

Amendment C208 - Lancefield Road PSP 75

Changes Matrix

- Note:
- All changes proposed on Plan 3 - Future Urban Structure will be reflected on all subsequent plans, as relevant
 - 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.	81	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 development of the precinct and support ongoing growth.	Delete last paragraph.	54	HCC192	Y
Plan 2 Precinct Features														
3	6						2				Add 'Tree Rows' to legend.	VPA CHANGE		N
4	6						2			All heritage sites in incorrect locations	Correct heritage layer.	7	HV1	Y
5	6						2				Show updated break of slope line.	VPA CHANGE		Y
1.1 How to read this document: Document changes														
6	7	1.1								"The Lancefield Road Precinct Structure Plan guides land use and development where a planning permit is required under the Urban Growth Zone..."	"The Lancefield Road 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														
7	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	54	HCC190	Y
1.4 Background Information: Document changes														
Plan 3 Future Urban Structure														
8	8						3			Secondary school shown outside of walkable catchment.	Show secondary school east of the railway line as within the 'walkable catchment area'.	VPA CHANGE		Y
9	8						3				Amend the CA21 boundary to end at the edge of the railway reserve (<i>subject to confirmation with DELWP</i>)	VPA CHANGE		Y

10	8						3			Show updated Northern Crossing alignment	VPA CHANGE		Y
11	8						3			Revised development area for Racecourse Road site	Multiple		Y
12	8						3			Review and check all scale bars.	52	LRJV7	N
13	8						3		"Service open space in conservation area"	Delete. Show "drainage / waterways" layer lightly underneath the conservation area.	69	DELWP12	N
14	8						3			Move north-south connector road to be outside of Conservation Area 19	69	DELWP12	Y
15	8						3			Shift SR-02 north to abut conservation area boundary	71	VW23	Y
16	8						3		"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
17	8						3			Update non-government primary school site to decrease to 2.6ha, maintaining a 40-60 width to depth ratio	70	CEM3	Y
18	8						3			Adjust location of a number of 0.25ha local open space nodes adjacent to updated 'interface with escarpment - visual' such that these sit within the required 40m setback from the break of slope	71	VW37	Y
19	8						3			Amend legend on all plans to show regional sports reserve (SR-01) clearly differentiated from the conservation areas (i.e. no hatching).	57	HCC108	N
20	8						3			Delete 'Break of Slope' (all plans except Plan 2)	VPA CHANGE		N
2.0 Outcomes													
2.1 Vision: Document changes													
21	9	2.1								Second paragraph after bullet points, add before last sentence: "Sunbury will continue to play an important regional services and employment role for peri urban communities to the north-west of Melbourne."	81	MSRC2	N
22	9	2.1							last paragraph - "Future development will sensitively nestle between the key regional environmental and landscape features of the Jacksons and Emu Creek corridor. Urban development in the precinct is planned to respond to these key features, to preserve and enhance their biodiversity value, and to protect the sensitive geomorphological values of the creeks themselves."	Change paragraph to read: "Future development will sensitively nestle between the key regional environmental and landscape features of the Jacksons and Emu Creek corridors. Urban development in the precinct is planned to respond to these key features, to preserve and enhance their biodiversity <u>and waterway</u> values, and to protect the sensitive geomorphological values of the creeks <u>themselves and their significant tributaries.</u> "	74	MW7	Y
2.2 Objectives: Document changes													
23	11	2.2	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 <u>key connector roads</u> , and establish high quality gateways to the expanded Sunbury Township."	71	VW34	Y

