

Amendment C207 - Sunbury South PSP 74

Changes Matrix

- Note:
1. All changes proposed on Plan 3 - Future Urban Structure will be reflected on all subsequent plans, as relevant
 2. The VPA will provide updated town centre and residential concept plans with the Part B submission which will capture the details agreed in the submission response table.

Reference No.	Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Appendix (Exhibition)	Exhibited version text	Panel version text	Relevant submission/s	Item reference number in VPA response table to submission	Other affected submitter
1.0 Introduction														
Plan 1 Metropolitan Context Plan														
1	4						1				Modify to better acknowledge the spatial relationship of the growth precincts to both metropolitan Melbourne and the peri-urban areas, including in particular southern Macedon Ranges Shire.	79	MRSC2	N
1.0 Introduction: Document changes														
2	5	1.0								Last Paragraph: The ICP is supported by the <i>Sunbury Infrastructure Co-ordination and Delivery Strategy</i> which details the preferred staging of the infrastructure projects required to enable the orderly developmetn of the precinct and support ongoing growth.	Delete last paragraph.	57	HCC190	Y
Plan 2 Precinct Features														
3	6						2			All heritage sites in incorrect locations	Correct heritage layer.	5	HV1	Y
4	6						2			Eighnane Way shown as road	Do not show Eighnane Way as a road.	72	DELWPE9	Y
5	6						2				Show updated break of slope	57	HCC119	Y
6	6						2				Remove 'Landscape Features' designation from 'land subject to land capability assessment' land	75	CAP1	N
7	6						2				Remove 'Landscape Values' designation from proposed linear open space extending from Redstone Hill Top	71	VW35	N
1.1 How to read this document: Document changes														
8	7	1.1								"The Sunbury South Precinct Structure Plan guides land use and development where a planning permit is required under the Urban Growth Zone..."	"The Sunbury South Precinct Structure Plan guides land use and development where a planning permit is required under as required by the Urban Growth Zone..."	VPA CHANGE		Y
1.2 Land to which the Precinct Structure Plan applies: Document changes														
1.3 Infrastructure Contributions Plan: Document changes														
9	7									Second paragraph, second sentence: "The Sunbury Infrastructure Co-ordination and Delivery Strategy (2016) will be a reference document within the Sunbury South PSP. It provides general direction around the prioritisation of the roll out of infrastructure to service growth in the precinct, funded by both the ICP and other sources."	Delete second sentence of second paragraph	57	HCC190	Y
1.4 Background Information: Document changes														
Plan 3 Future Urban Structure														

10	8						3		Delete legend 'Gas Pipeline Buffer (164m)'	Replace with 'Gas Pipeline Measurement Length (164m)'	34	APA2	N
11	8						3			Show gas easement for full length of the PSP area.	57	HCC174	Y
12	8						3			Show heritage sites in correct locations	5	HV1	Y
13	8						3		Walkable catchment - shown shaded	Show transparency to walkable catchment	34	APA3	N
14	8						3			Show the railway crossing as an underpass.	34	APA8	N
15	8						3			Show the revised alignment for the pipeline easement	34	APA9	Y
16	8						3			Delete 'Break of Slope' (all plans except Plan 2)	75	CAP2	N
17	8						3		Harpers Creek Government Primary School shown on 3 land parcels.	Harpers Creek Government Primary School site to be only on two land parcels (27 and 28), and 3.5ha.	DET CHANGE		Y
18	8						3			Show a new Local Convenience Centre in the southern portion of property 70.	59	SR5	Y
19	8						3			Show full extent of quarry buffer.	57	HCC196	Y
20	8						3			Show the entirety of properties 47 and 49 as the Holden Flora Reserve. Clearly show boundary of reserve.	87 72	PV1 DELWPE3	N
21	8						3			Show revised DSS (service assets, waterways, regional significant landscape values)	77	MW2	Y
22	8						3			Redstone Hill Road - connector road extension to be shown entirely on Property 61	71	VW20 VW21	Y
23	8						3		"Service open space in conservation area"	Delete. Show "drainage / waterways" layer lightly underneath the conservation area.	72	DELWPE1	N
24	8						3		Composting facility odour buffer and quarry buffer shown coloured	Composting facility odour buffer and quarry buffer to be shown as transparent or hatched to clearly show underlying land use.	33	SV8	N
25	8						3			Show boundary of activity areas for landfill, quarry and green waste facility.	82 61	EPA1 HQ7	N
26	8						3		Composting facility odour buffer - shown at 1.3km from facility as per EPA guidelines	Composting facility odour buffer to be shown as determined following completion of odour assessment.	82	EPA3	Y
27	8						3			Connector road running south from Sunbury Road in south-east of precinct moved to adjacent property (with associated move of the signalised intersection and northern extension of the connector road)	18	ML2	Y
28	8						3			Reconfigure the 'town centre' land use for the Harpers Creek LTC to provide a more logical area for development	89	OP8	Y
29	8						3			Remove 'Interface with escarpment - non visual' interface from 'land subject to land capability assessment' land	75	CAP3	N
30	8						3			Show a new Local Convenience Centre in the southern portion of property 75, adjacent Sunbury Road.	48	MME4	88
31	8						3			Show a new Local Convenience Centre on the western side of the potential future rail station	33	ASF8	N
32	8						3			Realign Connector road on Property 69 to avoid existing dwelling	53	HIP3	71

33	8										Show Fox Hollow Drive (new connector road) generally following the existing alignment then deviating to connect into the east-west boulevard.	44	APP8	Y
34	8										Show revised connector boulevard alignment near Fox Hollow.	44	APP12	Y
35	8									"Regionally Significant Landscape Values"	Replace using new layer from Melbourne Water to show "areas not serviced by DSS (undevelopable)" and "areas not serviced by DSS (potentially developable land)"	VPA CHANGE		Y
36	8										Show existing access road into the industrial area as left in/left out intersection. Show connector road network through industrial land, parallel with Sunbury Road.	61	HQ8	N
2.0 Outcomes														
2.1 Vision: Document changes														
37	9	2.1								Bullet point two "Development that sensitively responds to, improves community access to, and protects the fragile twin creek valleys of Jacksons and Emu Creek."	Bullet point two "Development that sensitively responds to, improves community access to, and protects the fragile twin creek valleys of Jacksons and Emu Creek, and their significant tributaries. "	57 77	HCC134 MW5	N
38	9	2.1								Bullet point three "Expand on and protects the landscape, cultural heritage and biodiversity values of the Holder Flora Reserve".	Bullet point three "Expand on and protects the landscape, cultural heritage and biodiversity values of the Holder Flora Reserve, and supports the emerging role of the Jacksons Creek Valley as a key regional open space destination ".	71	VW3	Y
39	9	2.1									End of first paragraph after bullet points. Add sentence: "Sunbury will continue to play an important regional services and employment role for peri urban communities to the north-west of Melbourne."	79	MRSC2	N
40	9	2.1								First paragraph: "Importantly, it will connect the core of the precinct to the east of the Jacksons Creek with the proposed Sunbury South railway station near Vineyard Road."	First paragraph: "Importantly, it will connect the core of the precinct to the east of the Jacksons Creek with the potential future proposed Sunbury South railway station near Vineyard Road."	70	DEDJTR6	N
2.2 Objectives: Document changes														
41	11		2							"Create a high-amenity landscape, maximising opportunities for landscaping in tree reserves along the arterial road network, and establish high quality gateways to the expanded Sunbury Township."	"Create a high-amenity landscape, maximising opportunities for landscaping in tree reserves along the arterial road network, key connector roads , and establish high quality gateways to the expanded Sunbury Township."	71	VW33	Y
42	10		3							Create subdivision layouts and built form that responds to the topographical constraints and the undulating nature of much the precinct, including the key landscape features of the Jacksons Creek and Emu Creek corridors, as well as Redstone Hill.	Create subdivision layouts and built form that responds to the topographical constraints and the undulating nature of much the precinct, including the key landscape features of the Jacksons Creek and Emu Creek corridors and their significant tributaries , as well as Redstone Hill.	77 57	MW7 HCC134	Y
43			6							"Ensure medium and high density development is prioritised within a walkable catchment of high amenity features and public transport."	"Ensure medium and high density development is prioritised within a walkable catchment of town centres , local and district open space and public transport."	57 71	HCC51 VW38	N
44	10		7							"Minimise visual impact of development on sloping land forms with site responsive subdivision design"	"Minimise visual impact of development on sloping land forms from prominent view lines with site responsive subdivision design, including larger lots as appropriate. "	57 71	HCC49 VW	Y

