

AMENDMENT GC28 - Donnybrook / Woodstock Precinct Structure Plan

Document changes matrix with reference to relevant submissions

Version: 1.0 - MPA Part A Submission - April 2016

Note: where a change has been made to Plan 3 - Future Urban Structure, it is assumed that the plan change will affect all corresponding plans.

Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Panel version text	Related Submission/s
Introduction: Document changes										Exhibited wording	Proposed changes	
4						2				Dry stone wall along the boundary of property 7 and 9	Remove this dry stone wall from the plan as it no longer exists	12 - Boral, 27 - Monteleone Family
4						2				Legend item: "gas pipeline buffer"	Change to: "gas pipeline measurement length "	22 - Mirvac
4						2				legend title: 'existing vegetation / scattered trees / windrow'	Change to: "known trees"	7 - Boral, 22 - Mirvac
5	1									"- the Donnybrook - Woodstock Development Contributions Plan (DCP) requires development proponents to make a contribution toward infrastructure required to support the development of the Precinct".	" - the Donnybrook - Woodstock Infrastructure Contributions Plan (ICP) requires development proponents to make a contribution toward infrastructure required to support the development of the Precinct".	7 - DFC, MPA
6	1.1									Paragraph 5: "Guidelines express how discretion will be exercised by the Responsible Authority on certain matters that require a planning permit. If the Responsible Authority is satisfied that an application for an alternative to a guideline, implements the outcomes, the Responsible Authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP."	"Guidelines express how discretion will be exercised by the Responsible Authority on certain matters that require a planning permit. If the Responsible Authority is satisfied that an application for an alternative to a guideline, implements the objectives the Responsible Authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP."	MPA
6	1.1									Conditions must be included in a planning permit	Delete	22- Mirvac
6	1.2									"A DCP has been gazetted for the abutting Lockerbie Precinct in the City of Whittlesea, Hume City Council and Mitchell Shire. Although a separate DCP, the Lockerbie DCP shares an infrastructure project with the Donnybrook-Woodstock DCP."	"A DCP has been gazetted for the abutting Lockerbie Precinct in the City of Whittlesea, Hume City Council and Mitchell Shire. Although a separate DCP, the Lockerbie DCP shares an infrastructure project with the Donnybrook-Woodstock ICP ."	MPA
Outcomes										Exhibited wording	Proposed changes	
Vision: Document changes										Exhibited wording	Proposed changes	
8						3				Waterways / retarding basins and wetlands	Update according to Melbourne Water DSS	MPA
8						3				Cameron Street east of Patterson Drive to Koukoura Drive	Downgrade from arterial to boulevard connector street	22 - Mirvac
8						3				Re-alignment of Gunns Gully Road and Patterson Drive Intersection to reduce the impact on developable land and the conservation area	Adopt alignment within Boral submission	12 - Boral
8						3				Key local access street between Hayes Hill and LP18	Remove this road from the plans	7 - DFC
8						3				LP18	Reconfigure LP18 to remove the small residential strip between the park and the heritage post contact	7 - DFC
8						3				Legend item: "heritage - post contact"	Change to: "heritage - post contact"	7 - DFC
8						3				Potential Government school in LTC-2	Revise the shape of school to make more regular and realign shape of CAC	5 - DET, 22 - Mirvac
8						3				Existing and proposed railway station layers	Show layer more clearly on FUS	12 - Boral
8						3				Gunns Gully Road Alignment	Realign Gunns Gully Road to match the boundary of the Conservation Area	12 - Boral, 22 - Mirvac
8						3				Connector Street between Cameron Street and Conservation Area	Realign connector street to be at a 90 degree angle to conservation area	12 - Boral, 22 - Mirvac
8						3				Legend item: "Outer metropolitan ring road (OMR) corridor	add "E6"	7- DFC
8						3				Legend item: "proposed station forecourt and bus interchange"	Change to: "transport hub"	12 - Boral
8						3				location of the transport hub for LCC-3	Demonstrate on the FUS location of transport hub as suggested in UDF	12 - Boral
8						3				Background of this Plan	Use the background of Plan 6 consistently across all plans to show the future surrounding land uses	30 - COW
8						3				Local access streets	Show the key future access streets around the Donnybrook and Future Lockerbie Train Station	MPA

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8						3				Hayes Hill Boulevard Bridge over Darebin Creek	Change to 'Waterway Crossing'	7- DFC
8						3				Local Parks on Mirvac and Boral Land	Reconfigure Local Park locations and shapes as per Mirvac and Boral submissions	12 - Boral, 22 - Mirvac
8						3				Local Parks on Dennis Family Corporation (DFC) land	Reconfigure Local Park locations and shapes as per DFC submission.	7 - DFC
8						3				Hayes Hill colour designation	Amend depiction of Hayes Hill colour to differentiate between various green colours in the legend.	7- DFC
8						3				Local access streets	Amend plan to show various realignments of 'Local Access Streets' including removing the road between Hayes Hill and the open space	MPA, 7 - DFC
8						3					Add Lockerbie PSP Future Urban Structure (faded)	MPA
8						3				Retarding Basin/ wetland in Conservation area	Delete	28 - DELWP
8						3				Connector Street between Patterson Drive and Northern Non-Government School	Realign connector street to be 90 degrees to APA Gas easement	APA
8						3				Temporary access road (indicative alignment)	Delete	MPA
8						3				Legend: Residential land subject to assessment capability	Delete	
8						3				Connector Street - Northern section of PSP	Realign Connector Street to abut southern boundary of sporting reserve	
8						3				Patterson Drive at and beyond northern edge of PSP boundary	Designate as Temporary Access Road	
8						3				Proposed station car parking south of Donnybrook Road	Reduce car parking area	
8						3					Add English Street PSP Future Urban Structure (faded)	
8						3				Conservation areas need to be shown in their entirety	Extend conservation area to PSP boundary to include the area covered by the OMR hatching	28 - DELWP
8						3				LCC-1	Change as per UDF amendments	27- Monteleone Family
9	2.1									Various references to Lockerbie Train Station	Amend to: Potential Future Lockerbie Train Station	29 - PTV
Objectives: Document changes										Exhibited wording	Proposed changes	
11		38								Establish an integrated and permeable transport network to encourage walking and cycling, reduced car dependency and maximise safety and connectivity for all road users	Establish an integrated and permeable transport network to encourage walking and cycling and public transport , reduced car dependency and maximise safety and connectivity for all road users	29 - PTV
Summary Land Budget: Document changes										Exhibited wording	Proposed changes	
12						4				Wording on legend for plan 4 - "Proposed station forecourt and bus interchange"	Change to "transport hub"	7 - DFC, 22 - Mirvac
12						4				Colour of YVW sewer PAO	Amend the colour on Plan 4 to match the legend.	7 - DFC
12						4				Mixed Use areas	Add mixed use legend	7- DFC, 22 - Mirvac
12						4				Legend item: "heritage - post contract"	Change to: "heritage - post contact"	7 - DFC
12						4				Retarding basin / wetland	Remove from plan and legend	7 - DFC
12						4				Legend item: "community facilities (DCP land)"	Change to: "community facilities"	22 - Mirvac

