

## AMENDMENT C146 Plumpton Precinct Structure Plan

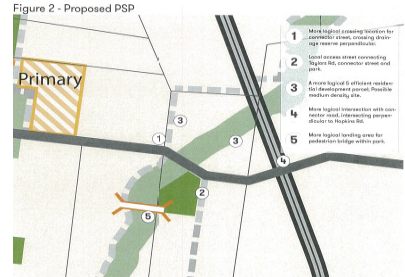
### Document changes matrix with reference to relevant submissions


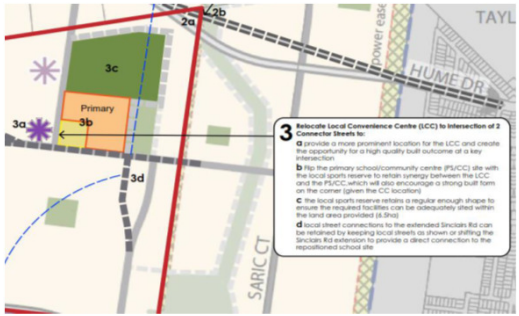
Note: where a change has been made to Plan 3 - Future Urban Structure, it is assumed that the plan change will affect all corresponding plans, and vice versa where relevant.

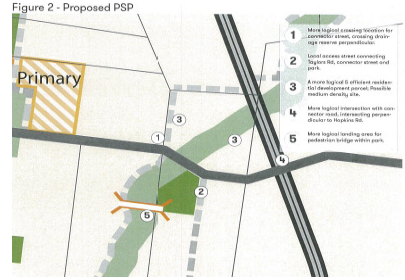
Version: 2.0 - VPA Part B Submission - 29 November 2016

Highlighted rows reflect changes post circulation of the VPA's Part A submission to Panel.

Note: This document details agreed changes to the exhibited PSP. Changes to Melton Planning Scheme ordinances (eg. zone/overlay schedules, Particular & General provisions) are shown in 'tack change' versions of each ordinance. Agreed changes to the explanatory report will be updated upon the final version of the explanatory report post Panel.

Reference No.	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	Relevant submission/s	Item reference number in VPA response table to submission	Other affected submitter
<b>1.0 Introduction</b>															
<b>Plan 1 Regional Context Plan</b>												<b>Exhibited plan</b>		<b>Proposed changes</b>	
1	4						1				Legend item: "Metropolitan Intermodal System Terminal"	Amend legend to: Metropolitan <b>Interstate Freight</b> Terminal. Add the yellow hatching shown to the legend.	29 - Melton City Council	1	
2	4						1				N/A	Add the following items on Plan 1: • Add the Woodgrove and High Street activity centres • Add Watergardens activity centre	29 - Melton City Council	2	
3	4						1				N/A	Add the following items on Plan 1: • Caroline Springs train station as 'existing/under construction train station'. • Mt Atkinson, Paynes Road and Toolern (Ferris Road) as 'proposed train stations'.	29 - Melton City Council	3	
<b>Plan 2 Precinct Features</b>												<b>Exhibited plan</b>		<b>Proposed changes</b>	
4	6						2				Plan item label: 'House and monetary cypresses HO68'.	Correct plan label from 'HO68' to ' <b>HO58</b> '.	1 - Heritage Vic	1	
5	6						2				Plan 2 lacks any pipeline measurement length.	Add pipeline measurement length to Plan 2.	29 - Melton City Council	8	
6	6						2					Update Plan 2 to only show trees which are moderate to high significance as identified in the VPA-commissioned Arboricultural report.	29 - Melton City Council	7	Not available yet
<b>1.1 How to read this document: Document changes</b>												<b>Exhibited wording</b>		<b>Proposed changes</b>	
7	7	1.1									"...Environmental Protection and Biodiversity Act 1999".	Amend to: "Environmental Protection and Biodiversity <b>Conservation</b> Act 1999".	29 - Melton City Council	4	
<b>1.2 Land to which the PSP applies: Document changes</b>												<b>Exhibited wording</b>		<b>Proposed changes</b>	
8	7	1.2									"...the draft Kororoit PSP".	Amend to: "the Kororoit PSP".	29 - Melton City Council	5	
<b>1.3 Plumpton &amp; Kororoit Infrastructure Contributions Plan (ICP): Document changes</b>												<b>Exhibited wording</b>		<b>Proposed changes</b>	
9															
<b>1.4 Background information : Document changes</b>												<b>Exhibited wording</b>		<b>Proposed changes</b>	
10															
<b>2.0 Outcomes</b>															
<b>Plan 3 Future Urban Structure</b>												<b>Exhibited plan</b>		<b>Proposed changes</b>	
11	8						3				N/A	Realign connector road so that IT-12 it veres south from the original connector road location to avoid awkward triangular parcel to the west of Hopkins Road.  Amend Plan 3 for connector street crossing to go perpendicular to waterway on property 47.  	6 - UDM 17b - Human Habitats	1 2	47, 48

12	8					3			N/A	Realign Tarleton Road slightly to the north, just before the north-south drainage line on property 48.		6 - UDM	2	28, 29, 48
13	8					3			N/A	Relocate local convenience centre further south on the corner of the east-west connector, immediately opposite the community centre		6 - UDM	3a	48
14	8					3			N/A	Realign the extension of Sinclairs Road to veer slightly to the west on Property 48	6 - UDM	3b	48	
15	8					3			N/A	Swap the location of SR-06 & SR-07 with the government primary school and convenience centre	6 - UDM	3c	48	
16	8					3			N/A	Shift local park LP-13 one lot south on property 55	11 - Mesh	4	55	
17	8					3			N/A	Seek an updated cadastre for the FUS plan that reflects development to the west of Plumpton PSP and proposed extension of Aspire Boulevard to City Vista Court	11 - Mesh	9a	27	
18	8					3			N/A	Add an additional standard local access street to take overland flow path shown on Plan 10, parallel and to west of Plumpton Rd.	25 - Melbourne Water	2	39-R, 42	
19	8					3			Legend states the following but with no definition note included: <ul style="list-style-type: none"> <li>• 'Service Open Space' and</li> <li>• 'Credited Open Space'</li> </ul>	Adopt new definitions as per Mt Atkinson and Tarneit Plains PSP and add a note on Plan 3 stating: <ul style="list-style-type: none"> <li>• 'Credited Open Space' will be ICP funded.</li> <li>• 'Service Uncredited Open Space' will not be ICP funded.</li> </ul> The note on Plan 3 will also include a reference to Table 9.  VPA will add definition/clarification of Open Space in Appendix A.	29 - Melton City Council	1+O28:0355		
20	8					3			There is a local access street level 2 located on Beattys Road Reserve.	Shift Local Access Street Level 2 to the northern side of the road reserve to minimise impact to the northern DSW.	7 - Urban Terrain	2a	10	
21	8					3			Property 42: There is a local access street connection to Plumpton Road.	Delete the four-way roundabout intersection on property 42, provided there is a maintenance track within the reserve for Melbourne Water access	15 - BPD	3a	42	
22	8					3			Property 42: There is a local access street connection to Plumpton Road.	Change the area of the proposed local road, into a high quality public realm treatment, allowing for improved activation, amenity, public art opportunities and public function of this space.	15 - BPD	3b	42	
23	8					3			N/A	Reduce the land take for the MTC to 12ha (+1 ha community facilities) from 17ha (+ 1 ha community facilities).	12 - Echelon	1a, 1b, 2	12-R	
24	8					3			Substation is located at intersection of Plumpton Road and Melton Highway.	Relocated substation further south on Plumpton Road on property 2. The VPA will use the word "proposed" substation.	12 - Echelon	9	2, 12-E	
25	8					3			Local Convenience Centre is currently located in the industrial precinct.	Remove this LCC from the Plan 3 but it will remain on the concept plan for the industrial precinct and in an indicative location (noted on plan).	12 - Echelon	10	12-E	
26	8					3			The former house is identified a long Beatty's road as an 'archaeological site'.	Remove 'archaeological site' from Plan 3 but retain on Plan 2	12 - Echelon 29 - Melton City Council	11 26	12-E	