45	10		12						"Facilitate urban development that responds sympathetically to the unique, high landscape values of the precinct, protecting the natural landscape qualities of the Jacksons and Emu Creek corridor, and providing a usable network of open space adjacent to the creeks and above the break of slope"	"Facilitate urban development that responds sympathetically to the unique, high landscape values of the precinct, protecting the natural landscape qualities of the Jacksons and Emu Creek corridor and their tributaries , and providing a usable network of open space adjacent to the creeks and above the escarpment ." break-of-slope	77	MW7	Y
46	11		25						"Provide for strong, multi-modal connectivity across the Jacksons Creek, including logical road connectivity between Sunbury Road, the Major Town Centre, and a future Sunbury South Station."	"Provide for strong, multi-modal connectivity across the Jacksons Creek, including logical road connectivity between Sunbury Road, the Major Town Centre, and a potential future Sunbury South Station."	70	DEDJTR6	N
47			31						"Create a range of road configurations that promotes green links and vistas throughout the precinct, and maximise landscaping opportunities in expanded road reserves, in particular the twin arterial road gateways to Sunbury of Vineyard and Sunbury Roads, the important southern crossing of the Jacksons Creek and the Melbourne-Bendigo Rail Corridor."	"Create a range of road configurations that promotes green links and vistas throughout the precinct, and maximise landscaping opportunities in expanded road reserves, in particular the twin arterial road gateways to Sunbury of Vineyard and Sunbury Roads, the important southern crossing of the Jacksons Creek, the Melbourne-Bendigo Rail Corridor and along key connector and local roads, as appropriate ."	71	VW34	Y
48	11		36						"Deliver a high quality, lush green urban environment through the sustainable and intelligent use of recycled water and stormwater and passive irrigation of vegetation and open space"	Add words: "Where possible" at end of Objective	71	VW43	N
49			NEW							Insert new Objective under Transport and Movement heading: " Preserve the capacity of the regional arterial and public transport commuter networks to support the existing connections to Sunbury and Melbourne from regional Victoria ."	79	MRSC2	N
Plan 4 Land Use Budget													
50	12						4			Provide for land take for Connector Roads proposed on existing roads.	57	HCC150	Y
2.3 Land budget: Document changes													
51	13	2.3								Update to reflect changes to all changes to the future urban structure.	VPA CHANGE		N
Table 1 Summary Land Use Budget													
52	13					1				Include Holden Flora Reserve as a separate 90.7 hectare line item under Regional Open Space	87	PV2	N
53	13					1				Reduce the "Uncredited Open Space" line by 90.7 ha to reflect Holden Flora Reserve being separated.	87	PV3	N
54	13					1				Update to reflect changes to all changes to the future urban structure.	VPA CHANGE		Y
Plan 5 Image, Character, Housing and Heritage													
55	14					5				Show N-Contours for Melbourne Airport. Add to Legend as "Melbourne Airport Night Contours"	6	MA1	Y
56	14					5				Amend sensitive residential areas to accurately reflect the extent of the Harpers Creek concept plan	57	HCC38	Y
57	14					5				Amend slope layer to remove slope around man made dam at 165 Vineyard Road	57	ASF7	N

58	14						5			Amend slope depiction in legend to match plan.	71	VW45	N
59	14						5			Show 'Redstone Hill sensitive view line area' as transparent.	71	VW45	N
60	14						5			Include heading in legend: "Significant Slope". Include '10 to 15% slope' and 15 to 20% slope' under heading.	71	VW57	N
61	14						5			Show 'interfaces to Holden Flora Reserve'	72	DELWPE11	Y
62	14						5			Show all 'conservation area interfaces' as applicable	72	DELWPE11	Y
3.1 Image, character, heritage & housing: Document changes													
63	17	3.1.3		13					"...development must minimise landscape scarring..."	"...development must minimise landscape visual scarring..."	71	VW51	N
64	16	3.1.3		16					In areas within the 'Redstone Hill Sensitive View Line' area as identified on Plan 5, development height must be limited such that it does not protrude above the 253m AHD level, to the satisfaction of the responsible authority.	Add words: "Further guidance is provided in the cross-section 'Redstone Hill indicative views across rooftops' on Page #."	54	HCC113	N
65	16	3.1.3		18					Any subdivision abutting a 'fire threat edge' as defined on Plan 5 must be designed to minimise the impact of potential bushfires, including: - The provision of appropriate development setbacks from the break of slope, or other potential sources of threat - building guidelines.	Delete Requirement.	VPA CHANGE		Y
66	16	3.1.3		NEW						Insert new Guideline: <u>"Subdivision in areas of significant slope, as identified on Plan 5, must be designed such that:</u> • <u>The grade of driveways is minimised for pedestrian safety. This may be achieved by setting garages/carports further from the street for lots on the higher side of the street and closer to the street for lots on the lower side of the street, or any other design outcomes to the satisfaction of the Responsible Authority</u> • <u>Flooding risks for properties lower than the street is minimised, including through kerbing heights and crossover/ driveway profiles, or other design outcomes to the satisfaction of the Responsible Authority"</u>	57	HCC48	Y
67	15	3.1.1					3		"Street trees should be used consistently across subdivisions and the wider precinct to reinforce movement hierarchy and local character."	"Street trees should be used consistently across subdivisions and the wider precinct to reinforce movement hierarchy and local character. <u>Variations in street tree planting themes can be used to differentiate neighbourhood character, where agreed with the responsible authority.</u> "	71	VW48	Y