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12						4				Legend item: "new arterial roads/ widening/ intersection flaring (DCP land)"	Change to: "new arterial roads/ widening/ intersection flaring"	7 - DFC
						4				Darebin Creek (blue line) outside of PSP boundary	Delete	MPA
						4				Proposed Station Car parking outside of PSP boundary	Delete	MPA
13					1					Portion of the table repeated information - on the top right of this page	Delete the top right portion of this table	MPA
13					1					Under Regional Open Space, the Label of - Municipal Park	Change Municipal Park to Hayes Hill	MPA
Implementation										Exhibited wording	Proposed changes	
3.1 Image, Character, Heritage, Housing: Document changes										Exhibited wording	Proposed changes	
14						5				Review Interface areas to ensure appropriately designated.	Additional conservation Interface along Darebin Creek	7 - DFC
14						5				400km and 1km catchments	Remove from Plan and legend	7 - DFC
14						5				Heritage Places	Show heritage places on plan and legend	22 - Mirvac
14						5				Dry stone walls	Plan 5 (Character & Housing) will designate dry stone walls with high retention value and others with potential for removal or reconstruction consistent with the recommendations of the Context Report. This would mean grouping together the dry stone walls with a significance in Table 8.4 of the Context Report as Very High, High, Moderate-High and Moderate as 'dry stone walls prioritised for retention'. The walls with a significance identified as 'low' in the Context Report would be identified separately on Plan 5 as able to removed (and potentially reconstructed). Add Dry Stone Walls to Legend	MPA, 30 - CoW, 7- DFC
14						5				Existing trees to be retained and other trees	Additional conservation Interface along Darebin Creek	7 - DFC, 22 - Mirvac
14						5					Extend 'Interface - Conservation Area' along length of BCS area	
14						5				Interface - Railway, adjacent to Retarding basin / Wetland	Delete	29 - PTV
14						5				Interface - Railway, adjacent to Donnybrook Hotel	Delete	
14						5				Interface- Conservation Area, adjacent to Darebin Creek and potential Non-Government School	Delete	
15			R4							"Subdivision for housing is not permitted on slopes of Hayes Hill with a gradient above 1:20 (20%)."	"Subdivision for housing is not permitted on slopes of Hayes Hill with a gradient above 1:5 (20%)."	7 - DFC, 12 - Boral
15			NEW							Delete the exhibited R7 and R8 and merge them into one Requirement reading as follows...	New Requirement from merger of R7 and R8: "Earthworks, retaining structures and embankments must be carefully and sensitively designed to transition gradually into natural contours, and retaining walls over 1 metre must be avoided along the street edge."	7 - DFC, 12 - Boral
16	3.1.2									R11, R12 and R13	Move these requirements into Section 3.1.1 Image Character and Heritage	7 - DFC
15	3.1.1		NEW								"Dry stone walls identified as prioritised for retention on Plan 5 must be retained as part of any future development, unless otherwise agreed to by the Responsible Authority.	7 - DFC
15	3.1.1		NEW								"Sites nominated as heritage - post contact on Plan 3 must be investigated for potential adaptive re-use, for a residential or suitable commercial/community use.	30 - COW
16			R14							"Planning permit applications must demonstrate how a development proposal will deliver a housing and lot size diversity."	Delete Requirement as it is incorporated into the revised density requirements	7 - DFC, 24 Somerton Road Garden Supplies

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16			R15							"Lots must front (in order of priority where a lot fronts multiple elements): • Waterways and public open space. • Local access streets. • Connector roads • Gas easement • Education facility. • The railway line. • Arterial roads."	"Lots must front (in order of priority where a lot fronts multiple elements) to the satisfaction of the Responsible Authority: • Waterways, conservation areas and public open space. • Local access streets. • Connector roads • Gas easement • Education facility. • The railway line. • Arterial roads."	7 - DFC
16			R16							"Lots abutting the Merri Creek Conservation Area must provide for the outcomes illustrated in Figure 1."	"Lots abutting the conservation interface areas must provide for the outcomes illustrated in Figure 1"	7 - DFC
16			R19							"Subdivision applications must include indicative layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitably demonstrate: • Potential dwelling yield • Active interfaces with adjacent streets, open space and waterways. • Safe and effective internal vehicle and pedestrian circulation. • Indicative treatments for sensitive interfaces – as identified in Plan 4."	Subdivision applications must include indicative layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitably demonstrate: • Potential dwelling yield • Active interfaces with adjacent streets, open space and waterways. • Safe and effective internal vehicle and pedestrian circulation. • Indicative treatments for interfaces – as identified in Plan 5.	7 - DFC
16			R20							"Subdivision of land within 800 metres walkable catchment of the Donnybrook Train Station and the planned Lockerbie Train Station must include a range of lot sizes suitable for medium and higher density housing as described in Table 1 to achieve minimum average dwelling densities as listed below: • Up to 500 metres 25 dwelling / NDH, and • 500 – 800 metres 20 dwellings / NDH"	"Subdivision of land within 800 metres walkable catchment of the Donnybrook Train Station as measured from the transport hub shown on Plan 6, must include a range of lot sizes suitable for medium and higher density housing as described in Table 2 to achieve a minimum average dwelling densities as listed below: • Up to 500 metres 25 dwelling / NDH, and • 500 – 800 metres 18 dwellings / NDH Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the Responsible Authority shall be considered."	MPA, 7 - DFC, 22 - Mirvac, 24- Somerton Road Garden Supplies
17			NEW							New Requirement to be inserted here. Old R21 to be moved to R22 as suggested below	"Subdivision of land within 800 metres walkable catchment of the planned Lockerbie Train Station as measured from the transport hub shown on Plan 6, must include a range of lot sizes suitable for medium and higher density housing as described in Table 2 to achieve minimum average dwelling densities as listed below: • Up to 500 metres 25 dwellings/NDH, and • 500 – 800 metres 18 dwellings/NDH Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the Responsible Authority shall be considered."	MPA, 7 - DFC, 22 Mirvac, 24- Somerton Road Garden Supplies
17			R21							"Subdivision of land within 400 metres walkable catchment of designated public transport routes and Local Town Centres must include a range of lot sizes suitable for medium and higher density housing as described in Table 1 to achieve a minimum average dwelling densities of 20 dwellings / NDH."	Previous R21 to become NEW R22: "Subdivision of land within 400 metres walkable catchment of Local Town Centres as measured from the retail allocation for Local Town Centres shown on Plan 6, must include a range of lot sizes suitable for medium and higher density housing as described in Table 2, to achieve a minimum average dwelling densities of 18 dwellings/NDH."	MPA, 7 - DFC, 12 - Boral, 22 - Mirvac, 24- Somerton Road Garden Supplies
17				G9						"Subdivisions should, for each stage, cater for the provision of three or more dwelling types, as listed in Table 1, as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives."	"Subdivisions should cater for the provision of three or more dwelling types, as listed in Table 2, as appropriate, or demonstrate an alternative lot range that achieves the housing diversity objectives."	7 - DFC
17				G13						"A consistent landscaping theme should be developed along streets and access ways within the residential area and commercial areas. Variations in street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections, and in parks."	"A consistent landscaping theme should be developed along streets and access ways within the residential area and town centres. Variations in street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections, and in parks."	30 - COW
	NEW - 3.1.3										Relocate Tree Protection requirements to new Section 3.1.3	3- Calibre /Lou Dibella, 7 - DFC