27	8						3			N/A	Show a slight change to the location of the park (LP-13) by shifting it approximately one lot-depth further south, to enable housing to face all sides of the local park.	16 - Spiire	1	55
28	8						3			A Local Access Street is currently located the north-east corner of property 47, along the waterway.	Delete the Local Access Street on the north-east corner of property (47), along the waterway. Plan 8 will be annotated as follows: "Local road alignments illustrated on Plan 8 are indicative in nature only. Detailed planning at the subdivision stage is envisaged to identify actual road alignments and access arrangements (including Beattys Road), which should generally accord with the indicative alignments shown in the PSP, subject to the RA's approval".	17b - Human Habitats	2	47
29	8						3			Location of LP-17	Shift LP-17 to be slightly reconfigured, along with the east-west connector road as per figure below: 	17b - Human Habitats	4	47
30	8						3			Location of LP-11	Move LP-11 east to directly abut easement.	19 - Dacland	4	28
31	8						3			Location of CI-01 is in Plumpton North Community Hub.	Remove CI-01 from FUS.	29 - Melton City Council	10	18
32	8						3			Reservation for Plumpton North Active Open Space.	The configuration has since been revised and agreed upon in consultation with the land owner and Melton City Council.	29 - Melton City Council	12	18
33	8						2			N/A	A north-south local road will also be needed to be included from Beattys Road to join the LTC near Plumpton Road to cater for the overland flow path. Melbourne Water has agreed to this.	7 - Urban Terrain 25 - Melbourne Water	3a, 2	39-R, 42
34	8						8			N/A	Move the local access street to the north side of Beattys Road reserve immediately west of Plumpton Rd.	29 - Melton City Council	13	10, 39-R
34a	8						3			N/A	Annotate Plan 8 with the following wording: 'Local road alignments illustrated on Plan 8 are indicative in nature only. Detailed planning at the subdivision stage is envisaged to identify actual road alignments and access arrangements (including Beattys Road), which should generally accord with the indicative alignments shown in the PSP, subject to the RA's approval'.	29 - Melton City Council	20	
2.1 Vision: Document Changes											Exhibited wording	Proposed changes		
35														
2.2 Key Objectives: Document Changes											Exhibited wording	Proposed changes		
36	10	2.2	O8							O11: "Deliver lower-cost, flexible space and in adjacent to the Major Town Centre and Local Town Centre for a range of small local enterprises, and to ensure these two centres have an ability to adapt and evolve over time".	Amend to: "Encourage lower-cost, flexible space and in adjacent to the Major Town Centre and Local Town Centre for a range of small local enterprises, and to ensure these two centres have an ability to adapt and evolve over time".	18 (from Kororoit PSP)	1	
37	11	2.2	O17							O17: "Provide for government and non-government school sites to meet the strategically justified need for state and private education in the area".	Amend to: "Provide for government and non-government school sites to meet the strategically justified need for State and Catholic education in the area".	21 - Catholic Education Office	1	
38	11	2.2	O16							O16: "Maximise the open space and conservation benefits of the powerlines..."	Amend to: "Maximise the open space and conservation benefits of the powerlines..."	29 - Melton City Council	29	
39	11	2.2	NEW							N/A	Add as per Rockbank PSP to include: "Ensure the health and wellbeing of residents is protected by delivering a built environment of facilities and amenities that promote healthy lifestyle practices, social interaction, civic engagement and access to services".	29 - Melton City Council	30	
39a	10	2.2	NEW							N/A	Add as per Rockbank PSP to include: "Develop a walkable network of community hubs that provide access to social, education, recreation and health services within each neighbourhood".	29 - Melton City Council	31	
40	11	2.2	NEW							N/A	Add objective: "Ensure that bushfire hazards are identified and that protection measures are considered in the layout and design of the local street network, subdivisions and buildings and works".	29 - Melton City Council	32	
Plan 4 Land Use Budget											Exhibited plan	Proposed changes		
41	12	2.3									The VPA to review the land use budget prior to gazettal of the amendment.	29 - Melton City Council	41	

2.3 Summary Land Budget: Document changes										Exhibited wording	Proposed changes				
42															
Table 1 Summary Land Use Budget										Exhibited plan	Proposed changes				
43	15	2.3				1				Table description item: "Local Network Park"	Replace with: "Local Park"	29 - Melton City Council	36		
Plan 5 Image, Character, Housing, Community and Employment										Exhibited plan	Proposed changes				
44	16						5			N/A	Show road access from Plumpton employment precinct into Warrensbrook PSP.	29 - Melton City Council	25		
45	12						4			N/A	Plan 5 will be amended to remove Small Local Enterprise Centres from the designated 'Local Town Centre' area, as they are adjacent	7 - Urban Terrain	8c	39-E	
3.0 Implementation															
3.1 Image, Character, Heritage, Housing: Document changes										Exhibited wording	Proposed changes				
46	17	3.1.1			G9					G9: "Built form on corner lots should provide a positive address to both frontages. This can be achieved through the use of appropriate placement of glazing, location of architectural treatments and appropriate and high quality boundary fencing".	Reword to: "Built form on corner lots should provide a positive address to both frontages. This can be achieved through the use of appropriate use placement of glazing, location of and other architectural treatments" . and appropriate and high quality boundary fencing.	29 - Melton City Council	48		
46a	17	3.1.1			G11					G11: "Sites in prominent locations, such as Plumpton Major Town Centre and major intersections, should be developed to respond to their strategic location and preferably have greater height, density and architectural quality (refer Appendix B). "	Include wording: "Sites in prominent locations, such as Plumpton Major Town Centre and major intersections, should be developed to respond to their strategic location and preferably have greater height, density and architectural quality subject to limitation imposed by utilities or external land uses (refer Appendix B). "	29 - Melton City Council	49		
47	18	3.1.2			R7					R7: "Beattys Road Reserve must be retained for public use with connector road and local road functions as per concept plans in Figure 1 to Figure 5 and as per sections located on Plan 8 and in Appendix D, with a continuous off-road shared path and local parks and community uses at designated locations, and dry stone walls retained as required by this PSP".	Reword to: "Beattys Road Reserve must be retained for public use with connector road and local road functions, with a continuous off-road shared path and local parks and community uses at designated locations and dry stone walls retained as required by this PSP".	29 - Melton City Council	50		
48	18	3.1.2			R8					Third dot point of R8: "Be checked by a suitably qualified dry stone waller for any loose stones. Any loose stones are to be reinstated in the wall in secure positions".	Third dot point change to: • "Be checked and repaired by a suitably qualified dry stone waller for any loose stones. Any loose stones are to be reinstated in the wall in secure positions".	29 - Melton City Council	51		
49	18	3.1.2			G16					G16: "Where it has been agreed with the responsible authority that an existing dry stone wall is to be removed, land owners should consult with Council to determine whether the material can be retained for use elsewhere".	Reword to: "Where it has been agreed with the responsible authority that an existing dry stone wall is to be removed, landowners should consult with Council to determine whether the stone should be retained for use in repairing other walls within the PSP or in landscape designs".	29 - Melton City Council	53		
50	17	3.1.1			R2					R2: "Street trees must be planted on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the responsible authority and in accordance with Melton City Council Landscape Guidelines, at an average of: Average interval Tree size (in height) 8 – 10 metres Small trees (less than 10 metres) 10 – 12 metres Medium trees (10 – 15 metres) 10 – 15 metres Large trees (15 metres or greater)".	Reword to: "Street trees must be planted on both sides for all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, in accordance with relevant Council landscaping policy unless otherwise agreed by the responsible authority".	29 - Melton City Council	47		
51	17	3.1.1			G3					G3: "High quality landscape treatments should be provided throughout the precinct, most particularly in streetscapes and along creek and drainage waterway corridors".	Amend to: "High quality landscape treatments should be provided throughout the precinct, most particularly in streetscapes, local parks and along creek and drainage waterway corridors"	15 - BPD	15		
52	18	3.1.2			R7					R7: "Beattys Road Reserve must be retained for public use with connector road and local road functions as per concept plans in Figure 1 to Figure 5 and as per sections located on Plan 8 and in Appendix D, with a continuous off-road shared path and local parks and community uses at designated locations, and dry stone walls retained as required by this PSP".	Reword to: "Beattys Road Reserve must be retained for public use with connector road and local road functions, with a continuous off-road shared path and local parks and community uses at designated locations and dry stone walls retained as required by this PSP".	29 - Melton City Council	50		
52a	18	3.1.2			NEW					N/A	Include a new guideline: 'Beattys Road Reserve should be delivered as per concept plans in Figure 1 to Figure 5 and as per sections located on Plan 8 and in Appendix D and Appendix XX.'	29 - Melton City Council	50		