68	17	3.1.3			11				Specialised housing forms, such as retirement living or aged care should: - Be integrated into the wider urban structure, - Be located within walkable catchments shown on Plan 3 - Be accessible by public transport - Not present a barrier to movement through the surrounding road network, - Be located outside of the Gas Pipeline buffer as identified on Plan 3.	Specialised housing forms, such as retirement living, aged care or lifestyle communities should: - Be integrated into the wider urban structure, - Be located within walkable catchments shown on Plan 3 other than within the Gas Pipeline Measurement Length as identified on Plan 3, - Be accessible by public transport, - Not present a barrier to movement through the surrounding road network.	34	APA2 APA5 APA18	N
69	3.1.3	17			13				Subdivision on sloping land should incorporate larger lot sizes and frontages to minimise the need for retaining walls and excessive excavation.	Subdivision on sloping land should: <ul style="list-style-type: none">incorporate larger lot sizes and frontages; and/or; and/orIncorporate integrated housing developments, with smaller building envelopes that respond to slope to minimise the need for retaining walls and excessive excavation.	57	HCC48	Y
70	17	3.1.3			14				"Subdivision of land within 400 metres of walkable catchment of designated public transport routes or of a town centre should create a range of lot sizes suitable for medium or high density housing types listed in Table 2."	Delete guideline	71	VW55	N
71	3.1.1	17			16				Subdivision in areas of significant slope, as identified in Plan 5, should be designed based on the relevant cross-sections in Appendix 4.2, or any variation that is generally consistent with the associated principles, to the satisfaction of the Responsible Authority.	Subdivision in areas of significant slope, as identified on Plan 5 should be designed such that: <ul style="list-style-type: none">The majority of street blocks generally run parallel to the contours.Road reserves can safely accommodate grade changes.Earth works between a dwelling and the street are minimised.The height of retaining walls is minimised by split level housing design and terrace/stepped retaining walls, providing for grade changes to occur more evenly across lots.Solar access to dwellings is maximised through adequate distances/setbacks between retaining walls and buildings on the lower side of retaining walls. The depth and width of lots should enable appropriate setbacks to be achieved.	57	HCC48	Y
72	17	3.1.3			17				Lots capable of supporting conventional and lower density housing are encouraged in areas with more challenging topography, in particular areas in excess of 10% slope in the vicinity of the Jacksons and Emu Creeks.	"Larger lots capable of managing steep topography should be provided in areas with slope constraints, particularly land with a slope in excess of 10%."	57	HCC46	Y
73	17	3.1.3			NEW					New Guideline: "Roads should be designed to avoid repetition in extended lengths of road (180 metres or greater) running up and down the slope."	57	HCC48	Y

74	17	3.1.3													New Guideline: " Commercial and retail uses should only occur in residential areas where: - The use will not detract from the residential amenity of the area - The use has appropriate access to the higher order road network, and will not cause congestion on local roads. - The use will not prejudice the subdivision of surrounding land identified for residential purposes. Preference will be given to locations adjacent to nominated Major and Local Town Centres and Local Convenience Centres. "	57	HCC53	Y	
Table 2 Housing Type by lot size																			
75	17						2								Blue shading in each box.	Amend table to show a 'tick' or a 'cross' in each box	57	HCC54	N
Figure 1 Gellies Road Residential Concept Plan																			
76	18									1						Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y
Figure 2 Harker Street Residential Concept Plan																			
77	19									2						Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y
Figure 3 Harpers Creek Residential Concept Plan																			
78	21									3						Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y
Plan 6 Employment and Town Centres																			
3.2 Town centres & Employment: Document changes																			
79	23	3.2.1													Redstone Hill Major Town Centre - Second Paragraph "The centre will be based around a traditional main street, which itself will provide a key view line between Sunbury Road and the important local landscape feature of Redstone Hill. It will be anchored by supermarkets, mini majors and a discount department store and provide a range of smaller tenancy opportunities along the main street and secondary street frontages for specialty retail, food and drink premises, small scale health facilities and service uses. Larger office, health facilities, and service uses will be located at the gateway to the centre and adjoining Sunbury Road. Diverse housing opportunities will be provided above ground floor as well as on the fringe of the centre."	"The centre will be based around a traditional main street. The main street will be accessed via a connector road connecting with Sunbury Road , which itself will provide a key view line between Sunbury Road and the important local landscape feature of Redstone Hill. It will be anchored by supermarkets, mini majors and a discount department store and provide a range of smaller tenancy opportunities along the main street and secondary street frontages for specialty retail, food and drink premises, small scale health facilities and service uses. Larger office, health facilities, and service uses will be located at the gateway to the centre and adjoining Sunbury Road. Diverse housing opportunities will be provided above ground floor, and in select locations at ground level , as well as on the fringe of the centre."	71	VW59	N
80	23	3.2.1													Redstone Hill Major Town Centre -Third Paragraph "The centre will be easily accessed by a range of transport modes. All roads connecting to the centre will have dedicated and shared cycling and walking infrastructure."	"The centre will be easily accessed by a range of transport modes. All key roads connecting to the centre will have dedicated and shared cycling and walking infrastructure."	71	VW59	N

81	23	3.2.1							Intro text, Harpers Creek Local Town Centre: "Given the challenging topography of the area, as well as the presence of an adjacent high-pressure gas pipeline, the centre is offset from the future train station, but is planned to have strong pedestrian and road connections to the station."	Intro text, Harpers Creek Local Town Centre: "Given the challenging topography of the area, as well as the presence of an adjacent high-pressure gas pipeline, the centre is offset from the potential future train station, but is planned to have strong pedestrian and road connections to the station."	70	DEDJTR6	N
82	25			20					An Urban Design Framework (UDF) must be approved by the Responsible Authority for the Redstone Hill Major Town Centre as defined at Figure 4. The UDF must: <ul style="list-style-type: none"> • Comply with and fulfil the vision and associated key organising elements for the centre, and be generally in accordance with the Redstone Hill Town Centre Concept Plan at Figure 2. • Provide for the strong integration of the centre with the surrounding residential areas and community/education facilities, with a high level of built edge and surveillance along the primary streets for pedestrian access to the centre. • Minimise barriers to pedestrian and bicycle access to the centre, notably across Sunbury Road, loading and car parking areas. • Provide for a balanced movement network within the town centre, catering for the needs of vehicles, pedestrians, cyclists and buses, including clear designation of public and private streets, and arrangements for bus movements to the bus interchange facilities, to the satisfaction of the Responsible Authority and Public Transport Victoria. • Provide for the prioritisation of pedestrian movement on key desire lines, and provide for a continuous path of travel 	An Urban Design Framework (UDF) must be approved by the Responsible Authority for the Redstone Hill Major Town Centre as defined at Figure 4. The UDF must: <ul style="list-style-type: none"> • Comply with and fulfil the vision and associated key organising elements for the centre as shown in Figure 5, and be generally in accordance with the Redstone Hill Town Centre Concept Plan at Figure 2. • Provide for the strong integration of the centre with the surrounding residential areas and community/education facilities, with a high level of built edge and surveillance along the primary streets for pedestrian access to the centre. • Minimise barriers to pedestrian and bicycle access to the centre, notably across Sunbury Road, loading and car parking areas. • Provide for a balanced movement network within the town centre, catering for the needs of vehicles, pedestrians, cyclists and buses, including clear designation of public and private streets, and arrangements for bus movements to the bus interchange facilities, to the satisfaction of the Responsible Authority and Public Transport Victoria. • Provide for the prioritisation of pedestrian movement on key desire lines, and provide for a continuous path of travel 	57	HCC67	Y
83	28	3.2.6		New						Insert new Requirement: "Land use and development within the Vineyard Road Employment Area must respond to the concept plan in Figure 7."	57	HCC94	N