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3.2 Town Centres and Employment: Document changes										Exhibited wording	Proposed changes	
18						6				Purple outline of local centres on Plan 6	Change the purple outline and glow of the local centres to a back/dark grey tone	22 - Mirvac
18						6				Legend item: "proposed station forecourt and bus interchange"	Change to: "transport hub"	12 - Boral
18						6					Show on plan and on map the 400m and 1km Local Centre catchment	22 - Mirvac
						6				Legend item: Culverts	Waterway crossing	MPA
18						6					Add: red dotted line to designate UDF areas	
18						6				LCC-6	Relocate LCC-6 as per Mitchell SC Submission	8 - Mitchell Shire Council
						6				All Local Town Centres and Local Convenience Centres	Update detail to be consistent with UDF changes	34 - CoW 8 - Mitchell SC, & others
19					4					Local Convenience Centre Hierarchy LCC4: Hayes Hill LCC / Retail Floor Space SQ M = 500	Amend to 1000 SQ M	7 - DFC
19					4					Local Convenience Centre Hierarchy LCC2: Donnybrook Station LCC / Commercial Floor Space SQ M = 4,500	Remove reference to 4,500 from table.	24 - Somerton Road Garden Supplies
20					5					Home based business	This figure is an error and will be updated to 830	22 - Mirvac
20			R22							"Local town centres may be developed in the location shown on Plan 6 (Local Centres Plan) and must be consistent with the role and function guidance provided in Table 3."	"Local town centres must be developed generally in accordance with the location shown on Plan 6 (Local Centres Plan), and must be consistent with the role and function guidance provided in Table 3."	3- Calibre /Lou Dibella, 7 - DFC
20			R23							"Subdivision, land use and development within each Local Town Centre must be generally in accordance with the relevant preliminary Town Centre Concept Plans –attached as Appendix 4.2."	"Subdivision, land use and development within each Local Town Centre must be generally in accordance with the relevant Town Centre Concept Plans and Local Town Centre Performance Criteria - attached as Appendix 4.2. Alternative concepts may be considered where it can be demonstrated that the key design elements, principles and guidelines have been achieved, to the satisfaction of the Responsible Authority"	7 - DFC
20			R24							"Land use and development within each local town centre must have regard to the relevant design criteria for each centre as outlined in Appendix 4.2."	Delete this requirement	22 - Mirvac
20			R25							"A Local Convenience Centre may be developed in the location shown on Plan 6 Local Centres Plan and must be consistent with the role and function guidance provided in Table 4."	"A Local Convenience Centre must be developed generally in accordance with the location shown on Plan 6 Local Centres Plan and must be consistent with the role and function guidance provided in Table 4."	3- Calibre /Lou Dibella, 7 - DFC, 22 - Mirvac
20			R26							"Subdivision, use and/or development within neighbourhood or local centres must have regard to the relevant preliminary Convenience Centre Concept Plans at– Appendix 4.3."	"Subdivision, land use and development within each Local Convenience Centre must respond in general accordance to the relevant Convenience Centre Concept Plans and Local Convenience Centre Performance Criteria - attached as Appendix 4.3. Alternative concepts may be considered where it can be demonstrated that the key design elements, principles and guidelines have been achieved, to the satisfaction of the Responsible Authority"	7 - DFC
20			R27							"Subdivision, use and/or development within Local Convenience Centres must have regard to the relevant design criteria for Neighbourhood or Local Centre Centres outlined in Appendix 4.3, as appropriate."	Delete this requirement	7 - DFC

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20			R28							<p>"The design of any Local Convenience Centre must:</p> <ul style="list-style-type: none"> • Provide for a mix of tenancies. • Locate any servicing infrastructure and/or car parking to the rear or centre of the allotment in a manner that protects the visual amenity of the Precinct. • Promote vertical integration" 	The design of Local Convenience Centres as shown on Plan 6, must be generally in accordance with Appendix 4.3 and respond appropriately to the "key design elements associated with a particular centre and the principles outlined in the Local Convenience Centre Performance Criteria".	MPA, 7 - DFC
20	3.2.3									Box below requirements title: "The following requirements apply to areas shown as retail and intensive urban on Plans 3 & 4."	Change to: "The following requirements apply to areas shown as retail and mixed use on Plans 3, 4 & 6."	MPA
20			R29							"Allocation of land uses, building design, and interface treatment in retail and intensive urban (e.g. mixed use) areas shown on Plan 3 and 6 must create a positive address to streets and minimise negative impacts on the amenity of adjacent residential areas."	<p>"Allocation of land uses, building design, and interface treatment in retail and mixed use areas shown on Plan 3 and 6, must create a positive address to streets and minimise negative impacts on the amenity of adjacent residential areas.</p> <p>In addition to the performance criteria outlined in Appendix 4.2 and 4.3, retail and mixed use areas must incorporate features of interest into the built form and surrounding landscape, including variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements, articulation of building facades, feature colours and materials)."</p>	7 - DFC
20			R30							<p>"Key locations within the retail and intensive urban must incorporate features of interest into the built form and surrounding landscape, including:</p> <ul style="list-style-type: none"> • Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements). • Articulation of building facades. • Feature colours and materials." 	Delete this requirement	7 - DFC
21	3.2.3									Box below guidelines title: "The following requirements apply to areas shown as retail and intensive urban areas on Plans 3 & 6."	Change to "The following guidelines apply to areas shown as retail and mixed use on Plans 3, 4 & 6."	MPA
21			R31							"Vehicular access to properties fronting primary arterial roads (Donnybrook Road and Gunns Gully Road) must be from service roads, internal loop roads and/or rear laneways. Lots fronting primary arterial roads must provide indented parking lanes to cater for on street parking."	"Vehicular movement and access to properties fronting primary arterial roads (Donnybrook Road and Gunns Gully Road) must be from service roads, internal loop roads and/or rear laneways."	7 - DFC
21			R32							"Water tanks, loading service infrastructure refuse storage areas and other structures (including plant and equipment) that are not part of the building must be located behind the front building line. Where this is not possible or practical, it must be located behind constructed screening using durable and attractive materials to the satisfaction of the responsible authority."	Delete this requirement	7 - DFC
21			R33							"Goods and materials storage areas and refuse areas must not be visible from public areas."	Delete this requirement	7 - DFC
21			R34							"Development proposals in retail and intensive urban areas must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines."	"Development proposals in retail and mixed use areas must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines."	7 - DFC
21				G15						"Ancillary offices should be located at the front of building and should include a façade addressing the street frontage of the lot and provide for improved pedestrian access and engagement with the public domain."	Delete this guideline	7 - DFC, 22 - Mirvac
21				G16						"A combination of 1 and 2 storey dwellings within LCCs is encouraged as a build guideline for ESD."	Delete this guideline	