53	18	3.1.2								G14					G14: "Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those identified on Plan 2, should liaise with the designated Registered Aboriginal Party (or the Office of Aboriginal Affairs Victoria in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision".	Amend to: "Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those identified on Plan 2, should liaise with the designated Registered Aboriginal Party (or Aboriginal Victoria and Traditional Owner Groups in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision."	29 - Melton City Council	52
54	18	3.1.2								NEW					N/A	Reference to Figures and cross sections will be removed from R7 and instead will form a new Guideline to indicate they are 'indicative' in nature only.	8 - Marantali	2a
55	19	3.1.3								R16					R16: "Subdivision of land within a 400 metre walkable distance of Plumpton Major Town Centre, the Local Town Centre, community hubs and the Principal Public Transport Network, and as indicated on Plan 5, must create a range of lot sizes suitable for the delivery of medium or higher density housing types listed in Table 2".	"Dwellings must front or side: • Waterways and the open space network (including local parks and easements) • Arterial and connector streets (including the Outer Metropolitan Ring (refer Appendix F) The siding of lots to the above must be kept to a minimum".	29 - Melton City Council	55
Table 2 Housing type by lot size											Exhibited plan	Proposed changes						
56																		
Table 3 Housing Density											Exhibited plan	Proposed changes						
57	20	3.1.3								3					The subheadings used include: - Catchment - Average dwellings per net developable hectare - Area (ha) approx. - Dwelling yield - Resulting additional number of dwellings over 16.5 dwellings per hectare	Amend subheadings as per Mt Atkinson & Tarneit Plains PSP to: - Catchment - Average minimum dwellings per net developable hectare - Lot yield	29 - Melton City Council	57
Figure 1 Beattys Road Reserve - Powerlines Easement Interface											Exhibited plan	Proposed changes						
58	21	3.1.3								1					N/A	Add note: "This concept is indicative only".	29 - Melton City Council	58
59	21	3.1.3								1					N/A	The VPA will add wording on each Figure and Plan 8 as follows: "The PSP does not show all local access streets. Additional local access to Beattys Road may be required and will be considered as necessary at subdivision stage".	8 - Marantali	2b
Figure 2 Beattys Road Reserve - Local Sports Reserve Interface											Exhibited plan	Proposed changes						
60	22	3.1.3								2					N/A	The VPA will add wording on Figures 1 - 5 and Plan 8 as follows: "The PSP does not show all local access streets. Additional local access to Beattys Road may be required and will be considered as necessary at subdivision stage".	8 - Marantali	2b
61	22	3.1.3								2					N/A	Add note: "This concept is indicative only".	29 - Melton City Council	61
61a	22	3.1.3								2					N/A	Remove graphic on sporting field. Change colour of sporting field so it is consistent with the green colour depicted on plans showing Local Sport Reserve.	29 - Melton City Council	62
Figure 3 Beattys Road Reserve - Connector Street and Direct Frontage Interface											Exhibited plan	Proposed changes						
62	23	3.1.3								3					N/A	The VPA will add wording on Figures 1 - 5 and Plan 8 as follows: "The PSP does not show all local access streets. Additional local access to Beattys Road may be required and will be considered as necessary at subdivision stage".	8 - Marantali	2b
63	23	3.1.3								3					N/A	Add note: "This concept is indicative only".	29 - Melton City Council	63
Figure 4 Beattys Road Reserve - Local Access Street & Community Facilities Interface											Exhibited plan	Proposed changes						
64	24	3.1.3								4					N/A	The VPA will add wording on Figures 1 - 5 and Plan 8 as follows: "The PSP does not show all local access streets. Additional local access to Beattys Road may be required and will be considered as necessary at subdivision stage".	8 - Marantali	2b
65	24	3.1.3								4					N/A	Add note: "This concept is indicative only".	29 - Melton City Council	64
Figure 5 Beattys Road Reserve - Retarding Basin Interface											Exhibited plan	Proposed changes						
66	25	3.1.3								5					N/A	The VPA will add wording on Figures 1 - 5 and Plan 8 as follows: "The PSP does not show all local access streets. Additional local access to Beattys Road may be required and will be considered as necessary at subdivision stage."	8 - Marantali	2b
67	25	3.1.3								5					N/A	Add note: "This concept is indicative only".	29 - Melton City Council	65
3.2 Employment and Town Centres: Document changes											Exhibited wording	Proposed changes						
67a	28 - 29	3.2.1								6					N/A	Include the word 'indicative' to all Figure 6 plans.	29 - Melton City Council	67
67b	31	3.2.1													R21: ... The UDF must set out clear and specific guidelines for the development of the centre, responding to the above, and will be used as an assessment tool for future development applications within the centre.	Include at the end 'unless otherwise agreed by the responsible authority.'	29 - Melton City Council	76



