

Amendment C205 - PSP 1202 Lindum Vale

Document changes matrix with reference to relevant submissions

Version: 5 February 2018

Note: All changes proposed on Plan 3 - Future Urban Structure will be reflected in subsequent plans, as relevant.

Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Panel version text	Related Submission/s
Introduction												
Plan 2 - Precinct Features												
6	1					2				Public acquisition overlay	Add missing sections of public acquisition overlay along Mt Ridley Rd under area of Aboriginal cultural heritage sensitivity and grassy eucalypt woodland.	Satterley 5.7
6	1					2					Identify Avenue of Honour on Mickleham Rd	Hume 9.67/88/89/98
Plan 3 - Future Urban Structure												
10	1					Plan 3				Transport Network	<ul style="list-style-type: none"> Southern section of north south boulevard connector moved 20m to the east to accommodate trees; Callaway Drive and Coinda Avenue connectivity representation amended to remove direct connection to boulevard connector 	Hume 9.23/24/60/61/134/146/166; Satterley 5.9/11/30/40; Goodman 3.3
10	1					Plan 3				Drainage reserve	<ul style="list-style-type: none"> Adopt decentralised drainage strategy along the eastern edge with a retarding basin/drainage reserve in the north east corner, a central retarding basin/drainage reserve and a retarding basin/drainage reserve in the south east, north of the conservation reserve; Reduce the area allocated to the central drainage reserve, RBWL-01; Show drainage corridor with a width of 60 metres from the north-south boulevard connector to the central retarding basin. 	Satterley 5.1/33; Melbourne Water 12.1/2/3
										Local Park	<ul style="list-style-type: none"> Remove local park (LP-01 and LP-02) along Mt Ridley Road, replace LP-01 with extension of conservation reserve (CR-01); Reduce park in north east (LP-10) from 0.8ha to 0.75ha; Create 30 metre wide linear park on eastern edge, south of the central drainage reserve; Create local park in north east corner to ensure a north-south open space link; Create local park to accommodate trees 69, 70 and 71; Create local park on south eastern edge to accommodate LV-11; Increase park in south east (LP-04) containing trees 82, 83 and 84 to accommodate larger kick about area and to include tree 85; Reduce LP-03; Change LV-09 to local park and combine with LP-05 and LP-07; Create local park between LV-10 and the southern retarding basin to accommodate larger kick about area. 	Hume 16/17/52/55/58/75/76; Satterley 5.2/3/8; Gauci 2; McLean 4.1/4
10	1					Plan 3				Heritage	<ul style="list-style-type: none"> Extend heritage overlay interface area 10m south of Parnell's Inn. 	Hume 9.10; Satterley 5.8/16
10	1					Plan 3				Conservation reserve Landscape Values	<ul style="list-style-type: none"> Create Aboriginal heritage reserve in south eastern corner Extend boundary of conservation reserve Change some of the area previously identified as drainage reserve to landscape values with a reduction in this central area of open space. Alter areas of landscape values to ensure tree protection zones are accommodated; Show trees to be retained in local parks in areas of landscape values based on tree protection zones. Incorporate LV-12 into extended conservation reserve (CR-01). 	Hume 9.16/17/52/58/75/76 Hume 9.16/17/76; Satterley 5.2/3/21/42
Outcomes												
Key Objectives												
11	2.2	1								Create a high amenity urban environment through the provision of well-designed and integrated housing, pedestrian and cycle friendly streets and attractive open spaces and park networks.	Create a high amenity urban environment through the provision of well-designed and integrated housing, pedestrian and cycle friendly streets, attractive open space, conservation and park networks, and protection of indigenous trees (identified for retention in NVPP) and high value cultural heritage.	Hume 9.65
11	2.2	2								Retained native grasslands and indigenous trees, predominantly River Red Gums and Grey Box Gums;	Retained and protected native grasslands and indigenous trees, predominately River Red Gums and Grey Box Gums;	Hume 9.66
11	2.2	2									Add "Avenue of Honor along Mickleham Road."	Hume 9.67
12	2.2	16								Link to the road network in adjacent residential areas;	Link to the road network in adjacent residential areas in an appropriate manner;	Hume 9.72
Summary Land Budget												
15	2.3					1				Summary Land Use Budget	Delete Heritage - Post Contact and Other categories of open space.	Satterley 5.10
15	2.3					1				Summary Land Use Budget	Update according to revised FUS	
Plan 5 - Image Character and Housing												