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21				G17						"Car parking and loading facilities should be located to the side or rear of any buildings. Any visitor car parking and access areas in the front setback area should be setback a minimum of 3 metres from the street frontage to enable provision of sufficient landscape strips at the street frontage."	Delete this guideline																																																																																																																																			
21				G18						"Fencing forward of building lines and along public streets should be largely transparent and not greater than 1.2 metres in height."	Delete this guideline																																																																																																																																			
21	3.2.4									Section 3.24 - Tree Protection Requirements : R35, R36, R37, R38	Move this section to 3.1.1 Image, Character, Heritage	7 - DFC																																																																																																																																		
21			R38							"Where trees are retained, applications for subdivision and/ or development must apply Tree Protection Zones as identified within Appendix X of the Donnybrook Woodstock Precinct Structure Plan."	After relocation to 3.1.1: "Where trees are retained, applications for subdivision and/ or development must apply Tree Protection Zones as identified within Appendix 4.6 of the Donnybrook Woodstock Precinct Structure Plan."	MPA																																																																																																																																		
3.3 Open Space, Community Facilities & Education: Document changes																																																																																																																																														
22						7				Melbourne Water DSS	Update Melbourne Water DSS																																																																																																																																			
22						7					Fade out graphics outside of PSP area i.e. waterway and roads.	MPA																																																																																																																																		
						7					Road alignment to match PAO boundary for extension to Gunns Gully Road	7 - DFC																																																																																																																																		
						7				SR02	Reshape Sports Field as per Mirvac Submission	22- Mirvac																																																																																																																																		
						7				Waterways	Remove waterways on plan	MPA																																																																																																																																		
22						7				Local sports reserves (1km) and local parks (400m) catchments	Remove from plan and the legend	7 - DFC																																																																																																																																		
23	3.3				6					Table 6 - Open Space Delivery Guide incorrect figures within PSP.	Update Table 6 as follows (table dated 17 Nov 2015) : Please note that additional changes will be required to this table as a result Local Park amendments on Boral, Mirvac and DFC landholdings as detailed in the Part A.	3- Calibre /Lou Dibella, 7 - DFC, 22 - Mirvac																																																																																																																																		
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SR-05	7.99	Sports reserve	6 x outdoor tennis with pavilion, 6 x outdoor netball with pavilion & 6 x indoor court stadium with pavilion	CoW																																																																																																																																																																																																																															
SR-06	8.00	Sports reserve	3 x sport grounds with pavilion, 6 x outdoor tennis courts with pavilion, 8 x outdoor netball court with pavilion, 2 x lawn bowls & play skate facility	CoW																																																																																																																																																																																																																															
SR-07	5.60	Sports reserve	2 x sports ground with pavilion	Mitchell Shire																																																																																																																																																																																																																															
Landscape Reserves																																																																																																																																																																																																																																			
PARK ID	HECTARE	TYPE	ATTRIBUTES	RESPONSIBILITY																																																																																																																																																																																																																															
LR-01	14.55	Hayes Hill Landscape Reserve	Protects the hill top	CoW																																																																																																																																																																																																																															
Conservation Areas																																																																																																																																																																																																																																			
PARK ID	HECATRE	TYPE	ATTRIBUTES	RESPONSIBILITY																																																																																																																																																																																																																															
CA34/CA22 East	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - Conservation Area (ref. Plan 9)	DELWP																																																																																																																																																																																																																															
CA34 DC Ref. Plan	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - GGF Conservation Area Darebin Creek (Plan 10)	DELWP																																																																																																																																																																																																																															
CA34 SW	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - GGF Conservation Area Merri Creek South West (Plan 10)	DELWP																																																																																																																																																																																																																															
CA25	Prop. Specific Land Budget	Conservation Area	Biodiversity Conservation Strategy - GGF Conservation Area Merri Creek South West (Plan 11)	DELWP																																																																																																																																																																																																																															
23-25					6					Table 6 - Open Space Delivery Guide - incorrect reference: Conservation Areas should be referred to as 'Areas' and not 'Reserves' in the TYPE field.	Change all references in TYPE field to 'Areas', instead of 'Reserves'	28 - DELWP																																																																																																																																																																																																																							