68	31	3.2.1		R21						R21 – 12th dot point: • pinwheel 'structure' • 'waterway corridor'.	Amend to: • Pinwheel 'intersection' • 'Waterway corridor/drainage infrastructure'	29 - Melton City Council	79	
69	34	3.2.2		R22						R28: "Land use and development within the Local Town Centre must respond to the concept plan in Figure 8 and address Appendix C.	Add at end of R22, ' <i>unless otherwise approved by the responsible authority</i> '.	29 - Melton City Council (Kororoit)	84 (53)	
70	36	3.2.4								<b>Business and Industrial Precinct:</b> "...as well as dance studios, gyms and other uses..."	Remove references to dance studios and gyms.	29 - Melton City Council	96	
70a	36	3.2.4		R28						R28: <i>Development proposals in the Business and Industrial Precinct must respond to Figure 9 and the City of Melton Industrial Guidelines, as well as the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.</i>	Add at end of R28, ' <i>unless otherwise approved by the responsible authority</i> '.	29 - Melton City Council	97	
71	36	3.2.4		R30						R30: "A shared path must be provided on both sides of the waterway, and a street must be provided along at least one side of the waterway. This enables greater flexibility of lot sizes and ensures the developability and feasibility of development in the Business and industrial Precinct, while ensuring pedestrian and cyclist connectivity is maintained and that buildings present an attractive address to the waterway".	Add wording to the effect of, "where a street is not proposed along a waterway, buildings must front this waterway and associated shared path".	29 - Melton City Council	98	
72	37	3.2.4		R38						N/A	Add reference to 'Business and Industrial Precinct'.	29 - Melton City Council	99	
72a	37	3.2.4		R38						R38: <i>The UDF must set out clear and specific guidelines for the development of the area, responding to the above, and will be used as an assessment tool for future development applications within the area.</i>	Add at end of R38, ' <i>unless otherwise approved by the responsible authority</i> '.	29 - Melton City Council	100	
73	37	3.2.4		R38						15th dot point references: "Design of interface with the Plumpton Major Town Centre; Beattys Road Reserve; the Hopkins Road/ Tarleton Road/ Beattys Road 'pinwheel' structure..."	Amend to ...'pinwheel' intersection...	29 - Melton City Council	101	
74	37	3.2.4			G23					N/A	Delete this guideline.	29 - Melton City Council	106	
75	37	3.2.4			G27					N/A	Delete this guideline.	29 - Melton City Council	107	
76	37	3.2.4			G28					N/A	Delete this guideline.	29 - Melton City Council	108	
77	36	3.2.4		R31 & R32						R31: Buildings must be located at the front of any site to present an attractive address to the street. R32: Car parking and loading facilities must be located to the side or rear of any buildings to present an attractive address to the street.	Combine R31 and R32 into a Guideline.	12 - Echelon	30	
78	36	3.2.4		R28						R28: "Development proposals in the Business and Industrial Precinct must respond to Figure 9 and the City of Melton Industrial Guidelines, as well as the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines".	Amend to: "Development proposals in the Business and Industrial Precinct must respond to Figure 9 and <i>relevant industrial guidelines, as well as relevant safety for design guidelines</i> ".	12 - Echelon	29	
79	36	3.2.4		R38						R38: "...Relevant design guidelines prepared by the Victorian Government and Melton City Council".	Amend to: "Relevant Melton City Council design guidelines".	12 - Echelon	29	
80	34	3.2.2		New						N/A	Include additional requirement: "shop floor space within the Local Town Centre must not exceed 7,200 sqm without a planning permit".	29 - Melton City Council	86	
Figure 6 Plumpton Major Town Centre organising elements										Exhibited plan	Proposed changes			
81														
Figure 7 Major Town Centre Concept Plan										Exhibited plan	Proposed changes			
82	30	3.2						7		Beattys Road Reserve displays a light cream colour which is too similar to the 'residential' areas	Change Beattys Road Reserve to be shown in green.	29 - Melton City Council	72	
83	30	3.2						7		NA	Amend colour selection to more easily distinguish large format retail from anchor retail on plan.	29 - Melton City Council	70	
84	30	3.2						7		NA	Change colour for mix of commercial uses on plan.	29 - Melton City Council	71	
Table 4 Town Centre Hierarchy										Exhibited plan	Proposed changes			
85	32	3.2.1						4		N/A	Remove Table 4 entirely to be consistent with Rockbank PSP.	15 - BPD	17	39, 42
Table 5 Anticipated employment creation in precinct										Exhibited plan	Proposed changes			
86														
Figure 8 Local Town Centre Concept Plan										Exhibited plan	Proposed changes			
87	33							8		No property boundaries shown on plan to distinguish responsibility.	Include property boundaries and locate road north of local town centre on property 42.	7 - Urban Terrain	8b	39, 42
88	33							8		Entertainment/Food (purple) block is curved around the proposed local access street.	Reorientate the entertainment/food block north-south along the proposed high quality public realm.	15 - BPD	3c	42
Figure 9 Business & Industrial Precinct Concept Plan										Exhibited plan	Proposed changes			

89	35	3.2.3					9			Plan item: Wetland is currently shown as on-line.	Amend the waterway to be placed on the left (west) of the wetland.	25 - Melbourne Water	9	12-E
90	35	3.2.3					9			Title: "Business & Industrial Precinct Concept Plan".	Amend to: Business & Industrial Precinct Concept Plan <i>(indicative)</i> .	29 - Melton City Council	87	
91	35	3.2.3					9			Concept plan shows a disjointed grid pattern, where east-west connectors meeting Plumpton Road do not line up with other streets, local streets being offset by approx 100m from the connector intersection.	Re-align local streets to meet east-west connector roads at Plumpton Road. This will ensure continuous access locations, including over watercourse.	29 - Melton City Council	88	42
92	35	3.2.3					9			'Beattys Road linear park' and 'Landscaping & setback requirement at interface to residential areas' - colouring too similar.	Change legend colour of Beattys Road linear park.	29 - Melton City Council	91	
93	35	3.2.3					9			Figure 9 defines detailed internal road layouts & lot mix.	Include a note to state concept plan is indicative only. VPA will also simplify plan to remove specific outline of future lots.	12 - Echelon	28	
94	35	3.2.3					9			Substation is located at intersection of Plumpton Road and Melton Highway.	Relocate proposed substation 200m south of Melton Highway onto Property 2.	29 - Melton City Council	89	2, 12
95	35	3.2.3					9			N/A	Add wording in legend on Figure 9: " <i>Mixed use: business/ employment/ retail uses on ground floor at minimum, with opportunity for residential or other uses on upper storeys</i> ".	29 - Melton City Council	92	
96	35	3.2.3					9			N/A	Amend to show landscaping and setback interface along northern edge adjacent Melton Hwy. Update legend to read: " <i>landscaping &amp; setback requirement at interface to residential areas</i> ".	29 - Melton City Council	93	
97	35	3.2.3					9			Subdivision layout on concept plan.	Delete lots from concept plan and will add a note indicating it is indicative only.	29 - Melton City Council	94	
98	35	3.2.3					9			N/A	Remove court-bowl from concept plan.	29 - Melton City Council	90	