84	29	3.2.6											Insert new Requirement: " "The design of a restricted retail centre or area on Vineyard Road must be integrated, even where development is proposed on multiple adjoining properties and: <ul style="list-style-type: none"> • Provide for easy vehicular and pedestrian movement to all restricted retail tenancies within the centre or area. • Provide integrated car parking with dedicated pedestrian routes that enables access to all tenancies and a 'park once' approach. • Limit fencing and landscaping which prohibits vehicular and pedestrian movement between tenancies. • Provide dedicated access arrangements for servicing and delivery vehicles from the road network or a clearly separate arrangement where access is proposed from the car park. • Be separated from residential and other sensitive uses by a local road. • Be designed to minimise impact on amenity of adjoining uses including appropriate siting of buildings, height controls, landscaping and use of materials. • Respond to slope and minimise cut and fill." 	57	HCC92	Y
85	29									"Any visitor car parking and access areas in the front setback area should be setback a minimum of 3m from the street frontage to enable provision of sufficient landscape strips at the street frontage. All vehicles should be able to enter/exit the site in a forward direction."	"Any visitor car parking and access areas in the front setback area should be setback a minimum of 3m from the street frontage (except to Sunbury Road and Vineyard Road) to enable provision of sufficient landscape strips at the street frontage. All vehicles should be able to enter/exit the site in a forward direction."	57	HCC99	Y		
Table 3 Town Centre Hierarchy - External to Sunbury South Precinct																
Table 4 Sunbury South Town Centre hierarchy																
86	24									"Located central to the precinct on a Sunbury Road, with a main street oriented on the Redstone Hill vista. Will provide subregional retail and commercial services, community uses, higher density residential, and will service the southern and eastern parts of the greater Sunbury township."	"Located central to the precinct on a adjacent Sunbury Road, with strong connections to Redstone Hill a main street oriented on the Redstone Hill vista . Will provide subregional retail and commercial services, community uses, higher density residential, and will service the southern and eastern parts of the greater Sunbury township."	71	VW60	N		
Figure 4 Redstone Major Town Centre Concept Plan																
87	26								4		Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y		
Figure 5 Redstone Major Town Centre - Organising Elements																
88	27								5		Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y		
Table 5 Anticipated Employment Creation in the Sunbury South Precinct																
Figure 6 Harpers Creek Local Town Centre Concept Plan																
89	31								6		Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y		
Figure 7 Vineyard Road Employment Area Concept Plan																

90	33						7			Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y	
Plan 7 Open Space														
91	34						7			Set LP-31 slightly off (road width) of eastern property boundary	18	ML3	Y	
92	34						7			Move LP-30 west to be entirely within Property 72.	18	ML3	Y	
93	34						7			Move LP-01 50m to the south	37	ASF9	Y	
94	34						7			Move LP-28 into the MTC and reduce its size to 0.5ha, and enlarge LP-27 to 1ha	71	VW6	Y	
95	34						7			Delete LP-16	75	CAP11	Y	
3.3 Open Space, Community Facilities & Education: Document Changes														
96	36	3.3.1		42						All landscaped areas to be designed in accordance with relevant guidelines and to the satisfaction of the responsible authority, including the use of recycled water and storm water where possible.	All landscaped areas to be designed in accordance with relevant guidelines and to the satisfaction of the responsible authority, including the use of recycled alternative water and storm water where possible.	67	WW14	N
97	36	3.3.1		43						All local parks must be located, designed and developed in accordance with the relevant description in Table 6 and any local open space strategy to the satisfaction of the Responsible Authority. An alternative provision of land for local parks to that illustrated on Plan 7 is considered to be generally in accordance with this plan provided the local park: <ul style="list-style-type: none"> • Is located so as to not reduce the walkable access to local parks demonstrated on Plan 7. • Does not diminish the quality or usability of the space for passive recreation. • Is equal to or more than the passive open space provision within the ICP. 	All local parks must be located, designed and developed in accordance with the relevant description in Table 6 and any local open space strategy to the satisfaction of the Responsible Authority. An alternative provision of land for local parks to that illustrated on Plan 7 is considered to be generally in accordance with this plan provided the local park: <ul style="list-style-type: none"> • Is located so as to not reduce the walkable access to local parks demonstrated on Plan 7. • Does not diminish the quality or usability of the space for passive recreation. • Is equal to or more than the passive open space provision within the ICP. • Meets the requirements at R93 and R94 of the PSP (as relevant). 	57	HCC101	N
98	39	3.3.3		54						"Development within Conservation Area 21 must be in accordance with the relevant Conservation Area Concept Plan and Interface Cross Section in Figure 4, to the satisfaction of the Department of Environment, Land, Water and Planning."	"Development within Conservation Area 21 must be in accordance with the relevant Conservation Area Concept Plan and Interface Cross Section in Figures 8- 10, to the satisfaction of the Responsible Authority and the Department of Environment, Land, Water and Planning. "	57 72	HCC136 DELWPE16	Y
99	39	3.3.3		55						Add " "to the satisfaction of the Department of Environment, Land, Water and Planning" to the end of the Requirement.	72	DELWPE17	N	
100	39	3.3.3		53						"Native vegetation may be removed as illustrated on Plan 8 and in accordance with..."	Native vegetation may be removed as illustrated on Plan 8 provided it is carried out in accordance with the 'Final...	72	DLEWPE15	N
101	39	3.3.3		56						"Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to Conservation Area 21..."	"Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to Conservation Area 21 and the Holden Flora Reserve... "	36	JCEN7	Y
102	37			57						"not shown on Plan 3 must be located"	Replace 'must' with 'should', i.e. "not shown on Plan 3 should be located".	71 57	VW64 HCC145	Y