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26			R40							"All parks must be located, designed and developed in accordance with the relevant description in Table 5 and any local open space strategies. The area of the park may vary so long as it remains inside the guidance for the relevant type of park. Where a park is smaller than that outlined in the table, the land must be added to another park or used to create a new park in addition to those outlined on Plan 7. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation."	"All parks must be located, designed and developed in accordance with the relevant description in Table 6 and any local open space strategies. The area of the park may vary so long as it remains inside the guidance for the relevant type of park. Where a park is smaller than that outlined in the table, the land must be added to another park or used to create a new park in addition to those outlined on Plan 7. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation to the satisfaction of the Responsible Authority."	11- Sport and Recreation Vic, 22 - Mirvac
26			R41							"Proposals to relocate allocated open space onto another property will not be considered."	"Proposals to relocate allocated open space onto another property can only be considered with the written consent of the landowner and to the satisfaction of the Responsible Authority."	11- Sport and Recreation Vic, 7 - DFC, 22 - Mirvac
26			R47							"If parks interface with a drainage corridor, heritage site or encompass remnant vegetation, the design of that open space must demonstrate that it has integrated there relevant environmental and heritage constraints and features into the design of the park."	If parks interface with a drainage corridor, heritage site, stony knoll or encompass remnant vegetation, the design of that open space must demonstrate that it has integrated there relevant environmental and heritage constraints and features into the design of the park."	34 - FOMC
26			R46							"Any local parks integrated within the Growling Grass Frog Corridor Conservation Area must be located in an area identified for "passive recreation" in Plans 8-10 and must not detract from the conservation values in the Reserve, to the satisfaction of the Secretary to the Department of Environment and Primary Industries."	"Any recreational uses within the Growling Grass Frog Corridor Conservation Area must be located in an area identified for "passive recreation" on Plans 9-11 and must not detract from the conservation values in the Reserve, unless an alternative location is agreed, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning."	7 - DFC, 23 - MCMC, MPA, 28 - DELWP
26			R48							"Further to the public open space contribution required by Clause 52.01 of the Whittlesea Planning Scheme, this provision sets out the amount of land to be contributed by each property in the Precinct and consequently where a cash contribution is required in lieu of land. All land owners must provide a public open space contribution equal to 4% of the Net Developable Area (NDA) upon subdivision of land in accordance with the following: <ul style="list-style-type: none"> Where land is required for unencumbered open space purposes as shown on Plan 7 and specified in Table 4 and is equal to 4% of NDA that land is to be transferred to Council at no cost. Where no land or less than 4% of NDA is shown Plan 7 and specified in Table 5, as required for unencumbered open space purposes a cash contribution is to be made to Council to bring the total open space contribution to a value equal to 4% of NDA of that site. Where land required for unencumbered open space purpose as shown on Plan 6 and specified in Table 5 is more than 4% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development. The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988." 	The POS contribution percentage will be updated once the final location and size of local parks is determined prior to the finalisation of the PSP. The inclusion of this requirement is also dependent on the outcomes of the ICP with regard to the inclusion of land for local parks.	3- Calibre /Lou Dibella, MPA
26				G23						"A proponent delivering a master plan for a local park that traverses multiple property ownerships should consult with the landowners of parcels covered by the park to ensure an integrated design."	Delete guideline	7 - DFC
26				G24						"A range of local parks with a variety of functions should be provided serving a variety of roles and functions."	Delete guideline	7 - DFC
27				G27						"The indicative layout of community facilities, schools, and open space as illustrated in Plan 3 may be altered to the satisfaction of the Responsible Authority."	Delete guideline	3- Calibre /Lou Dibella, 22 - Mirvac
27				G29,G30						Combine these guidelines into one single guideline that reads as follows...	"Any additional private childcare, medical, educational, community civic infrastructure or similar facility should be located proximate to the Local Town Centres, Local Convenience Centres or nominated community hub, to the satisfaction of the Responsible Authority."	22 - Mirvac
27			R49							"Community facilities, schools and sports fields which are co-located must be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure."	Community facilities, schools and sports fields which are co-located must be designed to: <ul style="list-style-type: none"> - maximise efficiencies through the sharing of car parking and other complementary infrastructure. - apply a user centred approach to ensure these spaces are accessible, flexible, safe and intuitive to create a positive experience for community. 	11- Sport and Recreation Vic

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27			R50							"Schools and community facilities must be designed to front, and be directly accessed from a public street with car parks located away from the main entry."	"Schools and community facilities must be designed to front, and be directly accessed from a public street."	22 - Mirvac
31					7					LCC 6: Merristock	Update Sporting reserves land area: 5.6ha / Responsibility: Mitchell Shire Council	32 - Merristock
3.4 Biodiversity, Threatened Species and Bushfire Management: Document changes												
32						8				Scattered trees identified in Biosis scattered tree assessment 28 July 2104 and Treetec Arboricultural Report 14 June 2013	Remove trees identified in these reports from this Plan and only show timestamped data within the PSP.	4 - Glenn Halliday, 30 - CoW, 28 - DELWP
32						8				Legend item: "easement - gas (open space)"	Change to: " utilities easement "	7 - DFC
32						8				Waterways	Remove from plan and legend	30 - CoW
33			R52							"Development abutting any conservation area must be in accordance with the relevant Conservation Area Concept Plan (Plan 9, Plan 10, or Plan 11) and the Conservation Area Interface Road Cross Sections, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning."	"Development abutting any conservation area must be generally in accordance with the relevant Conservation Area Concept Plan (Plan 9, Plan 10, or Plan 11) and the Conservation Area Interface Road Cross Sections, or to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning."	7 - DFC, 22 - Mirvac
33			R53							"Any public paths or infrastructure located within a conservation area must be designed to avoid/ minimise disturbance to vegetation or Growling Grass Frog (GGF) habitat and be generally in accordance with the Conservation Area Concept Plans. Public paths are to be generally located in accordance with the relevant conservation area concept plan".	"Any public paths or infrastructure located within a conservation area must be designed to avoid/ minimise disturbance to vegetation or Growling Grass Frog (GGF) habitat and be generally in accordance with the Conservation Area Concept Plans. Public paths are to be generally located in accordance with the relevant Conservation Area Concept Plan and be agreed by the Secretary to the Department of Environment, Land, Water and Planning prior to works commencing ".	7 - DFC, 28 - DELWP
33				G34						"Planting in streetscapes and parks abutting waterways should make use of indigenous species to the satisfaction of DELWP, Melbourne Water and the responsible authority."	"Planting in streetscapes and parks abutting waterways should make use of indigenous species, to the satisfaction of the responsible authority."	7 - DFC
34						9				Conservation Area Concept Plan - Conservation Areas 22 & 34	Part of Conservation Area 34 will be nominated as Nature Conservation Area (Conservation Area 22b) with Growing Grass Frog Biodiversity values. Update to Notes as per DELWP submission and the BCS Guidance Note and place on a separate page. Show Future Urban Structure land uses within white areas of plan.	28 - DELWP
						10				Conservation Area Concept Plan - Conservation Area 34 (South)	Update to notes as per DELWP submission and BCS Guidance Note and place on a separate page. Remove areas suitable and areas not suitable for stormwater treatment from plan and legend. Show Future Urban Structure land uses within white areas of plan. Make all features transparent so that Conservation Areas show through.	28 - DELWP
						11				Conservation Area Concept Plan - Conservation Area 25	Show Future Urban Structure land uses within white areas of plan.	28 - DELWP
3.5 Transport and Movement: Document changes												
38						12				Left in left out shown on Plan 12	Remove all left in left outs on Plan 12	7 - DFC, 12 - Boral
38						12				Various Key Local Access Street	Amend Key Local Access Streets as per Mirvac and DFC submission	7- DFC, 22- Mirvac
38						12				Road alignments	Amend Road alignments as per Plan 3 updates	MPA
38						12				Additional note on plan	"LILo is possible in most circumstances subject to the satisfaction of the Responsible Authority and VicRoads."	7 - DFC
38						12				Location of pedestrian signal along the centre of Gunns Gully Road incorrect	Show in the correct location as demonstrated in Plan 12	12 - Boral