99	35	3.2.3		R38						R38 (point 5): "Locations for medium and higher density housing – permitted along Hopkins Road only, and only on upper floors, and only where there are 'employment' uses on the ground floor".	Amend R38 (point 5) to: "Locations for medium and higher density housing – permitted along Hopkins Road only, and only on upper floors, and only where there are 'employment' uses on the ground floor <b>as reflected on Figure 9</b> ".	29 - Melton City Council	92	
3.3 Community Facilities and Education: Document changes										Exhibited wording	Proposed changes			
100	39	3.3		R40						R40: "Where the responsible authority is satisfied that land shown as a potential non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone, and in accordance with Development of Non-Government School Sites for an Alternative Purpose (GAA 2013)".	Update to: "Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone. In order to satisfy the responsible authority that a site is unlikely to be used for a non-government school, it is necessary to demonstrate that: <ul style="list-style-type: none"> <li>• The application for an alternative use is not premature having regard to the extent of development in the surrounding residential area</li> <li>• The school site is no longer strategically justified having regard to the provision of schools in the locality, including land not within the PSP, as appropriate</li> <li>• The landowner provides the responsible authority with evidence that:  <ul style="list-style-type: none"> <li>• Genuine negotiations have been had with a range of education providers including the lead agency nominated in the PSP, regarding the use of the site as a school and the sale of site to the education provider/s; and</li> <li>• The educational provider(s) including the lead agency nominated in the PSP, do not intend to purchase and use the site as a school".</li> </ul> </li> </ul>	8 - Marantali, 29 - Melton City Council	5, 110	8, 38
101	39	3.3		R39						R39: "Schools and community facilities must be designed to front and be directly accessed from a public street and any adjoining public spaces, with car parks located away from the main entry".	Amend to: "Schools and community facilities should be designed to front and be directly accessed from a public street with car parking located away from the main entry".	29 - Melton City Council	109	
102	39	3.3		G33						G33: "The design and layout of schools, community facilities and sports reserves should include extensive canopy tree planting; ..."	Amend wording to: "The design and layout of schools, community facilities and sports reserves should include <del>extensive canopy tree planting</del> <b>canopy tree planting to provide appropriate shade</b> ".	29 - Melton City Council	111	
103	39	3.3		G36						G36: "Detailed design of community hubs should include opportunities for the development of community gardens and associated infrastructure including garden beds, garden sheds, seating and water tanks".	Delete this guideline	29 - Melton City Council	112	
Plan 6 Open Space										Exhibited plan	Proposed changes			
104	40							6		N/A	Add show road access from Plumpton employment precinct into Warrensbrook PSP.	29 - Melton City Council	25	
104a	40							6		Pedestrian bridge incorrectly shown north of LP-01 (was not on Precinct Infrastructure Plan 12 though)	Delete this pedestrian bridge from this plan and all subsequent plans	29 - Melton City Council		
105	40							6		It is unclear as to whether LOS-03 applies to the section of Beattys Road between the N-S RD 1 and the Gas Easement or the entire length of Beattys Road.	Add note on Plan 6 to refer to Table 9 (PIP). Amend PIP table to state: "LOS-03 entire Beattys Road reserve length"	29 - Melton City Council	117	
3.4 Open Space and Biodiversity: Document changes										Exhibited wording	Proposed changes			
106	41	3.4.1		R42						R42: "All parks must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 6 and Table 7 of this PSP..."	Proposed wording: "All parks must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 6 and Table 5, unless otherwise approved by the responsible authority. <b>An alternative provision of land for a local park is considered to be generally in accordance with that illustrated on Plan 6 provided:</b> <ul style="list-style-type: none"> <li>• The location does not reduce the walkable access to local parks demonstrated on Plan 6</li> <li>• The design does not diminish the quality or usability of the space for passive recreation</li> <li>• The land area is equal to or more than the local park provision outlined in Table 5".</li> </ul>	29 - Melton City Council	120	
107	41	3.4.1		R43						R43: "All open space and public landscaped area must contain extensive planting of robust large-canopy trees appropriate to the local climate and soil conditions that are suitable to the urban environment, to the satisfaction of the responsible authority".	Amend to: "All open space and public landscaped area must contain <del>extensive planting of robust</del> <b>large-canopy trees appropriate to the local climate and soil conditions that are suitable to the urban environment, to the satisfaction of the responsible authority</b> ".	29 - Melton City Council	121	
108	41	3.4.1		R49						R49: "Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10m along both edges, to the satisfaction of the responsible authority".	Amend to: "Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10m along both edges, to the satisfaction of the responsible authority <b>and Ausnet Services</b> ".	29 - Melton City Council	123	
109	41	3.4.1		R50						R50: "...to the satisfaction of the responsible authority".	Amend to: "to the satisfaction of the responsible authority <b>and APA</b> ".	29 - Melton City Council	124	
110	41	3.4.1		G42						G42: "To enable good passive surveillance, open space should have a street frontage to at least 75% of its edge".	Delete 75% and change to 'active frontage'.	29 - Melton City Council	125	



111	41	3.4.1								G43					G43: "CPTED principles, and in particular the provision of positive frontage and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure".	Change CPTED to Crime Prevention Through Environmental Design and change 'positive' frontage to 'active' frontage.	29 - Melton City Council	126	
112	47	3.4.2								G49					G49: "Planting in the open space network including streets, parks, utilities easements and waterways should make use of indigenous species to the satisfaction of the responsible authority (and Melbourne Water as relevant)"	Amend to be consistent with Kororoit and Mt Atkinson PSP: "Planting in the open space network including waters, streets, parks and utilities easements should make use of indigenous species to the satisfaction of the responsible authority, <del>and Melbourne Water, Ausnet Services and the Pipeline Operator as relevant).</del> "	29 - Melton City Council	139	
113	41	3.4.1								R49					R49: "Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10 metres along both edges, to the satisfaction of the responsible authority".	Amend to: "Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10 metres along both edges, to the satisfaction of the responsible authority <b>and Ausnet Services.</b> "	29 - Melton City Council	123	
114	47	3.4.2								R51					R51: "Native vegetation may be removed as illustrated on Plan 7...."	Reword to: "Native vegetation and scattered trees on Plan 7 can be removed provided the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the Environment Protection and Biodiversity Protection Act 1987 (Cth). Native vegetation shown for retention must be retained unless a permit has been granted for removal of the vegetation".	29 - Melton City Council	138	
Figure 10 Powerlines Easement Concept Plan											Exhibited plan	Proposed changes							
115	43	3.4.1												10	N/A	Include the word 'indicative' on Figure 10.	29 - Melton City Council	127	
Table 6 Powerlines Easement possible use and development											Exhibited plan	Proposed changes							
116	43	3.4.1												6	N/A	Include a note as per Mt Atkinson PSP: " <b>Subject to relevant approvals from the responsible authority and AusNet Services.</b> "	29 - Melton City Council	129	
Table 7 Open space delivery guide											Exhibited plan	Proposed changes							
117	44	3.4												7	N/A	Reorder structure of table to match Mt Atkinson PSP, with column headings as follows: open space ID; property number; type; sub-category/ scale; area (hectares), with sub categories of credited, uncredited, total effective; key attributes; responsibility for delivery.	29 - Melton City Council	130	
118	45	3.4												7	It is noted that SR-07 and SR-06 are linked but Table 7 doesn't show this clearly.	Merge the following into a single open space ID: SR01 + SR02 and SR06 + SR07	29 - Melton City Council	137	
119	44	3.4												7	LP-05: "Town square centrally located within the Plumpton Major Town Centre, centred on the east-west feature main street near civic facilities and retail anchors. Public art to be incorporated as part of its design. Amenity node for higher density housing".	Amend to: LP-05: "Town square centrally located within the Plumpton Major Town Centre, centred on the east-west feature main street near civic facilities and retail anchors. <b>There is opportunity for public art</b> to be incorporated as part of its design. Amenity node for higher density housing".	29 - Melton City Council	131	12-R
120	44	3.4												7	SR-1 and SR-02.	Adopt alternative configuration that has been prepared by the land owner.	29 - Melton City Council	134	17, 18
Plan 7 Native Vegetation Retention & Removal											Exhibited wording	Proposed changes							
121	46													7	N/A	Add show road access from Plumpton employment precinct into Warrensbrook PSP.	29 - Melton City Council	25	
122	46													7	N/A	Provide additional guidance on retaining vegetation in G8	25 - Melbourne Water	13	
Plan 8 Road Network Plan											Exhibited wording	Proposed changes							
123	48													8	N/A	Add additional cross section number 20 to Plan 8 which will cross reference Cross Section 20 (in Appendix H) . Shift local access street level 2 (that is currently located west on Plumpton Road) to the north.	7 - Urban Terrain	2b, 2c	10, 39-E
124	48													8	N/A	Add an additional standard local access street that will join LTC near Plumpton road to Beattys Road reserve.	25 - Melbourne Water	2	10, 39-E
125	48													8	N/A	Add show road access from Plumpton employment precinct into Warrensbrook PSP.	29 - Melton City Council	25	
126	48													8	N/A	Add note: " <b>Local road alignments illustrated on Plan 8 are indicative in nature only. Detailed planning at the subdivision stage is envisaged to identify actual road alignments and access arrangements (including Beattys Road), which should generally accord with the indicative alignments shown in the PSP, subject to the RA's approval.</b> "	8 - Marantali	2a	