16							5				Remove category of trees retained for landscape value and update according to revised trees to be retained in the NVPP: <ul style="list-style-type: none"> • Trees 23, 53, 89, 205, 209, 212, 216, currently shown as to be retained in the NVPP will now be shown as to be removed. • Trees 257, 221, & 96, which are currently identified as trees to be retained for landscape values, will be shown as to be removed. • Tree 85, currently shown as to be removed, will be retained. • Tree 131, 153, 159, 162, 163, 177, 178, 179, 180 & 193 (currently shown as to be removed) are planted trees and should not be included in the NVPP. 	Hume 9.19/20/41/44/50/57/71; Satterley 5.6/12/13/42	
16							5				Add note: The land within the PSP area is partly affected by the Melbourne Airport N-Contours. The effect of aircraft noise and the boundaries of the Melbourne Airport N-Contours can vary over time with changes to Melbourne Airport's operations, traffic volumes and types of aircraft using Melbourne Airport. The most up-to-date information should be sought concerning aircraft noise and can be obtained from Melbourne Airport and its website, which can be accessed at: http://www.melbourneairport.com.au/ . Identify Avenue of Honour on Mickleham Rd	Melbourne Airport 14.5	
16							5				Identify sensitive interface areas along Mt Ridley Road between Mickleham Road and the boulevard connector and along Mickleham Road between Mt Ridley Road and the local access street	Hume 9.67/88/89/98	
16							5				Make blue line showing existing residential interface more visible.	Hume 9.2; Satterley 5.4	
												Hume 9.77	
Implementation													
Identity, Character and Cultural Heritage													
Landscape Character													
17	3.1.1						3				Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding: <ul style="list-style-type: none"> • 8 – 10 metre intervals for trees with a canopy of less than 10 metres; • 10 – 12 metre intervals for trees with a canopy of between 10-15 metres; or • 12 – 15 metre intervals for trees with a canopy greater than 15 metres 	Street trees must be provided on both sides of all roads and streets (excluding laneways) in accordance with Council's Street and Reserve Tree Policy and at regular intervals appropriate to tree size at maturity and not exceeding: <ul style="list-style-type: none"> • 8 – 10 metre intervals for trees with a canopy of less than 10 metres; • 10 – 12 metre intervals for trees with a canopy of between 10-15 metres; or • 12 – 15 metre intervals for trees with a canopy greater than 15 metres 	Hume 9.83/141
17	3.1.1						4				River Red Gums and Grey Box Trees labelled as 'trees retained for landscape value' on Plan 5 should be retained. A proposal to remove 'trees retained for landscape value' should describe why removal cannot be avoided to the satisfaction of the responsible authority.	Delete	Hume 9.19/20/41/50/57/71; Satterley 5.6/12/13
Integration and Interfaces													
	3.1												
	3.1.2										New requirement	Add Mt Ridley Road interface plan (see attached) Unless otherwise agreed to by the responsible authority, the first two rows of lots identified on Plan 5 as sensitive interfaces along Mount Ridley Road and Mickleham Road must: - Achieve a minimum 5 metre setback from the rear and one side of the property boundary; - Be a single dwelling on a lot; and - Allow for the planting of canopy trees on each lot.	Hume 9.8/9/87/124; Satterley 5.2 Hume 9.2/3/4/5/6/84/85/86/100/102; Satterley 5.4
17	3.1.2						6				Development along Mickleham Road must respond to the existing native vegetation interface with appropriate landscaping and built form.	Landscaping, including nature strip planting, along Mickleham Road must respond to the Avenue of Honour, existing native vegetation interface and key views into and across the site.	Hume 9.2/88/98; Satterley 5.4/14
17	3.1.2						7				Development along Mount Ridley Road must create an appropriate interface that reflects the natural features of the precinct and softens the visual prominence of development along Mount Ridley Road.	Development along Mount Ridley Road must create an appropriate interface that reflects the natural features and openness of the precinct and softens the visual prominence of development along Mount Ridley Road.	Hume 9.91; Satterley 5.15
18	3.1.2						7				Dwellings on lots adjacent to the east boundary of the precinct should achieve: <ul style="list-style-type: none"> • A 10 metre setback from rear property boundaries; and • A 3 metre setback from side property boundaries. 	Make a requirement	Hume 9.4/9/94; Satterley 5.17
Heritage													
18	3.1.3						11				The proponent must consult the Registered Aboriginal Party to ascertain how development can protect significant cultural sites and whether the heritage interpretation is appropriate in the identified areas of Aboriginal cultural heritage sensitivity in Plan 2.	The proponent must consult the Registered Aboriginal Party and Council to ascertain how development can protect significant cultural sites and whether the heritage interpretation is appropriate in the identified areas of Aboriginal cultural heritage sensitivity in Plan 2.	Hume 9.96

