**

**Anticipated Employment Generation**

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 Whittlesea Street and the north-south connector road. This 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.

Reorder number of sub sections as a result of this change

### 3.3.2

**Use and development on the Village Town Centre must be generally in accordance with the layout of the land uses and road structure shown on the concepts in the Plan 5 - Village Town Centre Concept Plan**

Delete first dot point

**Use and development on the Village Town Centre must be generally in accordance with the layout of the land uses and road structure shown on the concepts in Plan 5 - Village Town Centre Concept Plan**

Delete - the

**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.**

Any LCC should be designed in accordance with Appendix 4.4 Local Convenience Centre Guidelines.

### 3.4.1

**2nd Para - Wording errors**

outdoor spaces
consulting suites

### 3.4.1

**7th Paragraph "...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."**

**7th Paragraph "...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.**

### Open space and natural systems - Document changes

**Plan 7 - Open space and Natural Systems**

**Plan 7 - Open Space**

The design of waterway corridors, conservation areas, wetlands and retaining basins, and any other encumbered open space must seek to enhance the amenity value of that open space and provide for a range of flexible recreational opportunities. This is to be prioritised when such land abuts unencumbered passive or active parkland.

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 retaining basins must be to the satisfaction of the responsible authority and Melbourne Water.

**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.**

**Existing vegetation should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region and the precinct.**
<table>
<thead>
<tr>
<th>Page/Bracket</th>
<th>Section/Bracket</th>
<th>Objective/Bracket</th>
<th>Requirement/Bracket</th>
<th>Outline/Bracket</th>
<th>Plan/Bracket</th>
<th>Figure/Bracket</th>
<th>Cross Section/Bracket</th>
<th>Actual/Bracket</th>
<th>Exhibited version text</th>
<th>Panel version text</th>
<th>Related Submission/s</th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>3.6</td>
<td>Title - Biodiversity, Threatened Species and Bushfire Management</td>
<td>Biodiversity and Threatened Species</td>
<td>add note: The following requirements and guidelines are in addition to biodiversity requirements and conditions identified in Schedule 3 to Clause 37.07 of the Whittlesea Planning Scheme.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12 - CFA, MPA</td>
</tr>
<tr>
<td>31 R74</td>
<td></td>
<td>Departmental reference - DEPI</td>
<td>Department of Environment, Land, Water and Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>31 R77</td>
<td></td>
<td>Any passive open space areas integrated within the Growling Grass Frog Corridor/Conservation Area, must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.</td>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>31 6</td>
<td>Figure 6: Growing Grass Frog Interface - Direct Lot Frontage</td>
<td>Figure 6: Growing Grass Frog Interface - Paper road frontage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>31 5</td>
<td>Figure Notes: Conservation area boundary. Low fence to exclude vehicles but allow pedestrian access.</td>
<td>Notes: Conservation area boundary. Low fence, bollards or other separation treatment to exclude vehicles but allow pedestrian access.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>31 6</td>
<td>Figure Notes: Conservation area boundary. Low fence to exclude vehicles but allow pedestrian access.</td>
<td>Notes: Conservation area boundary. Low fence, bollards or other separation treatment to exclude vehicles but allow pedestrian access.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>33 G90</td>
<td></td>
<td>Where a lot interfaces with GGF habitat, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.</td>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>33 G91</td>
<td></td>
<td>Local roads that interface with the GGF habitat area should be designed generally in accordance with Figure 6.</td>
<td>Local roads that interface with the Growling Grass Frog Conservation Area habitat area should be designed generally in accordance with Figure 6.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13 - DELWP</td>
</tr>
<tr>
<td>33 R78</td>
<td></td>
<td>Interim Bushfire threat: A permit for subdivision issued of land in an 'interim bushfire threat' must ensure that: - Management of the interim bushfire threat will be carried out in such a way that allows buildings to be constructed to BAL LOW to the satisfaction of the CFA; or - All buildings in the interim bushfire threat area are built to BAL 12.5.</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12 - CFA, MPA, 14 - PSCA</td>
</tr>
<tr>
<td>33 R79</td>
<td></td>
<td>Before the commencement of works for a stage of subdivision, a Construction Management Plan must be submitted to and approved by the responsible authority and the CFA. The Construction management Plan must specify, amongst other things, - Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire, - A separation buffer, consistent with the separation distance specified in AS3959-2009, between the edge of development and non-urban areas, - How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12 - CFA, MPA, 14 - PSCA</td>
</tr>
</tbody>
</table>
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 a 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 3.5m 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 must have a turning circle with a minimum radius of eight metres (8m) (including roll over kerbs if they are provided.)