127	48						8			N/A	Add wording on Plan 8 as follows: <i>"The PSP does not show all local access streets. Additional local access to Beattys Road may be required and will be considered as necessary at subdivision stage."</i>	8 - Marantali	2b	
128	48						8			N/A	Annotate Plan 8 with suggested wording: <i>"Local road alignments illustrated on Plan 8 are indicative in nature only. Detailed planning at the subdivision stage is envisaged to identify actual road alignments and access arrangements (including Beattys Road), which should generally accord with the indicative alignments shown in the PSP, subject to the RA's approval"</i> .	29 - Melton City Council	20	
129	48						8			N/A	Straighten local street between Catholic School and Government Primary School in the Plumpton Road Community Hub	29 - Melton City Council	141	38
3.5 Transport and Movement: Document changes										Exhibited wording	Proposed changes			
130	49	3.5.1		R61						R61: <i>"Where a connector road crosses a waterway and is not an ICP item, the developer proponent must construct a connector street bridge prior to the Statement of Compliance for the initial stage of subdivision on the opposite side of the waterway, whether or note that residential subdivision directly abuts the waterway"</i> .	Amend to: <i>"Where a connector road crosses a waterway and is not an ICP item, the developer proponent must construct a connector street bridge and/or culvert prior to the Statement of Compliance for the initial stage of subdivision on the opposite side of the waterway, whether or note that residential subdivision directly abuts the waterway to the satisfaction of Melton City Council and Melbourne Water."</i>	11 - Mesh	7	
131	49	3.5.1		R61						R61: <i>"Where a connector road crosses a waterway and is not an ICP item, the developer proponent must construct a connector street bridge prior to the Statement of Compliance for the initial stage of subdivision on the opposite side of the waterway, whether or note that residential subdivision directly abuts the waterway"</i> .	Change to wording to reflect Rockbank, as follows: <i>"Where a connector street crosses a waterway as illustrated on Plan 8, the development proponent must construct an appropriate vehicle crossing prior to the issue of statement of compliance for the initial stage of subdivision on the opposite side of the waterway, whether or not that residential subdivision directly abuts the waterway"</i> .	29 - Melton City Council	146	
132	49	3.5.1		NEW						N/A	Add new requirement: <i>"Where a local access street is determined to be required to cross a waterway (Service Open Space (Drainage)), the proponent must construct a local access street culvert to the satisfaction of the responsible authority."</i>	29 - Melton City Council	147	
133	51	3.5.1		G51						G51: <i>"...For the purposes of this guideline, variation to tree species between or within streets does not constitute a standard street cross section variation"</i> .	Delete final paragraph of G51: <i>"...For the purposes of this guideline, variation to tree species between or within streets does not constitute a standard street cross section variation."</i>	29 - Melton City Council	148	
134	51	3.5.1		G52						G52: <i>"Street layouts should provide multiple convenient routes to key destinations such as schools, community facilities, sports reserves, Plumpton Major Town Centre and the Local Town Centre"</i> .	Amend to: <i>"Street layouts should provide multiple convenient routes to key destinations such as the employment area, schools, community facilities, sports reserves, Plumpton Major Town Centre and the Local Town Centre"</i> .	29 - Melton City Council	149	
135	51	3.5.1								N/A	Reference to Figures and cross sections will be removed from Requirement and instead will form a new Guideline as they are 'indicative' in nature.	8 - Marantali	2a	
136	53	3.5.2		R68						R68: <i>"All road and intersections (including roundabouts) on roads shown as 'bus capable' on Plan 9 must be constructed to accommodate ultra-low-floor buses in accordance with the Public Transport Guidelines for Land Use and Development"</i> .	Amend to: <i>"Roads and intersections shown as bus capable on Plan 9 must be constructed to accommodate ultra-low-floor buses to the satisfaction of Public Transport Victoria and the responsible authority"</i> .	23 - PTV	3	
137	53	3.5.2		R67						R67: <i>"Bus stops must be provided which enable convenient access to Plumpton Major Town Centre and activity-generating land uses such as schools, community facilities, the Local Town Centre, sports reserves and destinations beyond"</i> .	Amend to: <i>"Bus stops must be provided which enable convenient access to Plumpton Major Town Centre, the industrial precinct, employment land and activity-generating land uses such as schools, community facilities, the Local Town Centre, sports reserves and destinations beyond"</i> .	29 - Melton City Council	152	
137a	53	3.5.2		R69						R69: <i>All subdivisions must deliver a simple street network which is easy to navigate and provides direct and convenient pedestrian access to connector and arterial roads and to key destinations.</i>	Delete this requirement.	29 - Melton City Council	155	
138	55	3.5.3		R73						R73: <i>"Shared and pedestrian paths along waterways, to the satisfaction of Melbourne Water and the responsible authority, and must be:</i> <ul style="list-style-type: none"> <li><i>Delivered by development proponents consistent with the network shown on Plan 9</i></li> <li><i>Positioned above 1:10 year flood levels with a crossing of the waterway designed above 1:100 year flood level to maintain hydraulic function of the waterway.</i></li> <li><i>Constructed to a standard that satisfies the requirements of Melbourne Water.</i></li> </ul> <i>Where a shared path is to be delivered on only one side of a minor waterway, a path must also be delivered on the other side of the waterway, but may be constructed to a lesser standard (i.e. crushed rock or similar granular materials)"</i> .	Amend to: <i>"Shared and pedestrian paths along waterways must be constructed to a standard that satisfies the requirements of Melbourne Water and the responsible authority, and must be:</i> <ul style="list-style-type: none"> <li><i>Delivered by development proponents consistent with the network illustrated on Plan 8</i></li> <li><i>Positioned above 1:10 year flood levels with a crossing of the waterway designed above 1:100 year flood level to maintain hydraulic function of the waterway.</i></li> </ul> <i>Where direct access is provided to the dwelling from the reserve / drainage corridor the path is to be above the 1:100 year flood level"</i> .	29 - Melton City Council	154	
139	55	3.5.3		R77						R77: <i>"Bicycle parking facilities including bicycle hoops and way-finding signage must be provided by development proponents in, and to, key destinations such as Plumpton Major Town Centre, the Local Town Centre, schools, community facilities and across the open space network"</i> .	Amend to: <i>"Bicycle parking facilities including bicycle hoops and way-finding signage must be provided by development proponents in, and to, key destinations such as Plumpton Major Town Centre, the industrial and employment areas, the Local Town Centre, schools, community facilities and across the open space network"</i> .	29 - Melton City Council	155	
140	55	3.5.3			G62					Guideline 62	Change G62 into a requirement.	29 - Melton City Council	156	