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38						12				Missing pedestrian signal	Pedestrian signal along the eastern portion of Gunns Gully Road as shown on Plan 13 to be shown on Plan 12	MPA
38						12				Roundabout south-west corner of PSP / Hayes Hill Blvd and Key Local Access Street	Shift roundabout to meet Key Local Access Street	MPA
38						12				Legend missing key local access street (bus capable)	The connector street leading to Lockerbie Station changed to a key local access street. Add new legend item as 'key local access street (bus capable)'	24 - Somerton Road Garden Supplies
38						12				Legend "Station forecourt and bus interchange"	Legend: "Transport Hub" and amend configuration of hatched area on the plan to match Plan 3 Future Urban Structure.	29 - PTV
38						12				Interface key local access street - rail	Amend location to deviate around the retarding basin.	29 - PTV
41			R63							"Where a lot that is six metres or less in width, vehicle access must be via rear laneway, unless otherwise approved by the responsible authority."	"Where a lot that is six metres or less in width, vehicle access must be via rear laneway, unless otherwise approved by the Responsible Authority."	22 - Mirvac
41			R66							"Streets must be constructed to property boundaries where an interparcel connection is intended or indicated in the PSP, by any date or stage of development required or approved by the responsible authority."	Delete this requirement as it is repeated in staging section of PSP	22 - Mirvac
41			R69							"Where a connector street crosses a waterway on Plan 12, the developer(s) must construct a connector street bridge prior to the issue of statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, whether or not that residential subdivision directly abuts the waterway."	"Where a connector street crosses a waterway on Plan 12, the developer(s) must enter into an agreement with the Responsible Authority to construct a connector street crossing prior to the issue of statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, whether or not that residential subdivision directly abuts the waterway."	7 - DFC
41			NEW							New requirement	"Temporary roads must be delivered at the cost of the developer, to the satisfaction of the Responsible Authority."	30 - COW
41				G39						"All signalised intersections should be designed in accordance with the VicRoads Growth Area Road Network Planning Guidance & Policy Principles handbook."	All signalised intersections should be designed having regard to the VicRoads document "Guidance for Planning Road Networks in Growth Areas" November 2015 as amended from time to time to the satisfaction of VicRoads and the Responsible Authority.	MPA
41				G41						"Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. Where lots with direct frontage are provided, they should be set back up to 5.0 metres from the waterway corridor to provide pedestrian and service vehicle access to those lots, to the satisfaction of Melbourne Water and the responsible authority."	"Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. This should be in accordance with the relevant cross-section in Appendix 4.4."	22 - Mirvac
45				G48						Where practical, integrated water management systems should be designed to: -Maximise habitat values for local flora and fauna species. -enable future harvesting and/or treatment and re-use of stormwater.	Where practical, integrated water management systems should be designed to: -Maximise habitat values for local flora and fauna species. -enable future harvesting and/or treatment and re-use of stormwater. - Protect and manage for MNES values, particularly within conservation areas, in relation to water quality and suitable hydrological regimes (both surface and groundwater).	28 - DELWP
42						13				Signalised intersection (non DCP funded) along Patterson Drive	This should be shown as a pedestrian signal as shown on Plan 12	MPA
42						13				Shared path (off road)	Show shared path on Plan 13 along key local access street from Patterson Drive towards Donnybrook Train Station	7 - DFC
										Arterial road network	Ensure on road bike lane and shared path (off road) are shown only on secondary arterial roads. Primary arterial roads have only shared path (off road)	MPA

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42						13				For Plan 13, there are bus capable connector streets designated where they are actually key local access streets on the FUS. This is because there is no legend item for bus capable local access street	Add legend item and designate bus capable local access streets for those appropriate to the FUS and bus transport network. Ensure the appropriate local access streets are shown as this	7 - DFC
42						13				Legend items referring to DCP or non DCP funded	Remove the bracket references to DCP /non DCP funded.	30 - COW
42						13				Shared path along YVW easement	Show layer more clearly along the precinct boundary	12 - Boral
42						13					Merge the layers of "pedestrian signals (DCP funded)" and "pedestrian/cycle crossings" layers to one layer as "pedestrian signals/crossing"	MPA
42						13					Merge the layers of "signalised intersections (DCP funded)" and signalised intersections (non DCP funded)" to one layer as "signalised intersections"	MPA
						13				Legend missing key local access street (bus capable)	The streets leading to Donnybrook Station and Lockerbie Station labelled as 'connector road (bus capable)'. Add new legend item as 'key local access street (bus capable)'	24 - Somerton Road Garden Supplies
42						13					The Principal Public Transport Network (PPTN) will be shown on Plan 13 as it is shown on the North Growth Corridor Plan.	7- DFC, 22 - Mirvac
43			R73							"Subdivision around and abutting the Lockerbie Train Station must be generally in accordance with the Lockerbie East Local Convenience Centre - Urban Design Framework (Figure 4.3.3), to satisfaction of the Responsible Authority and Public Transport Victoria (PTV).	"Subdivision around and abutting the Lockerbie Train Station must respond to the key design elements for the Lockerbie East Local Convenience Centre -(Figure 4.3.3), generally as depicted in the Lockerbie East Urban Design Framework.	12- Boral
43			R74							"Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: • Footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP. • Shared paths or bicycle paths of 3.0 metres in width where shown on Plan 12, the relevant cross-sections in Appendix 4.3, or as specified by another requirement in the PSP. • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing or creeks and waterways • Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision. • Pedestrian priority crossings on all slip lanes. • Safe and convenient transition between on- and off-road bicycle networks. All to the satisfaction of the coordinating roads authority and the Responsible Authority"	"Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing or creeks and waterways • Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision. • Pedestrian priority crossings on all slip lanes. • Safe and convenient transition between on- and off-road bicycle networks. • Street designs should be in general accordance with the relevant cross-sections in Appendix 4.4 All to the satisfaction of the coordinating roads authority and the Responsible Authority."	7 - DFC
43			R77							"Shared and pedestrian paths along waterways must: • Be delivered by development proponents consistent with the network shown on Plan 12. • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway. • Be constructed to a standard that satisfies the requirements of Melbourne Water. Shared paths identified on Plan 12 are to be constructed with a concrete surface. • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 12, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard, such as crushed rock or similar granular material. All to the satisfaction of the Melbourne Water and the Responsible Authority"	"Shared and pedestrian paths along waterways must: • Be delivered by development proponents consistent with the network shown on Plan 13. • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway. • Be constructed to a standard that satisfies the requirements of Melbourne Water. Shared paths identified on Plan 13 are to be constructed with a concrete surface. • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 13, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard, such as crushed rock or similar granular material. All to the satisfaction of the Melbourne Water and the Responsible Authority"	7 - DFC
43				NEW						Add new guideline	"Slip lanes should be avoided in high pedestrian traffic areas such as town centres and schools."	30 - CoW
3.6 Integrated Water Management and Utilities: Document changes												
44						14				Melbourne Water DSS	Update DSS generally across plans and distinguish between natural and constructed waterways	7 - DFC, Melbourne Water/ MPA