19	3.1.3			11						<p>G11: Dry stone walls identified on Plan 5 Image, Character and Housing as 'Dry stone walls to be retained and repaired – rating 2-3 (moderate to high value)' should be retained in open space and road reserves where possible and should:</p> <ul style="list-style-type: none"> • Have a suitable landscape interface; • Be checked by a suitably qualified dry stone waller for any loose stones. Any loose stones are to be reinstated in the wall in secure positions; • Retain post and wire or post and rail fences situated within the walls, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed; and • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access. <p>All to the satisfaction of the responsible authority</p>	<p>Make a requirement and change to:</p> <p>Dry stone walls identified on Plan 5 Image, Character and Housing as 'Dry stone walls to be retained and repaired – rating 2-3 (moderate to high value)' must be retained unless otherwise agreed by the responsible authority. Dry stone walls to be retained must:</p> <ul style="list-style-type: none"> • Be situated within public open space or road reserve to the satisfaction of the responsible authority; • Have a suitable landscape interface; • Be checked by a suitably qualified dry stone waller for any loose stones and risk to public safety. Any loose stones are to be reinstated in the wall in secure positions; • Retain post and wire or post and rail fences situated within the walls, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed; and • Be incorporated into subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access. <p>All to the satisfaction of the responsible authority</p>	Hume 9.12/97
Figure 1 - Mickleham Road Interface												
20	3.1						1			<p>Mickleham Road Interface</p> <p>Show overhead powerlines in road reserve 3m from property boundary;</p> <p>Change shared path to two way bike path one metre east of overhead powerlines;</p> <p>Show 2.0m grassed area between overhead powerlines and current property boundary;</p> <p>Identify Avenue of Honour in Mickleham Road reserve;</p> <p>Change "One way local frontage road" to "Local frontage road" and increase to 13.0m;</p> <p>Reduce nature strip east of local frontage road to 3.0m; and</p> <p>Show 3.0m nature strip west of local frontage road to current property boundary.</p> <p>(See attached)</p>	Hume 9.98; Satterley 5.1/19	
Housing												
21	3.2			18						<p>Residential subdivision must achieve dwelling diversity through the delivery of a range of lot sizes, including the provision of larger lots along the eastern interface with existing rural living lots and the southern interface with Mount Ridley Road.</p>	Residential subdivision must achieve dwelling diversity through the delivery of a range of lot sizes. This should include the provision of larger lots along the eastern interface with existing rural living lots and the southern interface with Mount Ridley Road.	Hume 9.2/4; Satterley 5.4/18
Plan 6 - Open Space												
22	3.2						6			Open Space	Add walkable catchments.	Satterley 5.22
Open Space and Natural Systems												
23	3.3									Table 3 identifies classifications for local parks and Conservation Reserve identified in Plan 6. Council is responsible for the management of these open spaces.	Table 3 identifies classifications for local parks and Conservation Reserve identified in Plan 6. Following the delivery of these open spaces, Council is responsible for their management.	Hume 9.107
Open Space												
25	3.3.1			25						Parks and open spaces must contain extensive planting of large canopy scale trees, native, indigenous and exotic, that are suitable for urban environments, the local climate, soil conditions, to the satisfaction of the responsible authority.	Parks and open spaces must contain extensive planting of large canopy scale native, indigenous and exotic trees, that are suitable for urban environments, the local climate, soil conditions, to the satisfaction of the responsible authority.	Hume 9.114
25	3.3.1			27						Fencing in open spaces, other than vehicle exclusion bollards or pedestrian exclusion fencing to prevent access to conservation areas or tree reserves is to be avoided. Where fencing is used it must be low scale and/or visually permeable to facilitate public safety and surveillance.	Fencing around open spaces is to be avoided, other than vehicle exclusion bollards or pedestrian exclusion fencing to prevent access to conservation areas or tree reserves. Where fencing is required it must be low scale and/or visually permeable to facilitate public safety and surveillance.	Hume 9.115
25	3.3.1			20						Development of land in the power transmission easement should be utilised for open space, recreation including those outlined in Table 4 - Powerlines Easement Possible Use and Development and other activities permitted by the relevant electricity authority.	Development of land in the power transmission easement should be utilised for open space and recreation activities as permitted by the relevant electricity authority.	Hume 9.116
25	3.3.1			21						Where landscaping in the powerlines easement is required as part of subdivision, treatment should include provision of a shared path and extensive planting of indigenous grasses and shrubs to the satisfaction of the responsible authority and in accordance with Figure 2 - Powerline Easement Concept, Table 4 - Powerline Easement Possible Use and Development and Appendix D - Service Placement Guidelines and the SP Ausnet – A Guide to Living with Transmission Easements.	Where landscaping in the powerlines easement is required as part of subdivision, treatment should include provision of a shared path and extensive planting of indigenous grasses and shrubs to the satisfaction of the responsible authority and in accordance with Appendix D - Service Placement Guidelines and the SP Ausnet – A Guide to Living with Transmission Easements.	Hume 9.54/117/123/125; Satterley 5.25/26; MW 12.3
Open space and stormwater management												