24	10	2.2	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.	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.	74	MW8	Y	
25	10	2.2	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."	54 71	HCC51 VW35	Y	
26	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. "	54 71	HCC49 VW35	Y	
27	10	2.2	11						"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 corridors and their tributaries, and the Jacksons Creek Valley , and providing a usable network of open space adjacent to the creeks and above the escarpment break-of-slope. "	74 VPA CHANGE	MW9 MULTIPLE	N	
28	10	2.2	13						"Preserve the opportunity for a local town centre, adjacent to the railway station..."	"Preserve the opportunity for a local town centre, adjacent to the potential future railway station..."	68	DEDJTRT3	N	
29	11	2.2	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 along Lancefield Road and the Melbourne-Bendigo Rail Corridor as a central spine to the precinct."	"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 along Lancefield Road and the Melbourne-Bendigo Rail Corridor as a central spine to the precinct and along key connector and local roads, as appropriate. "	71	VW39	Y	
30	11	2.2	NEW							Insert new Objective under Integrated Water Management and Utilities heading: " Manage urban stormwater to best practice outcomes (TSS, N, P) to minimise the impacts upon downstream waterway receiving environments and Port Philip Bay. "	74	MW18	Y	
31	11	2.2	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. "	71	MRSC2	Y	
Plan 4 Land Use Budget														
32	12							4	Shows Clark Court as within precinct	Remove Clark Court label	55	JUS2	N	
33	12							4		Provide for land take for Connector Roads proposed on existing roads.	54	HCC150	Y	
34	12							4	Legend: "Conservation Reserve"	Legend: "Conservation Area"	69	DELWP13	N	
2.3 Land budget: Document changes														
35	13	2.3								Update to reflect changes to all changes to the future urban structure.	VPA CHANGE		Y	
Table 1 Summary Land Use Budget														

36	13					1					Update to reflect changes to all changes to the future urban structure.	VPA CHANGE		Y
Plan 5 Image, Character, Housing and Heritage														
37	14						5			Interfaces listed within legend	Interfaces (railway; conservation area; escarpment (visual) and escarpment (non-visual) to be listed under heading 'Sensitive Visual Interface'	VPA CHANGE		N
38	14						5			Interface with Railway shown on property 19	Delete Interface with Railway from Property 19	46	Wincity5	N
39	14						5				Include heading in legend: "Significant Slope". Include '10 to 15% slope' and 15 to 20% slope' under heading.	71	VW51	Y
40	14						5				Show correct 'interface to railway' along rail corridor.	VPA CHANGE		Y
3.0 Implementation														
3.1 Image, character, heritage & housing: Document changes														
41	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. Variations in street tree planting themes can be used to differentiate neighbourhood character, where agreed with the responsible authority. "	71	VW44	Y
42	16	3.1.3					16			Lots must front (in order of priority where a lot fronts multiple elements): <ul style="list-style-type: none"> • Conservation areas • Public open space • Landscape areas • Local access streets • Connector roads • Arterial roads 	Delete Requirement	71	VW49	Y
43	17	3.1.3					17			Any subdivision abutting a 'fire thread edge' as defined on Plan 5 must e designed to minimise the impact of potential bushfires, including: <ul style="list-style-type: none"> •The provision of appropriate development setbacks from the break of slope, or other potential source of threat •Building guidelines. 	Delete Requirement	VPA CHANGE		Y
44	17	3.1.3					NEW				"Subdivision in areas of significant slope, as identified on Plan 5, must be designed such that: <ul style="list-style-type: none"> • 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 • 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" 	54	HCC48	N

45	17	3.1.3			NEW					<p>Lots should front (in order of priority where a lot fronts multiple elements):</p> <ul style="list-style-type: none"> • Conservation areas • Public open space • Landscape areas • Local access streets • Connector roads • Arterial roads 	71	VW49	Y
46	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. Variations in street tree planting themes can be used to differentiate neighbourhood character, where agreed with the responsible authority. "	71	VW44	Y
47	17	3.1.3			12				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/or • Incorporate integrated housing developments, with smaller building envelopes that respond to slope to minimise the need for retaining walls and excessive excavation."	54	HCC48	Y
48	17	3.1.3			14				"Subdivision in areas of significant slope, as identified in Plan 5, should be designed based upon the relevant cross sections in Appendix 4.2, or an 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." 	54	HCC48	Y
49	17	3.1.3			15				"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 th eJacksons and Emu Creeks."	Replace with text: "Larger lots capable of managing steep topography should be provided in areas with slope constraints, particularly land with a slope in excess of 10%. This will result in lower density development in these areas."	73 71	HCC46 VW52	Y