103	39	3.3.			63				"Where appropriate, public open space areas should be co-located with conservation areas and waterways to assist with their buffering"	"Where appropriate, public open space areas should be co-located with conservation areas and waterways."	57	HCC137	N
104	39	3.3.3			64				"Planting adjacent to the conservation area, waterway corridors and retained indigenous vegetation should be indigenous species."	"Planting adjacent to the conservation area, waterway corridors and retained indigenous vegetation should be indigenous species of local provenance to the satisfaction of Council. "	57	HCC130	N
Table 6 Sports Reserves and Open Space Delivery Guide													
105	35				6				Column 5 heading: "Responsibility"	Column 5 heading "Ultimate Management Responsibility"	57	HCC98	N
106					6					Include a note after table that land developer responsibilities prior to transfer to Council are set out at 3.6.3	57	HCC98	N
107					6				SR-03 Attributes: Redstone Hill MTC Sports Fields: Located near the Redstone Hill Major Town Centre Hub, adjacent to a proposed government secondary school. The sporting reserve will accommodate: one pavillion, two senior ovals, four court indoor recreation centre, playspace adn on site parking.	SR-03 Attributes: Redstone Hill MTC Sports Fields: Located near the Redstone Hill Major Town Centre Hub, adjacent to a proposed government secondary school. The sporting reserve will accommodate: one pavillion, two cricket / senior AFL / Cricket ovals, four court indoor recreation centre, playspace adn on site parking.	57	HCC105	Y
108									SR-04 Attributes:Northern Hub Sports Fields - Sub District: Located to the north of Sunbury Road. The sporting reserve will accommodate: one pavilion, two soccer pitches, playspace and on site parking.	SR-04 Attributes:Northern Hub Sports Fields - Sub District: Located to the north of Sunbury Road. The sporting reserve will accommodate: one pavilion, two soccer / rugby pitches, playspace and on site parking.	57	HCC106	Y
Plan 8 Native Vegetation Removal and Retention													
109	38					8				Add Conservation Area reference numbers	71	VW65	N
110	38					8				Show trees within the Holden Flora Reserve as 'existing trees to be retained'	36 87	JCEN9 PV6	Y
111	38					8				Do not show 'native vegetation that can be removed' within IPO4, conservation areas, Significant Landscape Values Areas, drainages reserves, Raes Road conservation reserve, and Emu, Jacksons and Harpers Creeks	57	HCC132	Y
112	38					8			Legend: 'Existing trees'	Legend: 'Scattered trees'	72	DELWPE12	N
113	38					8				Use latest (updated) scattered tree layer from DELWP	72	DELWPE13	Y
Figure 8 Conservation Area 21 (Eastern Section) - Conservation Area Concept Plan													
114	40					8				Legend to identify conservation area number	57	HCC127	N
115	40					8				Realign shared path to avoid existing dwelling and surrounds.	31	ALM1	Y
116									Legend: 'proposed shared path'	'potential shared path' in the legend: add "(final alignment subject to future planning and approvals process)"	72	DELWPE19	N
117	40						8-10			Include note on CACPs that "infrastructure planned within conservation areas is indicative only and that development of the reserves and construction of assets within will not form part of any developer contributions or funding"	75	CAP16	Y
118										Show native vegetation identified in the time stamping data layer	72	DELWPE19	Y

119	40						8-10			Update shared path network to align with Plan 10	57	HCC125 HCC161	Y
Figure 9 Conservation Area 21 (Western Section - A) - Conservation Area Concept Plan													
120	41						9			Legend to identify conservation area number	57	HCC127	N
121	41						9			Show a shared path down to the peninsula on the eastern side of Jacksons Creek.	57	HCC128	Y
122	41						9			Show shared path to be located outside Holden Flora Reserve	87	PV7	Y
123	41						9			Relocate shared path outside of native vegetation area	72	DELWPE21	Y
124	41						9			Move southernmost shared path crossing approximately 115m south	72	DELWPE22	Y
125									Legend: 'proposed shared path'	'potential shared path' in the legend: add "(final alignment subject to future planning and approvals process)"	72	DELWPE19	N
126										Show native vegetation identified in the time stamping data layer	72	DELWPE19	Y
Figure 10 Conservation Area 21 (Western Section - B) - Conservation Area Concept Plan													
127	43						10			Legend to identify conservation area number	57	HCC127	N
128	43						10		Legend: 'proposed shared path'	'potential shared path' in the legend: add "(final alignment subject to future planning and approvals process)"	87	PV10	N
129	43						10			Updated shared path alignment within Conservation Area 21 to be consistent with the CACP's in Figures 8,9 & 10. Plan 10 should not introduce new path alignments	72	DELWPE23	Y
130	43						10			Update to reflect ultimate Melbourne Water DSS and avoid water quality assets with shared path network	77	MW15	Y
131										Show native vegetation identified in the time stamping data layer	72	DELWPE19	Y
Plan 9 Street Network													
132	44						9			Show the gas easement extending north outside the PSP, with the road alignment clearly shown to its east.	34	APA15	Y
133	44						9			Show the location of the various cross sections.	57	HCC149	N
134	44						9			Show a new signalised intersection on Lancefield Road, roughly halfway between Sunbury Road and Gellies Road	70	DEDJTR3	Y
135	44						9			Apply a new intersection type to the left-in left-out intersection on Sunbury Road east of Lancefield Road, and include a new legend item 'left in/left out with capacity for right turn movement for buses only'	70	DEDJTR4	Y
136	44						9			Left in left out intersection at Moore Road and Old Vineyard Road to be changed to a signalised intersection. Signalised intersection to the south the be deleted.	70	DEDJTR13	Y
3.4 Transport & Movement: Document Changes													

137	47	3.4.1		71					Any road constructed adjacent to or crossing the gas pipeline shown on Plan 3 must cross the pipeline at 90 degrees and be engineered to protect the integrity of the pipeline.	Delete Requirement	34	APA16	Y
138	45	3.4.1		64					The Jacksons Creek road crossing must respond sensitively to landform and amenity of the Jacksons Creek corridor.	"Road crossings of waterways must respond sensitively to landform, environment and the amenity of the waterway subject to Melbourne Water approval"	77	MW22	Y
139	45	3.4.1		NEW						"Any connector road or access street abutting a school must be designed to achieve safe and low vehicle speeds."	70	DEDJTR7	N
140	45	3.4.1		R69					"Where a connector street crosses a waterway the developer(s) must construct a connector street bridge prior to the issue of a statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, regardless of whether that residential subdivision directly abuts the waterway"	"Where a connector street crosses a waterway the developer(s) must construct a connector street bridge (unless this bridge is otherwise funded through an ICP) prior to the issue of a statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, regardless of whether that residential subdivision directly abuts the waterway, unless the developer enters into an agreement to guarantee delivery of the bridge at a later stage, to the satisfaction of the Responsible Authority "	84 85	KF8 IDNJK10	Y
141	45	3.4.1		R59					"At least 30% of local streets (including connector streets) within a subdivision must apply an alternative cross section to the 'standard' cross section for these streets outlined in Appendix 4.2..."	Delete Requirement	45 57 71	RCL21 HCC158 VW83	Y