141	49	3.5.1		R57						R57: "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 R57 as it is duplicated in R102.	29 - Melton City Council	144	
Plan 9 Public Transport and Path Network										Exhibited plan	Proposed changes			
142	52							9		N/A	Show road access from Plumpton employment precinct into Warrensbrook PSP (on all plans in plan set)	29 - Melton City Council	25	
143	52							9		Principal Public Transport Network not shown on Plan 9.	Include the Proposed Future Principal Public Transport Network (PPTN) on Plan 9.	12 - Echelon	35	
Plan 10 Integrated Water Management										Exhibited plan	Proposed changes			
144	56							10		N/A	Add an additional water infrastructure (swale) approximately 90m north of WI-14. Size will be 20m length and 24m wide.	25 - Melbourne Water	4	48, 49
145	56							10		N/A	Amend the alignment of the constructed waterway along Plumpton Road, directly south from the LTC on Property 42	15 - BPD	5	42
146	56							10		Note states: "Stormwater quality treatment assets and waterway widths on this plan are subject to confirmation through detailed design to the satisfaction of Melbourne Water."	Amend Plan note to: "Stormwater quality treatment and drainage assets and waterway widths on this plan are subject to confirmation through detailed design to the satisfaction of Melbourne Water."	15 - BPD, 12 - Echelon	8b, 36	
4.0 Integrated Water Management & Utilities														
4.1 Integrated water management: Document Changes										Exhibited wording	Proposed changes			
147	57	4.1		86						R86: "Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme, Plan 10 and Table 8 to the satisfaction of Melbourne Water and the responsible authority".	Amend R86 (as per Rockbank PSP) to: "Stormwater conveyance and treatment must be designed in accordance with the relevant development services scheme (DSS) to the satisfaction of Melbourne Water and the responsible authority".	15 - BPD	8b	
148	57	4.1		R84						R84: "Applications must demonstrate how: • Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes • Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries • Melbourne Water and the responsible authority freeboard requirements for overland flow paths will be adequately contained within the road reserves • Relevant integrated water management (IWM) requirements of this PSP will be achieved, to the satisfaction of the retail water authority, including the supply of recycled water. Drainage assets must be designed to the satisfaction of Western Water and/or City West Water (where relevant), Melbourne Water and the responsible authority".	Change to: "Development applications must demonstrate how: • Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes • Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries • Melbourne Water and the responsible authority freeboard requirements for overland flow paths will be adequately contained within the road reserves • Relevant integrated water management plan requirements will be achieved to the satisfaction of the water retail authority, including the supply of Class A recycled water • Melbourne Water drainage assets must be delivered to the satisfaction of Melbourne Water and the responsible authority".	29 - Melton City Council	160	
Table 8 Water Infrastructure										Exhibited plan	Proposed changes			
149	59							8		Column three heading: "RESPONSIBILITY" (for management)	Amend Table 8 (Water Infrastructure) column heading from "Responsibility" to: "Responsibility for Delivery". Change this new column to have Melbourne Water as the responsible authority for all drainage assets.	11 - Mesh, 29 - Melton City Council	6b, 161	
150	59							8		N/A	Add an additional water infrastructure (swale) approximately 90m north of WI-14. Size will be 20m length and 24m wide.	25 - Melbourne Water	4	48, 49
151	59							8		WI-15: 2.64ha	Amend area to: WI-15: 4.38ha	25 - Melbourne Water	4	49
Plan 11 Utilities										Exhibited wording	Proposed changes			
152	60							11		N/A	Update plan 11 to indicate as 'temporary pump station' the pump stations shown in centre and west end of Taylors Rd, and on Beattys Rd. Update plan 11 to delete pump station east of powerlines easement.	13 - Western Water 11 - Mesh	5a 8a	27
4.2 Utilities: Document Changes										Exhibited wording	Proposed changes			
153	61	4.2		R88						R88: "...The plans and cross sections must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width (consistent with the road cross sections outlined in Appendix D) and accommodate at least the minimum street tree planting requirements. The plans and cross sections must nominate which services will be placed under footpaths or road pavement, as relevant".	Amend to: "...The plans and cross sections must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width (consistent with the road cross sections outlined in Appendix D) and accommodate at least the minimum street tree planting requirements. <del>The plans and cross sections must nominate which services will be placed under footpaths or road pavement, as relevant.</del> ".	29 - Melton City Council	163	
154	61	4.2		G73						G73: "Existing above ground electricity cables should be removed and re-routed underground as part of a subdivision (excluding cables greater than 66kv)".	Amend to: "Existing above ground electricity cables should be removed and re-routed underground as part of a subdivision (excluding <del>above ground electricity cables</del> of 66kv or greater)".	15 - BPD	18	

155	61	4.2		R94						R94: "Utilities must be placed on the outer edges of waterway 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".	Amend R94 to: "Utilities must be placed outside of conservation areas, natural waterway corridors or on the outer edges of these corridors in the first instance. Where services cannot avoid crossing or being located within a conservation area or natural waterway corridor they must be located to avoid disturbance to existing waterway values, native vegetation, areas of strategic importance to Growling Grass Frog, significant landform features and heritage sites, to the satisfaction of the Department of Environment, Land, Water and Planning, Melbourne Water and the Responsible Authority".	9 - City West Water	1	
5.0 Infrastructure Delivery & Development Staging														
5.1 Subdivision works by developers: Document Changes										Exhibited wording	Proposed changes			
156	62	5.1		R96						R96: "All public open space (other than where improvements are included in Table 9) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to: ...."	Add another dot point to existing list: "All public open space (other than where improvements are included in Table 9) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to: - removal of any soil contamination ."	29 - Melton City Council	164	
157	62	5.1		R97						R97: "Local sports reserves identified in Table 9 must be vested in the relevant authority in the following condition:..."	Add another dot point to existing list: "Local sports reserves identified in Table 9 must be vested in the relevant authority in the following condition: - removal of any soil contamination ."	29 - Melton City Council	165	
158	63	5.1		R100						R100: "Any development in proximity to the Melton Highway that triggers the VicRoads Requirements of Developers – Noise Sensitive Uses document must respond to its requirements to the satisfaction of the responsible authority and VicRoads".	Remove G100.	10 - SJB	4	
5.2 Development staging: Document Changes										Exhibited wording	Proposed changes			
159														
6.0 Precinct Infrastructure														
160														
Plan 12 Precinct Infrastructure - Transport (ICP)										Exhibited wording	Proposed changes			
161	64						12			N/A	Add show road access from Plumpton employment precinct into Warrensbrook PSP.	29 - Melton City Council	25	
162	64						12			RD03 is identified as medium term.	RD03 will be amended to be delivered in the short term.	12 - Echelon	38	
163	64						12			ICP items affecting the site are IN-12 and PBR03.	Remove PBR-03 from Plan 12.	17b - Human Habitats	3	46
164	64						12			PBR-07 on Plan 12.	Re-label PBR-07 west of Hopkins Rd as 'PBR-05' (for consistency with Kororoit).	9 - Moremac (Kororoit)	-	
Plan 13 Precinct Infrastructure - Community & Open Space (ICP)										Exhibited wording	Proposed changes			
165														
Table 9 Precinct Infrastructure										Exhibited wording	Proposed changes			
166	84						9			Non-government secondary school - Plumpton Property 10.	Non-government secondary school - Plumpton Property 19	8 - Marantali	7a	
167	77						9			CO-01 Property 12 with proposed size of 1.01ha.	CO-01 Property 18 with proposed size of 0.8ha	8 - Marantali	7b	12
168	67						9			Subheading text: "ICP PROJECT NUMBER".	Change subheading to: "PIP PROJECT NUMBER"	11 - Mesh	2b	
169	67						9			N/A	Add column heading: "Delivery and Implementation Responsibility". Change this new column to have Melbourne Water as the responsible authority for all drainage assets".	11 - Mesh	6b	
170	79						9			SR-01, SR-02, SR-06, SR-07 are all separate .	Update PIP (Table 9) to merge SR-01 and SR-02, SR-06 and SR-07.	29 - Melton City Council	135	
171	67						9			N/A	Review Table 1, Table 9 and Appendix A once final version of PSP land budget finalised and will manually correct to ensure these add up correctly.	29 - Melton City Council	174, 184	
172	67						9			N/A	Will include signalised intersection for all intersection projects From IN-04 to IN-22.	29 - Melton City Council	175	
173	75						9			N/A	Will update table item PBR 08 as follows: Lead Agency: Melton City Council (in consultation with VicRoads).	29 - Melton City Council	178	
7.0 Appendices														
Appendix A: Document Changes										Exhibited wording	Proposed changes			
174	86	7							A	Aquatic Centre: 3.60ha	Amend to: 4.0ha	29 - Melton City Council	185	
Appendix B: Document Changes										Exhibited wording	Proposed changes			
175	90	7							B	Principle 5 (first dot point): " Provide strong connections and continuous paths of travel to, from and within the town centre to promote walking and cycling, including Beattys Road".	Amend to: "Provide strong connections and continuous paths of travel to, from and within the town centre and industrial area to promote walking and cycling, including Beattys Road".	29 - Melton City Council	188	