50	17	3.1.3								"The cutting of land should not result in sunken houses where the top of windows or eaves of the dwelling are at road height. Windows should be clearly visible from the street."	"The cutting of land should not result in sunken houses where the top of windows or eaves of the dwelling are at road height, where practical . Windows should be clearly visible from the street."	71	VW53	N	
51	17	3.1.3								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. Preference will be given to locations adjacent to nominated Major and Local Town Centres and Local Convenience Centres.	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.	54	HCC52	N	
Table 2 Housing Type by lot size															
52	17								2	Blue shading in each box.	Amend table to show a 'tick' or a 'cross' in each box	54	HCC54	N	
Figure 1 Balbethan Residential Concept															
53	19								1		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															
54	21	3.2.1								Intro, Yellow Gum Local Town Centre: "The Yellow Gum Local Town Centre is to be located in the northern part of the precinct, adjacent to the potential rail station."	Intro, Yellow Gum Local Town Centre: "The Yellow Gum Local Town Centre is to be located in the northern part of the precinct, adjacent to the potential future rail station."	68	DEDJTR3	N	
Table 3 Town Centre Hierarchy - External to Lancefield Road Precinct															
Table 4 Lancefield Road Town Centre hierarchy															
Table 5 Anticipated Employment Creation in the Lancefield Road Precinct															
Figure 2 Yellow Gum Local Town Centre Concept Plan															
55	24								2		Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y	
Figure 3 Emu Creek Local Town Centre Concept Plan															
56	25								3		Replace concept plan with revised concept (to be provided with Part B submission).	Multiple		Y	
Plan 7 Open Space															
57	26								7	SR01 defined as a 'Regional Park'	Amend SR01 to indicate that it is a 'local sports reserve', with the other half to be provided within the future Lancefield Road North PSP.	54	HCC107	N	
3.3 Open Space, Community Facilities & Education: Document Changes															
58	28	3.3.1								31	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.	66	WW11	N

59	28	3.3.1		32					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: • 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: • 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. • Provides an opportunity for enhanced local amenity, supports diverse housing outcomes, and/or reinforces a sense of defined neighbourhood character • Meets the requirements at R87 and R88 of the PSP (as relevant).	54 71	HCC101 VW56	Y	
60	29	3.3.2		44					"not shown on Plan 3 must be located"	"not shown on Plan 3 should be located".	71 57	VW57 HCC145		
61	31	3.3.3		43					"Native vegetation may be removed as illustrated on Plan 8 and in accordance with the 'Final'"	"Native vegetation may be removed as illustrated on Plan 8 provided it is carried out in accordance with the 'Final...'"	69	DELWP18	N	
62	31	3.3.3		44					"A 20m buffer zone must be..."	"A 20m buffer must be..."	54	HCC135	N	
63	31	3.3.3		45					"Development within Conservation Area 21 must be in accordance with the relevant Conservation Area Concept Plan and Interface Cross Section in Figures 4 - 7, 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 in Figures 4 - 7 and Interface Cross Section (Appendix 4.2) , to the satisfaction of the Responsible Authority and the Department of Environment, Land, Water and Planning. "	54 69	HCC136 DELWP20	Y	
64	31	3.3.3		46					"Any public paths or infrastructure located within Conservation Area 21 must be designed and located to avoid /minimise disturbance to vegetation and Growling Grass Frog habitat. Public paths are to be generally located in accordance with the Conservation Area Concept Plan."	Add " "to the satisfaction of the Department of Environment, Land, Water and Planning and Melbourne Water" to the end of the Requirement.	69	DELWP21	N	
65	31	3.3.3		50					"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."	54	HCC137	N	
66	31	3.3.3		51					"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. "	54	HCC130	N	
Table 6 Sports Reserves and Open Space Delivery Guide														
67	27									SR-02 - Attributes - include netball	54	HCC109	N	
68	27									Include note after table: "Land developer responsibilities prior to transfer to Council are set out at 3.6.3"	54	HCC98	N	