142										<p>Insert new Guideline: "At least 30% of local streets (including connector streets) within a subdivision should apply an alternative cross section to the 'standard' cross section for these streets outlined in Appendix 4.2.</p> <p>Examples of potential variations are provided in Appendix 4.2, however others are encouraged including but not limited to:</p> <ul style="list-style-type: none"> • Varied street tree placement, • Varied footpath or carriageway placement, • Introduction of elements to create a boulevard effect, • Varied carriageway or parking bay pavement material and • Differing tree outstand treatments. <p>Alternative cross sections must ensure that:</p> <ul style="list-style-type: none"> • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets. • The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained. • The proposed location of services are shown and achieve the dedicated off road and shared path network in Plan 10. • Relevant minimum road reserve widths for the type of street (illustrated in Appendix 4.2) are maintained." 	45 57 71	RCL21 HCC158 VW83	Y
143	45	3.4.1		New						Insert new Requirement " Bus stop facilities must be designed as an integral part of town centres and activity generating land uses such as schools, sports fields and employment areas. "	4	CEM3	57
144	45	3.4.1		New						Insert new Requirement: " The Jacksons Creek road crossing must respond sensitively to landform, amenity and cultural and heritage values. "	57	HCC157	
145	47	3.4.1		New						Insert new Requirement: Where a lot is six metres or less in width, vehicle access must be via rear laneway, unless otherwise agreed by the responsible authority.	57	HCC155	
146	49	3.4.3		New						Roads and intersections shown as bus capable on Plan 10 must be constructed to accommodate ultra-low-floor buses to the satisfaction of PTV and the responsible authority.	57	HCC162 DEDJTR8	Y
147	49	3.4.3		New						Bus stop facilities must be designed as an integral part of town centres and activity generating land uses such as schools, sports reserves and employment areas.	57	HCC162 DEDJTR8	Y
148	49	3.4.3		New						The street network must be designed to ensure all households are able to directly and conveniently walk to public transport services.	57	HCC162 DEDJTR8	Y
149	49	3.4.3		New						Subdivision design must provide active interfaces to the rail line by provision of edge streets with landscape buffers.	57	HCC162 DEDJTR8	Y

150	49	3.4.3		New							Subdivision design must not provide connections over the rail line, except where crossing points are nominated on Plan 10.	57	HCC162 DEDJTR8	Y	
151	49	3.4.3		New							Subdivision abutting the rail line must provide acoustic and vibration mitigation for sensitive uses that would otherwise be unreasonably affected by rail noise and vibration. Any measure must be consistent with the following: - A front fence facing a road abutting the rail corridor must be no more than 1.2m high. - A side fence facing the rail reserve must be solid for no more than 50% of the length of the lot with the balance of the fence being visually transparent and no more than 1.5m high.	57	HCC162 DEDJTR8	Y	
152	49	3.4.3		New							Tree reserves and landscape trails abutting the rail reserve must be designed to ensure safe use of these areas and avoid facilitating opportunistic access to the rail reserve.	57	HCC162 DEDJTR8	Y	
153	49	3.4.3		New							Galvanised cyclone fencing to 1.2m in height, or otherwise agreed by the rail reserve land manager, must be constructed by the developer along the shared boundary with the rail reserve.	57	HCC162 DEDJTR8	Y	
154	47	3.4.1			69					Where a lot is six metres or less in width, vehicle access should be via rear laneway, unless otherwise agreed by the responsible authority.	Delete Guideline	57	HCC155	Y	
155	49	3.4.3		New							Development should provide a frontage road between new sensitive land uses and rail reserves, rather than direct abuttal.	57	HCC162 DEDJTR8	Y	
156	49	3.4.3		New							Where noise walls or mounds are proposed, these should be sited and designed to facilitate ongoing maintenance.	57	HCC162 DEDJTR8	Y	
157	49	3.4.3		New							Where noise walls or mounds are proposed, they should be designed to contribute to an attractive neighbourhood. Alternative uses, such as open space, car parking or play areas should be provided to minimise the need for noise walls or mounds, where practical.	57	HCC162 DEDJTR8	Y	
158	47			New							Insert new Guideline: Any road constructed adjacent to or crossing the gas pipeline shown on Plan 3 should cross the pipeline at 90 degrees and be engineered to protect the integrity of the pipeline.	34	APA16	Y	
Plan 10 Public Transport and Path Network															
159	46						10				Delete 'Railway noise amenity buffer' from plan and legend.	84	CF9	N	
160	46						10				Show signalised intersection at Moore Road	57	HCC93	Y	
161	46						10				Delete signalised intersection at IN-07	VPA change		Y	
162	46						10				Show a shared path down to the peninsula on the eastern side of Jacksons Creek.	57	HCC128	Y	
163	46						10				Show the location of the various cross sections.	57	HCC149	Y	
164	46						10				Show shared path to be located outside Holden Flora Reserve	87	PV7	Y	

165	46						10			Legend: 'Potential rail station'	Legend: 'potential future rail station'	70	DEDJTR6	N
166	46						10				Amend location of shared path from MTC to Redstone Hill such that it skirts the base of Redstone Hill	90	AJ1	Y
167	46						10				Identify indicative path network through developable area above the 'land subject to land capability assessment' land	75	CAP4	N
168	46						10			Legend: 'bike lanes within road reserves'	Legend: 'on-road bike lane & shared path (off-road)'	71	VW68	N
Table 7 Streets and Slope														
169	49						7				Include a notation: "Localised increases in maximum allowable slope is acceptable where terrain requires, to the satisfaction of the Responsible Authority."	71	VW70	Y
Table 8 Streets Cross Sections														
Plan 11 Integrated Water Management														
170	50									Note: Stormwater quality treatment and use of the regional stormwater harvesting scheme as an alternative water source is subject to detailed design to the satisfaction of Melbourne Water and Western Water.	Note: Stormwater quality treatment and use of the regional stormwater harvesting scheme as an alternative water source is subject to detailed design to the satisfaction of Melbourne Water, Western Water and Hume City Council. The stormwater quality treatment assets are subject to refinement through detailed design, to the satisfaction of Melbourne Water and Hume City Council. Land shown for stormwater quality treatment assets that Melbourne Water confirm are not required for drainage can be considered for development as part of a planning permit application provided they are subject to the Urban Growth Zone, to the satisfaction of Melbourne Water and the Responsible Authority. This plan is subject to change to align with the Integrated Water Management Requirements as stipulated by Western Water and Melbourne Water.	57	HCC168	Y
3.5 Integrated Water Management & Utilities: Document Changes														
171	51	3.5.1								Introduction, last sentence: "This includes appropriately managing the quality, quantity, timing and location of stormwater and recycled water releases to the waterways from the PSPs."	"This includes appropriately managing the quality, quantity, timing and location of stormwater and recycled alternative water releases to the waterways from the PSPs."	67	WW14	N
172	51	3.5.1								Para 2 - Jacksons and Emu Creek catchments have been identified as having high value within Melbourne Water's Healthy Waterways Strategy, are highly valued by the community and have been identified as highly erosive.	Jacksons and Emu Creek catchments have been identified as having a diversity of ecological and social values and are designated priority areas within Melbourne Water's Healthy Waterways Strategy. In addition, they are highly valued by the community and have been identified as highly erosive	77	MW8	N