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44						14				Legend item: rain garden	delete this legend item	7 - DFC
45			R82							"Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of Melbourne Water."	"Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of Melbourne Water and the Responsible Authority."	30 -CoW
46						15					Reduce detail on Utilities Plan as per DFC submission	7 - DFC, YVW, MPA
47			R88								"Delivery of underground services must be coordinated, located, and bundled (utilising common trenching) to facilitate the planting of trees and other vegetation within road verges, to the satisfaction of the Responsible Authority."	22 - Mirvac
47			R93							"Utilities must be placed outside any conservation areas shown on Plans 9 - 11. Utilities must be placed outside of natural waterway corridors or on the outer edges these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of Melbourne Water and the Responsible Authority"	"Where services cross or are located in a conservation area or natural waterway corridors they must be located to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of DELWP, Melbourne Water and the Responsible Authority."	22 - Mirvac
47			R95							"Subdivision abutting the APA high pressure gas transmission pipeline easement must provide for the outcomes illustrated in Figure 5."	"Subdivision abutting the APA high pressure gas transmission pipeline easement must provide for the outcomes illustrated in the appropriate cross section in Appendix 4.4."	7 - DFC
57			R97							"Streets must be constructed to property boundaries where an interparcel connection is intended or indicated in the PSP by any date or stage of development required or approved by the responsible authority."	"Streets must be constructed to property boundaries where an interparcel connection is intended or indicated in the PSP at the relevant stage of development required or approved by the responsible authority."	7 - DFC
57			R98							"Subdivision of land within the Precinct must provide and meet the total cost of delivering the following infrastructure: <ul style="list-style-type: none"> • Connector roads and local streets. • Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets, and local streets (except those included in the Donnybrook-Woodstock Infrastructure Contributions Plan (ICP)). • Council approved fencing and landscaping (where required) along arterial roads. • Local shared, pedestrian and bicycle paths along local arterial roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the ICP). • Bicycle parking. • Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space. • Basic improvements to local parks and open space (refer open space delivery below). • Local drainage system. • Local street or pedestrian path crossings of waterways unless included in the ICP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan. • Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. • Construction of shared paths along waterways and public paths. • Remediation and / or reconstruction of dry stone walls where required." 	"Subdivision of land within the Precinct must provide and meet the total cost of delivering the following infrastructure: <ul style="list-style-type: none"> • Connector roads and local streets. • Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). • Landscaping of all existing and future roads and local streets. • Intersection works and traffic management measures along arterial roads, connector streets, and local streets (except those included in the Donnybrook-Woodstock Infrastructure Contributions Plan (ICP)). • Council approved fencing and landscaping (where required) along arterial roads. • Local shared, pedestrian and bicycle paths along local arterial roads, connector roads, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the ICP). • Bicycle parking. • Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space. • Basic improvements to local parks and open space (refer open space delivery below). • Local drainage system. • Local street or pedestrian path crossings of waterways unless included in the ICP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan. • Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. • Construction of shared paths along waterways and open space • Remediation and / or reconstruction of dry stone walls where required." 	7 - DFC, 22 - Mirvac
57				G55						"Subdivision of land identified in the south-east corner of the Woodstock Precinct should be generally in accordance with Plan 15 and subject to approval by the responsible authority."	delete this guideline	7 - DFC

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58			R99							<p>"OPEN SPACE DELIVERY <i>All public open space must be finished to a standard that satisfies the requirements of the Responsible Authority prior to the transfer of the public open space, including:</i></p> <ul style="list-style-type: none"> • <i>Removal of all existing and disused structures, foundations, pipelines, and stockpiles.</i> • <i>Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise).</i> • <i>Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points must also be provided to land identified as an active reserve.</i> • <i>Planting of trees and shrubs.</i> • <i>Provision of vehicular exclusion devices (fence, bollards, or other suitable method).</i> • <i>Maintenance access points.</i> • <i>Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 6)."</i> 	<p>"OPEN SPACE DELIVERY All public open space must be finished to a standard that satisfies the requirements of the Responsible Authority prior to the transfer of the public open space, including:</p> <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines, and stockpiles. • Levelling to a standard required for the intended use. • Clearing of rubbish and weeds, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). • Provision of water tapping, potable and recycled water connection points. Sewer and gas connection points must also be provided to land identified as an active reserve. • Planting of trees and shrubs. • Provision of vehicular exclusion devices (fence, bollards, or other suitable method). • Maintenance access points. • Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 6)." 	7 - DFC
3.7 Precinct Infrastructure Plan and Staging: Document changes												
53					10					Bridge/ Cameron Street: Sydney - Melbourne Railway line grade separation bridge 4 lane bridge over the railway line to provide for grade separation - 2 lane interim	Update description: 4 lane bridge over the railway line and Merri Creek to provide for grade separation - 2 lane interim	13- Stockland. 17- Hume CC
55					10					Intersection / Gunns Gully Road/ Koukoura Drive Purchase of land (ultimate treatment) and construction of an arterial to arterial road 3-way intersection (interim treatment)	Update description: Purchase of land (ultimate treatment) and construction of an arterial to arterial road 4-way intersection (interim treatment)	14- Mason Family
56					10						Add: Non -Government schools line items	10 - Catholic Education Office of Melbourne, MPA
56					10					Sporting Reserve/ Regional Sporting. Merristock LC/ Construction of pavilion	Sporting Reserve/ Sports Reserve . Merristock LC/ Construction of pavilion	32 - Merristock
56					10					Sporting Reserve/ Regional Sporting. Merristock LC/ Purchase of land for sporting reserve	Update description: Sporting Reserve/ Sports Reserve . Merristock LC / Purchase of land for Sporting Reserve and construction of sports fields	32- Merristock
Appendix 4.1 - Property Specific Land Budget: Document changes										Exhibited wording	Proposed changes	
60-61											Property Specific Land Use budget will be updated more generally in line with the updates to the Future Urban Structure prior to finalisation of the PSP	MPA
Appendix 4.2 - Local Town Centres Urban Design Frameworks: Document changes										Exhibited wording	Proposed changes	
62-65	4.2									Local Town Centre - Draft Concept Plans and Design Guidelines	Remove some of the finer grain detail of these concept plans.	7 - DFC, 22 - Mirvac
66	4.2									Revise title of: "Design guidelines"	Change to "Performance Criteria" in heading and contents page	30 - CoW
66-69	4.2									Change all references from Village Centres to Town Centres in the Performance Criteria	Village Centres changed to Town Centres	30 - CoW

Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Panel version text	Related Submission/s
66-69	4.2									Local Town Centres - Design Guidelines	<p>Update Performance Criteria as follows:</p> <p>PRINCIPLE 1 Include: Location of Town Centres should be located on connector streets separated from arterial roads.</p> <p>PRINCIPLE 2 Dot point 1: delete reference to "foreshore park"</p> <p>PRINCIPLE 3 Dot point 1: change reference of "Figure 1 and 2" to "Appendix 4.2.1, 4.2.2, 4.2.3 and 4.2.4"</p> <p>PRINCIPLE 5 Add dot point: "Residential uses above commercial/retail uses are encourage to develop vertical mixed use opportunities."</p> <p>PRINCIPLE 6 Dot point 4: reword to "A speed environment of 40km/h or less should be designed for the length of the main street excluding sections nominated as 'Shared Zone' in Appendix 4.2.1, 4.2.2, 4.2.3 and 4.2.4, which should be designed with a speed limit of 20km/h."</p> <p>PRINCIPLE 7 Add dot point: "Use of internal shopping malls should be minimised."</p> <p>Dot point 14: reword "Any shop should have frontages that directly address the main street and/or town square so that the use integrates with and promotes activity within the main street and public spaces/thoroughfares."</p> <p>Dot point 15: reword "Any shop with a frontage to the main street should use clear glazing to allow view lines into the store from the street. (Planning permits for buildings and works should condition against the use of white washed windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing)."</p>	30 - CoW
Appendix 4.3 - Local Convenience Centres Urban Design Frameworks: Document changes										Exhibited wording	Proposed changes	
70-75	4.3									Local Convenience Centres - Draft Concept Plan and Design Criteria	Remove some of the finer grain detail of these concept plans.	7 - DFC, 12- Boral, 22 - Mirvac
71	4.3.2									Donnybrook Station Local Centre Urban Design Framework	Add note: "Development facing Donnybrook Road must encourage passive surveillance and create a positive street address"	9 - Insight Planning Consultants
71	4.3.2									Donnybrook Station Local Centre Urban Design Framework	Add note: "Encourage higher density development above at grade car parking areas"	15 - Stanton Grant Legal
71	4.3.2									Donnybrook Station Local Centre Urban Design Framework Legend: Hardscape Open Space	Legend: Town Square	15 - Stanton Grant Legal
76	4.3									Add title	"Local Convenience Centre Design Guidelines" in heading and contents page	30 - CoW
76-77	4.3									Local Convenience Centre - Design Guidelines	<p>Update Performance Criteria as Follows:</p> <p>PRINCIPLE 1 Delete Dot point 2</p> <p>PRINCIPLE 2 Dot point 1: change reference to "Local Convenience Centre Concept Plan" to "Plan 6 – Local Centre"</p> <p>Add dot point: "Residential uses above commercial/retail uses are encouraged to develop vertical mixed use opportunities."</p> <p>PRINCIPLE 3 Dot point 4: reword to "A speed environment of 40km/h or less should be designed for the length of the main street excluding sections nominated as 'Shared Zone' in Appendix 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5 and 4.3.6, which should be designed with a speed limit of 20km/h."</p> <p>PRINCIPLE 4 Dot point 10: reword "Any shop with a frontage to the primary street should use clear glazing to allow view lines into the store from the street. (Planning permits for buildings and works should condition against the use of white washed windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing)."</p>	30 - CoW
72	4.3.3									Lockerbie Station Local Centre Urban Design Framework / Key Design Elements:	Remove Passive Open Space from concept plan	12- Boral
72	4.3.3									Lockerbie Station Local Centre Urban Design Framework / Key Design Elements:	"the Lockerbie Station Local Convenience Centre will provide for local and commuter needs"	12- Boral

Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Panel version text	Related Submission/s
Appendix 4.4 - Streetscape Cross Sections: Document changes										Exhibited wording	Proposed changes	
95								Railway Interface		Railway Interface - Cross Section (General)	Delete	24 - Somerton Road Garden Supplies
79-96	4.4							Road cross-sections			Changes to Road Cross-sections have been agreed and will be tabled during the Panel Hearing .	7 - DFC, 22 - Mirvac, 24 - Somerton Rd Garden Supplies, 27 - Monteleone Family
Appendix 4.5 - Service Placement Guidelines										Exhibited wording	Proposed changes	
Appendix 4.6 - Scattered Tree Retention in the City of Whittlesea										Exhibited wording	Proposed changes	
The following requirements and guidelines relate to Council's Tree Retention Policy Requirements for river red gums. The location of these requirements and guidelines are still up for discussion with the City of Whittlesea.												
			NEW								Except with the written consent of Council, a minimum of 80 per cent of river red gums classified as Medium, Large, or Very Large (per DSE publication 'Guide for Assessment of Referred Planning Permit Applications') must be retained on each parcel for their landscape and amenity value. The retention of trees on Plan 5 will contribute to the attainment of this requirement. Where multiple contiguous parcels are owned or controlled by a single entity and planned to be developed in an integrated manner, this Requirement may be applied and met across those contiguous parcels.	
			NEW								Retained River Red Gums, wind rows and significant trees must be located within the public domain, including parks and street reserves, unless otherwise agreed by the Responsible Authority.	
			NEW								Where trees are retained, applications for subdivision and/or development must apply Tree Protection Zones as identified within Appendix 4.6 of the Precinct Structure Plan.	
				NEW							Small River Red Gum and other indigenous trees should be retained where located with other trees identified for retention.	
				NEW							Large areas of closely scattered River Red Gums should be prioritised for retention to enhance local identity and visually reference the historic rural landscape.	