69	27					6			Column 5 heading: "Responsibility"	Column 5 heading "Ultimate Management Responsibility"	54	HCC98	N
Plan 8 Native Vegetation Removal and Retention													
70	30					8				Remove 'Tree Rows' from existing trees to be retained.	VPA CHANGE		Y
71	30					8				Do not show the trees located in the southwest corner of Property 13	60	SP17	N
72	30					8			Legend: "Existing trees to be retained"	Legend: "Scattered trees to be retained"	69	DELWP14	N
73	30					8				Use latest (updated) scattered tree layer from DELWP	52 69	LRJV2 DELWP15	Y
74	30					8				Show all native vegetation and scattered trees within the conservation area as to be retained.	69	DELWP16	Y
75	30					8				Delete un-labelled dark green layer	69	DELWP17	N
76	30					8			Legend: 'proposed shared path'	'proposed shared path' in the legend: add " (final alignment subject to future planning and approvals process) "	69	DELWP26	Y
77	30					8				Label Conservation Areas with numbers (18, 19, 20 and 21)	71	VW58	N
78	30					8				Add notation: " Native Vegetation and Scattered Trees shown outside of Biodiversity Conservation Strategy (BCS) conservation areas in Plan 8 are exempt from habitat compensation obligations under the BCS where they meet the criteria for retaining native vegetation and scattered tree criteria in the 'Guidance Note for implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors' to the satisfaction of the Department of Environment, Land, Water and Planning. "	DELWP CHANGE		N
79								NEW		Insert new Figure which shows the entire Regional Significant Landscape Area and shows context for CACPs. Should clearly show that the CACPs apply to Conservation areas only.	54	HCC124	N
Figure 4 Conservation Area 18 (East of Lancefield Road), 19 & 21 (Eastern Section A) - Conservation Area Concept Plan													
80	32					4				Annotate relevant conservation area number	69	DELWP22	N
81	32					4				Update with scattered trees and AIS mapping provided.	69	DELWP23	Y
82	32					4				Show native vegetation identified in the time stamping data layer	69	DELWP24	Y
83	32					4			Legend: 'proposed shared path'	'proposed shared path' in the legend: add " (final alignment subject to future planning and approvals process) "	69	DELWP26	Y
84						4-7				Update shared path network to align with Plan 10	54	HCC125 HCC161	Y
Figure 5 Conservation Area 18 (West of Lancefield Road) & 21 (Western Section A) - Conservation Area Concept Plan													
85	33					5				Update all to show boundary adjustment (<i>subject to Commonwealth approval</i>).	VPA CHANGE	FF1 FF6	Y
86	33					5				Extend the east-west aligned 'proposed shared path' located at the north of the Conservation Area 18 westwards so that it connects to the north south Connector Road.	44	LKP6	N

87	33							5	Legend: 'proposed shared path'	'proposed shared path' in the legend: add "(final alignment subject to future planning and approvals process)"	69	DELWP26	Y
88	33							5		Annotate relevant conservation area number	69	DELWP22	N
89	33							5		Update with scattered trees and AIS mapping provided.	52 69	LRJV2 DELWP23	Y
90	33							5		Show native vegetation identified in the time stamping data layer	69	DELWP24	Y
Figure 6 Conservation Area 20 & 21 (Western Section - B) - Conservation Area Concept Plan													
91	34							6		Annotate relevant conservation area number	69	DELWP22	N
92	34							6		Update with scattered trees and AIS mapping provided.	69	DELWP23	Y
93	34							6		Show native vegetation identified in the time stamping data layer	69	DELWP24	Y
94	34							6	Legend: 'proposed shared path'	'proposed shared path' in the legend: add "(final alignment subject to future planning and approvals process)"	69	DELWP26	Y
Figure 7 Conservation Area 20 & 21 (Eastern Section - A) - Conservation Area Concept Plan													
95	35							7		Annotate relevant conservation area number	69	DELWP22	N
96	35							7		Update with scattered trees and AIS mapping provided.	69	DELWP23	Y
97	35							7		Show native vegetation identified in the time stamping data layer	69	DELWP24	Y
98	35							7	Legend: 'proposed shared path'	'potential shared path' in the legend: add "(final alignment subject to future planning and approvals process)"	69	DELWP26	Y
Plan 9 Street Network													
99	36							9		Show the location of the various cross sections.	54	HCC149	N
100	36							9		Add an annotation to identify the need for local street connectivity at the northern interface	44	LPK10	N
101	36							9		Legend to be amended to clarify the provision of protected off-road bicycle lanes within the road reserve	59	LRJV11	N
102	36							9		Update to reflect revised alignment of northern Jacksons Creek road crossing	Multiple		Y
3.4 Transport & Movement: Document Changes													
103	37	3.4.1		49					"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	71	VW61	Y
104	37	3.4.1		54					The Jacksons Creek road crossing must respond sensitively to landform and amenity of the Jacksons Creek corridor.	The Jacksons Creek road crossing must respond sensitively to landform, environment, amenity, cultural and heritage values.	54	HCC157	N
105	37	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.	54	HCC155	Y
106	37	3.4.1		New						Insert new Requirement: "Subdivision of land located between the railway corridor and Jacksons Creek must provide for multiple north-south future street connections to the north of the PSP area."	44	LPK9	Y