173	51	3.5.1		80					Any stormwater infrastructure constructed adjacent to or crossing the APA gasNet pipeline assets must cross the pipeline at 90 degrees and be engineered to protect the integrity of the pipeline.	Delete Requirement	34	APA16	Y
174	51	3.5.1		82						Addition of "A Sunbury Integrated Water Management Plan is being developed by Western Water and Melbourne Water (the Approving Authorities). The developer is responsible for completing an Integrated Water Management Plan that meets the objects of the overall Sunbury Integrated Water Management Plan." to the end of existing requirement	67	WW8	Y
175	53	3.5.2		88					"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."	Delete Requirement	57	HCC169	Y
176	53	3.5.2		89					"All lots must be provided with... gas"	"All lots must be provided with... gas (where available) "	75	CAP24	
177	53	3.5.2		90					Any utility infrastructure constructed adjacent to or crossing the gas pipeline shown on Plan 3 must cross the pipeline at 90 degrees and be engineered to protect the integrity of the pipeline.	Delete Requirement	34	APA16	Y
178	53	3.5.2		92					Any plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any allotment unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use should it become available	Any plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any allotment unless the building incorporates dual plumbing for alternative water supply for toilet flushing and garden watering use should it become available	67 77	WW10 MW17	N
179	53	3.5.2		NEW						New requirement: "Utilities must be placed outside conservation areas in the first instance. Where services cannot avoid crossing or being located within a conservation area they must be located to avoid disturbance to existing waterway values, native vegetation, matters for national environmental significance, significant landform features and heritage sites, to the satisfaction of the Department of Environment, Land, Water and Planning."	72	DELWP	Y
180	53	3.5.2		NEW						Insert new Requirement: "Where works required for the construction of infrastructure assets will require the removal of fencing to an adjacent land parcel, the fencing must not be removed without prior consultation with the adjacent landowner. Fencing must be reinstated at the developers cost."	47	MF7	Y

181	51			NEW							<p>New Requirement to be added reading "A permit for subdivision must ensure that the ultimate stormwater management assets and associated land described in the precinct structure plan are provided by the developer prior to the issue of a statement of compliance.</p> <p>In the event that Melbourne Water and the Responsible Authority agree to an interim storm water management solution, the developer must:</p> <p>i) Provide the land required for the ultimate drainage solution prior to the issue of a statement of compliance; and ii) Demonstrate that the interim solution will not result in an increase in the cost of achieving the ultimate outcomes.</p>	67	WW9	Y
182		3.5.1			80				<p>"Subdivision in areas containing natural waterways should, to the satisfaction of Melbourne Water and the responsible authority:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Minimise earthworks and changes to the existing landform; <input checked="" type="checkbox"/> Retain existing native vegetation <input checked="" type="checkbox"/> Make provision for appropriate revegetation of the waterway riparian corridor to increase erosion resistance. 	<p>"Subdivision in areas containing natural waterways should, to the satisfaction of Melbourne Water and the responsible authority:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Minimise earthworks and changes to the existing landform; <input checked="" type="checkbox"/> Retain existing native vegetation <input checked="" type="checkbox"/> Make provision for appropriate works to stabilise existing erosion (if required) of the waterway (bed and banks) in a manner that is sensitive to the waterway values <input checked="" type="checkbox"/> Make provision for appropriate revegetation of indigenous species to improve waterway vales" 	77	MW13	Y	
183	51	3.5.1			80						Add new bullet point: "Stabilise and rehabilitate all disturbances caused by development works".	57	HCC165	Y
184	53	3.5.1			82				Increase the use of fit-for-purpose alternative water sources such as stormwater, rain water and recycled water.	Increase the use of fit-for-purpose alternative water sources such as stormwater, rain water and recycled alternative water.	67	WW14	N	
185	53	3.5.2			NEW						Any stormwater infrastructure constructed adjacent to or crossing the gas pipeline shown on Plan 3 should cross the pipeline at 90 degrees and be engineered to protect the integrity of the pipeline.	34	APA16 APA17	Y
186	53	3.5.2			NEW						Any utility infrastructure constructed adjacent to or crossing the gas pipeline shown on Plan 3 should cross the pipeline at 90 degrees and be engineered to protect the integrity of the pipeline.	34	APA16	Y
187	53	3.5.2			NEW						Insert new Guideline: "Utilities should 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."	57	HCC169	Y
188	53	3.5.2			NEW						"Development applications should demonstrate how the development will avoid and minimise impacts to conservation areas through consolidating utilities into dedicated service corridors."	72	DELWPE29	Y

189	53	3.5.2			NEW						Any constructed waterways should be created and landscaped to provide a natural appearance, as practical.	57	HCC172	Y
190	53	3.5.2			NEW						Insert new Guideline: "Where practical, utilities should be co-located within the transmission line easements, to the satisfaction of the relevant servicing authorities and the responsible authority."	45	RCL5	Y
Plan 12 Utilities														
191	52						12				Confirm the width of the two electricity easements and ensure that these are accurately shown	57	HCC180	N
192	52						12				Remove 'Approx 16m wide' from Electricity Transmission Easement label.	57	HCC181	N
193	52						12				Update planned water and sewerage infrastructure based upon updated mapping provided by Western Water	67	WW1	Y
194	52						12				Include note on Plan 12 "Utilities proposed to impact the Holden Flora Reserve will be subject to the approval of Parks Victoria"	87	PV9	N
Table 9 Retarding Basins														
195	53									Table heading: "Retarding Basins"	Table heading: "Stormwater Quality Treatment"	77	MW20	N
196	54									All Types: "Retarding Basin"	All Types: "Stormwater Quality Treatment"	77	MW21	N
197											Update all reference numbers and sizes to reflect revised draft DSS	71	VW78	Y
3.6 Precinct Infrastructure Plan & Staging: Document Changes														
198	55	3.6.3		93						Second last bullet point: "Provision of water tapping, potable and recycled water connection points..."	Second last bullet point: "Provision of water tapping, potable and recycled alternative water connection points..."	67	WW14 APA20	N
199	55	3.6.3		93							Last bullet point: "...electricity, gas (where available) and telecommunications."	71	VW79	Y
200	55	3.6.3		93							Additional dot point "shared paths and bridges for local streets, unless otherwise funded through the Sunbury South ICP".	75	CAP17	Y
201	55	3.6.3		93							"Victrack/PTV approved fencing along railway corridors which have not already been fenced."	70	DEDJTR9	Y