---

### Transport and Movement Document Changes

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>3.7</td>
<td>NEW</td>
<td>Applications to construct infrastructure within the Growing 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.</td>
</tr>
</tbody>
</table>

### Integrated Water Management and Utilities Document Changes

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>46</td>
<td>P13</td>
<td></td>
<td>Constructed waterway (service open space)</td>
</tr>
<tr>
<td>46</td>
<td>P13</td>
<td></td>
<td>Growing Grass Frog Conservation Area</td>
</tr>
<tr>
<td>Related Submission/s</td>
<td>Exhibit version text</td>
<td>Panel version text</td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>----------------------</td>
<td>--------------------</td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Show stormwater quality treatment asset on electricity easement the same as the others</td>
<td>Show natural waterways (Findon Creek tributary and Darebin Creek)</td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Add Note: The sensitivity at the interface of the EE and the Darebin Creek to be resolved at the functional design phase.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Strategy, prepared by the responsible authority and to the satisfaction of Melbourne Water.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management (as amended or superseded) prior to discharge to receiving waterways and as outlined on Plan 13, unless otherwise approved by Melbourne Water and the responsible authority.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>The design and layout of roads, road reserves and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of Water Sensitive Urban Design (WSUD) initiatives.</td>
<td>The design and layout of roads, road reserves and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design (WSUD) initiatives such as rain gardens and/or locally treated stormwater for irrigation to contribute to a sustainable and green urban environment.</td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Development must meet or exceed best practice stormwater quality treatment standards prior to discharge to receiving waterways as outlined on Plan 13, unless otherwise approved by Melbourne Water and the responsible authority.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Avoid placement of any stormwater quality treatment assets or Growling Grass Frog Wetlands within 10 metres of the top of bank of the waterway (to allow for a riparian corridor, any future waterway maintenance requirements and to avoid adverse impacts to GG Frog habitat). These assets must be appropriately offset from the Darebin Creek to the satisfaction of Melbourne Water, DELWP and responsible authority.</td>
<td>Avoid placement of any stormwater quality treatment assets or Growling Grass Frog Wetlands within 10 metres of the top of bank of the waterway (to allow for a riparian corridor, any future waterway maintenance requirements and to avoid adverse impacts to Growling Grass Frog habitat). These assets must be appropriately offset from the Darebin Creek to the satisfaction of Melbourne Water, Department of Environment, Land, Water and Planning and the responsible authority.</td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Development should reduce reliance on potable water by increasing the utilisation of bio-purpose alternative water sources such as stormwater, rainwater and recycled water.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Melbourne Water</td>
<td>Inclusion of a staging plan to show logical sequence of staging within the precinct, whilst the quarrying activities remain in operation.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Legend:**
- NEW
- P13
- Plans
- Figures
- Plans
- Figures
- Guides
- Tables
- Requirements
- Exhibits
- Deductions
- Appendix
- Criteria

**Sections:**
- 5 - Spire, 7 - Melbourne Water, 11b- Whittlesea
- 7 - Melbourne Water
- 7 - Melbourne Water
- 7 - Melbourne Water
- 7 - Melbourne Water
- 7 - Melbourne Water
- 7 - Melbourne Water
- 7 - Melbourne Water
- 7 - Melbourne Water
- 13 - DELWP
- MPA

**Version:**
- Version 0.1 - Page 6 of 7
### Existed wording | Proposed Changes
---|---

| 49 | G110 | **Staging will be determined largely by the development proposals on land within the precinct and the availability of infrastructure services. Within this context, the following should be achieved:**

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

### Panel wording | Related Submissions
---|---

| 48 | R117 | **Staging 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 - Document changes

| 48 | R117 | **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.** |

### Appendices

<table>
<thead>
<tr>
<th>Appendix</th>
<th>4.1</th>
<th>Property Specific Land Use Budget - Document changes</th>
<th>Exhibited wording</th>
<th>Proposed Changes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Appendix</th>
<th>4.2</th>
<th>Street Cross Sections - Document changes</th>
<th>Exhibited wording</th>
<th>Proposed Changes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Appendix</th>
<th>4.3</th>
<th>Geothermal use permission in the PSP of Whittlesea - Document changes</th>
<th>Exhibited wording</th>
<th>Proposed Changes</th>
</tr>
</thead>
</table>

| 4.4 | NEW | Local Convenience Centre Design Guidelines | MPA |

### Quarry Hills Background Report

<table>
<thead>
<tr>
<th>5</th>
<th><strong>Departmental reference - DSDBI</strong></th>
<th><strong>DEDJTR</strong></th>
<th>MPA</th>
</tr>
</thead>
</table>

| 5 | **"...as such development within 500m of the Works Authority will need to be referred to the DSDBI."** | **"...as such development within 500m of the Extractive Works Area will need to be referred to the DEDJTR."** |

| 10 | NEW | **Add plan within report to detail the on-site Quarry operations, including processing plant, Concrete Batching Plant and construction materials facility.** | 4 - Boral |

| 10 | Dot point 6 | **Delete and replace - 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 (homshelf) 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 utilized for some development, however, the quarry hole itself will be partially filled for open space and recreation use. Creative reuse and re-design options are currently being investigated by Council as part of the Quarry Hills Regional Parkland Master Plan.** | 4 - Boral |

| 16 | **Departmental reference - DEPI** | **DEEWR** | MPA |