107	39	3.4.1		New						Insert new Requirement: " Any connector road or access street abutting a school must be designed to achieve safe and low vehicle speeds. "	68	DEDJTR7	N
108	41	3.4.3			New					Insert new Requirement: " PTV approved fencing along railway corridors which have not been fenced to be provided by the developer, prior to a Statement of Compliance being issued. "	68	DEDJTR9	Y
109	39	3.4.1			56				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	54	HCC155	N
110	39	3.4.1			59					Correct typo "whether of whether"	56	LRJV10	N
111	37	3.4.1			60				"The design and construction of any crossing of the Jacksons Creek must be consistent with the 'Design and construction standards for Growling Grass Frog passage structures' (DELWP 2016) to the satisfaction of the Department of Environment, Land, Water and Planning."	"The design and construction of any crossing of the Jacksons Creek must be consistent with the 'Design and construction standards for Growling Grass Frog passage structures' (DELWP 2016) to the satisfaction of Melbourne Water and the Department of Environment, Land, Water and Planning.	74	MW10	N
112	39	3.4.1			61				"The frequency of vehicle crossovers on widened verges (i.e. a verge in excess of six metres) should be minimised through the use of a combination of: • Rear loaded lots with laneway access • Vehicle access from the side of a lot • Combined or grouped crossovers. • Increased lot widths"	"The frequency of vehicle crossovers on widened verges (i.e. a verge in excess of six metres) should be minimised where practical through the use of a combination of: • Rear loaded lots with laneway access • Vehicle access from the side of a lot • Combined or grouped crossovers. • Increased lot widths"	71	VW63	N
113	39	3.4.2			NEW					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. Examples of potential variations are provided in Appendix 4.2, however others are encouraged including but not limited to: • 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. Alternative cross sections must ensure that: • 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."	71	VW61	Y

114	41	3.4.3			67				"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 and play areas should be provided to minimise the need for noise walls or mounds where practical. "	"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 and play areas should be provided to minimise the need for noise walls or mounds where practical and safe to do so. "	68	DEDJTR8	N
115	41	3.4.3			68				"Subdivision design must provide active interfaces to the rail line by provision of edge streets with landscape buffers."	"Subdivision design must provide active interfaces to the rail line by provision of edge streets frontage roads with landscape buffers."	58	LRJV12	N
Plan 10 Public Transport and Path Network													
116	38						10			Show the location of the various cross sections and associated bike lane and shared path network.	54	HCC149	N
117	38						10			Include / extend off road shared paths as per HCC submission mark up.	54	HCC159	Y
118	38						10		Legend: 'Potential rail station'	Legend: 'potential future rail station'	68	DEDJTR3	N
119	38						10			Delete Railway noise amenity buffer from Plan	71	VW62	N
120	38						10			Update shared path network as defined within conservation areas to ensure consistency with indicative path network defined in relevant Conservation Area Concept Plans	69	DELWP28	Y
Table 7 Streets and Slope													
Table 8 Streets Cross Sections													
121	43						8			Add sentences to preamble to table "These are indicative cross sections only and local variations in response to site conditions will be required. Diversity in local street cross sections is also encouraged"	71	VW67	Y
Plan 11 Integrated Water Management													
122	42						11		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.	54 71 74	HCC168 VW5 MW12	Y
3.5 Integrated Water Management & Utilities: Document Changes													