202	55	3.6.3		94					<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. • Clearing of rubbish and weeds, levelled, 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 a sports reserve and community facility. • Planting of trees and shrubs. • Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and • Maintenance access points. • Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, drinking fountains and kick about spaces and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 6). • Include boundary fencing where the public open space abuts private land, or as required by the Responsible Authority. • Remediated of any contamination 	<p>LOCAL OPEN SPACE DELIVERY All public open space identified in Table 6 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, stockpiles and contaminated soils. • Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). • Provision of water tapping, potable and alternative water connection points. Sewer and gas connection points must also be provided to land identified as a sports reserve and community facility. • Planting of trees and shrubs. • Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and • Maintenance access points. • Installation of park furniture including (delete) barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, drinking fountains and kick about spaces and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 6). • Include boundary fencing where the public open space abuts private land, or as required by the Responsible 	54 67 34 75	HCC101 WW14 APA20 VW80 CAP23	Y
	203	54	3.6.3		95				Bullet point four "...these works are eligible for a works in kind credit..."	Bullet point four "...these works may be eligible for a works-in-kind credit"	57	HCC110	N
204	57	3.6.3			91			"Until such time as the Phase trigger identified in Table 11 is reached"	"Until such time as the Indicative Timing identified in Table 10 is reached".	VPA change			
Plan 13 Precinct Infrastructure Plan													
205	58							Intersection labels "IN-xx"	All intersection labels "IT-xx" (as per Table 10 reference)	37	ASF11	N	
Table 10 Precinct Infrastructure Plan													
206	59					10			RD-05, RD-07 and BR-03, to show as S-M term	56		Y	
207	60					10			Include all local parks as infrastructure projects	56	SBC11	Y	
208	61					10		Government Primary School (Harpers Creek) identified as 'M' timing	Government Primary School (Harpers Creek) identified as 'L' timing	VPA CHANGE		Y	
209	60					10		IT-07 - S term indicative timing	IN-07 to be S-M term indicative timing	VPA CHANGE		Y	
210	61					10		CI02 - Title - Level 1 Community Centre	CI02 - Title - Level 2 Community Centre	57	HCC143	Y	
211	61					10		CI01 - Title - Level 1 Community Centre-	CI01 - Title - Level 2 Community Centre	57	HCC143	Y	
212	60					10		IT-05 - Timing - S	IN-05 - Timing - S-M	84	KF11	Y	
213	60					10		BR-04 - Timing - M	BR-04 - Timing - S-M	84	KF11	Y	
214	60					10		IT-09 - Timing - M	IN-09 - Timing - S-M	84	KF11	Y	
215	59					10		RD-05 - Timing - M	RD-05 - Timing - S-M	84	KF11	Y	
216	59					10			Clearly identify sub-column tables	71	VW88	Y	
217	59					10		RD-02 - Timing - S	RD-02 to be updated to long term, with additional row for a S-M term upgrade of Sunbury Road to 4 lanes	70	DEDJTR15	Y	

218	61					10			CI-01 - Timing - L	CI-01 - Timing - S-M	57	HCC144	Y
219	59					10			RD-04 - Timing - S-M*	RD-04 - Timing - S-M	71	VW83	Y
220	59					10			IT (intersection projects)	IN	71	VW83	Y
4.0 Appendices													
Appendix 4.1: Document Changes													
221	62								NEW	Include two additional dot points at Appendix 4.1, Principle 2: <ul style="list-style-type: none"> •Maximise solar passive orientation and providing suitable protection from high winds through suitable siting and design techniques, and •Ensure that this public space remains publicly accessible outside regular business hours 	57	HCC82	N
222	63								NEW	Include additional dot point at Appendix 4.1, Principle 3: <ul style="list-style-type: none"> •Tenancies should be designed such that they can transition to a range of uses over time, particularly in multi-storey developments 	57	HCC83	N
223	63								NEW	Include additional dot point at Appendix 4.1, Principle 6: <ul style="list-style-type: none"> •Car Parking should be provided such that commercial car parking supply doesn't rely on on-street provision on local streets 	57	HCC90	N
224	63								NEW	Include additional dot points at Appendix 4.1, Principle 7: <ul style="list-style-type: none"> •Landscape buffers should be provided between carparks and adjacent roads • Landscape buffers should be provided between carparks/commercial uses and medium density housing sites. 	57	HCC85	N
Appendix 4.2: Document Changes													
225	66								WR C-S	Insert Watsons Road Cross Section. Ensure it encourages active frontages to Watsons Road to encourage passive surveillance.	8	MAB3	Y
226	67									Insert new cross section - Local Access Streets Level 2	57	HCC47	Y
227	68									Insert new cross section - Connector Road on Sloping Land	57	HCC47	Y
228	69									Property access directly to the Boulevard Connector will be supported where appropriate. Notation on relevant cross section will clarify this.	71	VW30	Y
229	68									Update title to reflect Primary Arterial status	70	DEDJTR12	Y
230	69									Update title to reflect Primary Arterial status	70	DEDJTR12	Y
231	70									Update title to reflect Primary Arterial status	70	DEDJTR12	Y
232	71									Update title to reflect Primary Arterial status	70	DEDJTR12	Y
233	68									Update cross section to note the potential need for sewerage and water infrastructure within adjacent internal loop roads or parallel connector road network	67	WW1	Y
234	92									Delete cross section	75	CAP13	Y

235	80										Local Access Street Level 1 (16m) on 17.5% slope: Amend to show total width of cross section as 17m	45	RCL25	Y
236	80									Heading: "Local Access Street Level 1 (16m) on 17.5% slope"	Heading: "Local Access Street Level 1 (17m) on 17.5% slope"	45	RCL25	Y
237	80										Local Access Street Level 1 (16m) on 17.5% slope: Delete notes from Concept Plan	57	HCC48	Y
238	81										Local Access Street Level 1 (16m) on 10-15% grade: Delete notes from Concept Plan	57	HCC48	Y
239	82										Local Access Street Level 1 (16m) on 15-20% grade: Delete notes from Concept Plan	57	HCC48	Y
240	87							4.2		Heading: "Conservation Interface"	Heading: "Interface with Conservation Areas"	72	DELWPE30	Y
241	82										Interface with High Voltage Transmission Line' cross-section: Include notation: "The inclusion of roads, paths, utility installations and other infrastructure within the transmission line easement is encouraged in appropriate circumstances, to the satisfaction of the relevant servicing authorities."	45	RCL6	Y
242	83							4.2			Include new interface plan for development adjacent to Holden Flora Reserve	72	DELWPE6	Y
Appendix 4.3: Property Specific Land Use Budget: Document Changes														
243	96										Provide for land take for Connector Roads proposed on existing roads.	57	HCC150	Y
244	96										Update Property 47 to remove developable land.	87	PV5	N
245	96										Property 47 - exclude RD-04	87	PV5	N
246	96										Property 26 - total land area 19.56ha	85	IDNJK15	N
Appendix 4.4: Document Changes														
247	98							4.4		Principle 3: 7th Dot Point "Car parking areas should be designed to provide dedicated pedestrian roates and areas of landscaping"	"Car parking areas should be designed to provide dedicated pedestrian roates and areas of landscaping, and treat stormwater runoff "	54	HCC88	Y
248	99							4.4			Include additional dot point at Appendix 4.4, Principle 3: "•Accommodate all loading and service delivery/pick up points off-road and within the convenience centre".	54	HCC89	Y
249	101							4.4			Include additional dot point at Appendix 4.4, Principle 4: "•Discourage car parking, service and delivery access from local access streets".	54	HCC90	Y
Appendix 4.5: Document Changes														
250	101							4.5			Dot point to be added to the sub heading 'General principles for service placement': Avoid impact to native vegetation and habitat for matters of national environmental significance within Conservation Area 21.	72	DELWP31	
251										Table, row 3 - "Recycled Water"	Table, row 3 - "Alternative Water"	67	WW14	