176	91	7								B	<b>Principle 13 (second dot point):</b> "Ensure the town centre has a strong connection with surrounding natural features, including views to Mt Cottrell and Mt Atkinson, and that appropriate interfaces are created between the town centre and open space including the Beattys Road linear park".	Amend to: Ensure the town centre has a strong connection with surrounding natural features, including views to Mt Cottrell, <b>Mt Kororoit</b> , Mt Atkinson, and that appropriate interfaces are created between the town centre and open space including the Beattys Road linear park".	29 - Melton City Council	190	
Appendix C: Document Changes											Exhibited wording	Proposed changes			
177	93									C	<b>Principle 2 (second dot point):</b> "Locate the Local Town Centre adjacent to future railway stations or other forms of transit stops to benefit the Local Town Centre and to offer convenience for public transport passengers".	Amend to: "Locate <del>the Local Town Centre adjacent to future railway stations or other forms of transit stops to benefit the Local Town Centre and to offer convenience for public transport passengers</del> ".	29 - Melton City Council	193	
178	96									C	<b>Principle 8 (dot point seven):</b> "Provide bus stops in accordance with the Department of Transport Public Transport Guidelines for Land Use and Development, to the satisfaction of the Department of Transport".	Amend to: "Provide bus stops in accordance with the Department of Transport Public Transport Guidelines for Land Use and Development, to the satisfaction of <b>Public Transport Victoria</b> ".	23 - PTV	4	
Appendix D Road Cross Sections: Document Changes											Exhibited wording	Proposed changes			
179	119							21	D		Cross section label: "Drainage corridor".	Amend cross section label to: " <b>Waterway corridor</b> "	25 - Melbourne Water	7	
180	116							18	D		N/A	Show vehicle exclusion measures for the Beatty's Road linear park	29 - Melton City Council	204	
181	119							21	D		N/A	Amend cross section to differentiate between retarding basin and drainage corridor.	29 - Melton City Council	205	
182	114							16	D		N/A	Remove dimensions to fence and fence to shared path.	25 - Melbourne Water	11b	
183	106							8	D		Notes include: • Minimum street tree mature height 12 metres • All kerbs are to be B2 Barrier Kerb • Verge widths may be reduced where roads abut open space with the consent of the responsible authority.	Add these notes in addition to the existing notes: • <b>Local access streets abutting schools are to be Local Access Street Level 2 (20m) type roads</b> • <b>Where roads abut school drop-off zones grassed nature strip areas are to be replaced with pavement.</b>	29 - Melton City Council	200	
184	99-119							1. - 20	D		N/A	Change wording on cross sections as follows re tree height: street tree size at maturity in accordance with relevant Council landscaping policy. Tree outstands at maximum interval of 100m on connector roads.	29 - Melton City Council	195	
Appendix E Alternative Road Cross Sections: Document Changes											Exhibited wording	Proposed changes			
185															
Appendix F Outer metro ring interface cross section: Document Changes											Exhibited wording	Proposed changes			
186															
Appendix G Waterway cross section: Document Changes											Exhibited wording	Proposed changes			
187	125								G		Inconsistent wording of notes.	Adopt consistent wording of notes	29 - Melton City Council	212	
188	125								G		Note reads: "Verge widths may be reduced where roads abut open space with the consent of the responsible authority".	"Verge widths may be reduced where roads abut open space with the consent of the responsible authority <b>and relevant service authority.</b> "	25 - Melbourne Water	8	
Appendix H Easement cross section: Document Changes											Exhibited wording	Proposed changes			
189	126								H		Inconsistent wording of notes.	Adopt consistent wording for notes.	29 - Melton City Council	214	



190	126							H	N/A	The VPA will update Appendix H Cross-Section to show possible side, front and rear loaded conditions.	8 - Marantali	4		
Appendix I Service placement guidelines: Document Changes										Exhibited wording	Proposed changes			
191	121							I	Table shows placement of services under road pavements.	Change the table in Appendix I. Sewer, potable water and recycled water should be marked as 'no' in the under road pavement column, to be consistent with Appendix F in the Rockbank PSP.	29 - Melton City Council	215		
Appendix J Open space delivery guidelines: Document Changes										Exhibited wording	Proposed changes			
192	129 & 130							J	"... (defined as Local Parks and Pocket Parks in the Melton City Council Draft Open Space Strategy)".	Amend to: "... (defined as Local Parks and Pocket Parks in the Melton City Council <del>Draft</del> Open Space Strategy)".	29 - Melton City Council	216		
193	129 & 130							J	N/A	<ul style="list-style-type: none"> <li>Update <b>Neighbourhood Parks</b> heading to: Neighbourhood Parks 0.2-1Ha.(Defined as Local 0.2- 2Ha in Melton City Council's Open Space Plan 2016-2026)</li> <li>Update <b>Community Parks</b> heading to: Community Parks 1-5Ha.(Defined as Local 0.2- 2Ha then District for 2Ha+ in Melton City Council's Open Space Plan 2016-2026)</li> <li>Update <b>District Parks</b> heading to: District Parks 5-15Ha. (Defined as District for 2Ha+ in Melton City Council's Open Space Plan 2016-2026)</li> <li>Update <b>Municipal Parks</b> heading to: Municipal Parks 15-50Ha+. (Defined as District Park for 2Ha+ then Regional for 20Ha + in Melton City Council's Open Space Plan 2016-2026)</li> <li>Update <b>Metropolitan Parks</b> heading to: Metropolitan Parks variable – 50Ha+. (Defined as Regional for 20Ha + in Melton City Council's Open Space Plan 2016-2026).</li> </ul>	29 - Melton City Council	217		
194	129							J	Open space terminology confusing and inconsistent throughout PSP.	Add definitions / clarification of wording.	29 - Melton City Council	21		
195	129							J	No clear difference between a local network park within a residential area and a local network park in the employment areas.	Add sentence in Appendix J about Local Parks in employment areas.	29 - Melton City Council	39		