123	43	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 <u>alternative</u> water releases to the waterways from the PSPs."	66	WW12	N
124	45	3.5.1	76						"Stormwater conveyance and treatment must ensure impacts to native vegetation and habitat for Matters of National Environmental Significance within conservation areas are minimised to the greatest feasible extent. Where practical natural or pre-development hydrological patterns must be maintained in these areas."	"Stormwater conveyance and treatment must ensure impacts to native vegetation and habitat for Matters of National Environmental Significance within conservation areas are minimised to the greatest feasible extent. Where practical natural or pre-development hydrological patterns must be maintained in these areas: <u>Regional stormwater conveyance and treatment must be in accordance with the Development Services Scheme.</u> "	74	MW16	N
125	43	3.5.1	New							Insert new Requirement: " <u>Stormwater conveyance and treatment must ensure impacts to identified significant geomorphic values are minimised to the greatest feasible extent.</u> "	74	MW15	N
126	45	3.5.1	NEW							New Requirement to be added reading " <u>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. In the event that Melbourne Water and the Responsible Authority agree to an interim storm water management solution, the developer must:</u> i) <u>Provide the land required for the ultimate drainage solution prior to the issue of a statement of compliance;</u> <u>and</u> ii) <u>Demonstrate that the interim solution will not result in an increase in the cost of achieving the ultimate outcomes.</u> "	67	WW9	Y
127	45	3.5.1		70						Add new bullet point: " <u>Stabilise and rehabilitate all disturbances caused by development works</u> ".	54	HCC166	N
128	45	3.5.1		70					Second bullet point: "Retain existing vegetation"	Second bullet point: "Retain existing vegetation <u>within waterway corridors</u> "	74	MW21	N
129	45	3.5.1		72					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 <u>alternative</u> water.	66	WW11	N
130	45	3.5.1		NEW						Insert New Guideline: " <u>Any constructed waterways should be created and landscaped to provide a natural appearance, as practical.</u> "	54	HCC172	Y
131	45	3.5.2	84						"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	54	HCC169	N

132	45	3.5.2		85					"All lots must be provided with potable water, electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant servicing authority."	"All lots must be provided with potable water, electricity, reticulated sewerage, drainage, alternative water , gas and telecommunications to the satisfaction of the relevant servicing authority."	66	WW13	N
133	45	3.5.2		86					"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."	66	WW10	N
134	45	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. "	69	DELWP32	N
135	45	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. "	VPA CHANGE		N
136	46	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. "	54	HCC169	N
137	46	3.5.2		NEW						Insert new Guideline: " Development applications should demonstrate how the development will avoid and minimise impacts to conservation areas through consolidating utilities into dedicated service corridors. "	VPA CHANGE		N
Plan 12 Utilities													
138	44									Update planned water and sewerage infrastructure based upon updated mapping provided by Melbourne Water	66	WW1	Y
Table 9 Retarding Basins													
139	46				9				Table heading: "Retarding Basins"	Table heading: "Stormwater Quality Treatment"	74	MW5	N
140	46				9				All Types: "Retarding Basin"	All Types: "Stormwater Quality Treatment"	74	MW6	N
141	46				9					Update all reference numbers and sizes to reflect revised draft DSS	VPA CHANGE		N
3.6 Precinct Infrastructure Plan & Staging: Document Changes													

142	47	3.6.2							Intro text, second sentence: "Melbourne Water is preparing a Development Services Scheme (DSS) which applies to the precinct."	Intro text, second sentence: "Melbourne Water is preparing a Development Services Schemes (DSS's) which applies apply to the precinct."	74	MW20	N
143	52	3.6.3		87					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..."	66	WW11	N
144	53	3.6.3		88					<p>OPEN SPACE DELIVERY</p> <p>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>OPEN SPACE DELIVERY</p> <p>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 66	HCC102 WW11	Y
145	52	3.6.3		89					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"	54	HCC110	N
Plan 13 Precinct Infrastructure Plan													
146	48								All intersection labels "IN-xx"	All intersection labels "IT-xx"	VPA CHANGE		N
Table 10 Precinct Infrastructure Plan													
147	49					10			RD-02 - Timing - S-L*	Separate project into components, based upon anticipated staging/delivery. Update Timing accordingly	71	VW75	Y
148	49					10			Indicative Timing - "U"	Indicative Timing - "L" (i.e. replace all 'U's with 'L's)	VPA CHANGE		N
149	49					10			BR-03 - Timing - M	BR-03 - Timing - S-M	71	VW75	Y
150	49					10			IN-05 - Description - Land construction of ultimate 4 way roundabout	IN-05 - Description - Land and construction for fourth leg of existing intersection.	71	VW75	N
151	49					10			Intersection labels "IN-xx"	All intersection labels "IT-xx" (as per Table 10 reference)	VPA CHANGE		N
152	51					10			CI01 - Timing - U	CI01 - Timing - M-L	54	HCC144	Y
153	51					10			CI013- Title - Level 1 Community Centre-	CI01 - Title - Level 2 Community Centre	54	HCC143	Y
154	51					10				Include all local parks as infrastructure projects.	53	IP7	N
4.0 Appendices													

Appendix 4.1: Document Changes														
155	54								4.1		Include two additional dot points at Appendix 4.1, Principle 2: "•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"	54	HCC82	N
156	54								4.1		Include additional dot point at Appendix 4.1, Principle 3: "•Tenancies should be designed such that they can transition to a range of uses over time, particularly in multi-storey developments"	54	HCC83	N
157	55								4.1		Include additional dot point at Appendix 4.1, Principle 6: "•Car Parking should be provided such that commercial car parking supply doesn't rely on on-street provision on local streets "	54	HCC90	N
158	56								4.1		Include additional dot points at Appendix 4.1, Principle 7: "•Landscape buffers should be provided between carparks and adjacent roads • Landscape buffers should be provided between carparks/commercial uses and medium density housing sites."	54	HCC85	N
Appendix 4.2: Document Changes														
159	67										Connector Roads on sloping land - replace with HCC cross-section	54	HCC47	Y
160	68								NEW		Local Access Streets Level 2 - replace with HCC cross-section	54	HCC47	Y
161	68										Local Access Street Level 1 (16m) on 17.5% slope: Delete notes from Concept Plan	54	HCC48	N
162	69										Local Access Street Level 1 (16m) on 10-15% grade: Delete notes from Concept Plan	54	HCC48	N
163	70										Local Access Street Level 1 (16m) on 15-20% grade: Delete notes from Concept Plan	54	HCC48	N
164	73										Update "Regionally Significant Landscape: Escarpment Top - Visually Sensitive" cross section with a notation that the boundary of the Growling Grass Frog corridor generally sits below the break of slope, and that the location varies	60	SP12	Y
165	75										Update "Regionally Significant Landscape: Escarpment Top - Non-Visually Sensitive" cross section with a notation that the boundary of the Growling Grass Frog corridor generally sits below the break of slope, and that the location varies	60	SP12	Y
166	75								NEW		Include new cross sections for 'Conservation Interface Plans' as referred to in R44 of the exhibited PSP	69	DELWP11	Y
Appendix 4.3: Document Changes														

167	76									Provide for land take for Connector Roads proposed on existing roads.	54	HCC150	Y
168	76									Update to reflect revised future urban structure on all land parcels.	VPA CHANGE		Y
169	77									Update to show incorrectly labelled 'Clark Court' as private land.	55	JUS2	N
Appendix 4.4: Document Changes													
170	78							4.4	Principle 3: 7th Dot Point "Car parking areas should be designed to provide dedicated pedestrian routes and areas of landscaping"	"Car parking areas should be designed to provide dedicated pedestrian routes and areas of landscaping, and treat stormwater runoff "	54	HCC88	Y
171	78							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
172	79							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													
173	81							4.5	Table, row 3 - "Recycled Water"	Table, row 3 - "Alternative Water"	66	WW11	N
174	81							4.5		Add an additional point to General principles for service placement - "Avoid impact to native vegetation and habitat for matters of national environmental significance within conservation areas. This includes areas of strategic importance for Growling Grass Frog as identified by the Department of Environment, Land, Water and Planning."	69	DELWP33	N