25	3.3.2		29						Design and layout of retarding basins, wetlands and any other encumbered open space must maximise the potential for integration of recreation uses where this does not conflict with the primary function of the land, to the satisfaction of the responsible authority and Melbourne Water. Figure 3 provides an illustration of how the central open space may be designed to integrate the drainage, recreation and conservation functions of this open space.	Design and layout of retarding basins, wetlands and any other encumbered open space must maximise the potential for integration of recreation uses where this does not conflict with the primary function of the land, to the satisfaction of the responsible authority and any relevant servicing authorities.	Hume 9.118
25	3.3.2		30						Drainage infrastructure (i.e. wetlands and retarding basins) must maximise water use efficiency and long term viability of vegetation, particularly the River Red Gums, through the use of Water Sensitive Urban Design initiatives, including use of locally treated stormwater for irrigation purposes, where practical.	The design and construction of drainage infrastructure must include measures to protect and enhance the long term viability of vegetation, particularly the River Red Gums, through the use of Water Sensitive Urban Design and passive watering initiatives. This design must be based on a vegetation survey and assessment undertaken in conjunction with Council.	Hume 9.21/113/152; Satterley 5.24
25	3.3.2		32						Design and layout of wetland and any other encumbered open space must maximise the potential for integration of recreation uses where this does not conflict with the primary function of the land.	Delete	Hume 9.118/121
26	3.3.2				4				Powerline Easement Possible Use and Development	Delete table	Hume 9.53/123; Satterley 5.25
28	3.3.2						4		Retarding Basin / Wetland Concept Plan	Delete figure	Hume 9.54/125; Satterley 5.26; MW 12.3
29	3.3							5	Native Grassland Conservation Reserve Interface Plan	Change title to "Conservation Reserve Interface Plan"	Hume 9.126
29	3.3							5	Native Grassland Conservation Reserve Interface Plan	Revised cross section: Increase 0.5m offset between conservation reserve and shared path to 1.0m; increase nature strip adjacent to shared path from 2.2m to 2.5m and include tree; decrease nature strip on the right from 3.5m to 2.7m.	Hume 9.127/128; Satterley 5.27
<i>Biodiversity conservation and native vegetation retention</i>											
31	3.3.3		22						Existing indigenous trees retained outside of local parks or conservation areas should be located in tree reserves in accordance with the Australian Standard (AS4970 – 2009 Protection of Trees on Development Sites).	Existing indigenous trees retained outside of local parks or conservation areas should be located in public tree reserves in accordance with the Australian Standard (AS4970 – 2009 Protection of Trees on Development Sites).	Hume 9.131
<i>Public Transport and Path Network</i>											
32							7		Public Transport and Path Network	Create north-south off-road shared path link along revised open space on eastern interface.	Hume 9.137
32								7		Delete on-road bike lane from boulevard connectors.	Hume 9.139; Satterley 5.28
32								7		Change off-road shared paths on Mickleham Road and Mt Ridley Road to off-road bike path.	Balaam 1.1; Hume 9.98; Satterley 5.19
<i>Connectivity and accessibility</i>											
<i>Street Network</i>											
33	3.5.1		43						Street layouts must: • Be generally in accordance with the network shown in Plan 8; • Form a coherent movement network across the wider precinct; • Ensure equity of access to open space and facilities is provided; • Provide a permeable and safe network for walking and cycling; and • Be designed to facilitate diversion of stormwater to the open space network	Street layouts must: • Be generally in accordance with the network shown in Plan 8; • Form a coherent movement network across the wider precinct; • Ensure views across the site to open space and to significant trees are maintained; • Ensure equity of access to open space and facilities is provided; • Provide a permeable and safe network for walking and cycling; and • Be designed to facilitate diversion of stormwater to the open space network	Hume 9.2/68/69; satterley 5.4
33	3.5.1		51						Create a movement network that connects with Merrifield West to the north, the future Craigieburn West PSP to the south and the adjoining rural-residential area to the east.	The subdivision layout must create a movement network that connects with Merrifield West to the north, the future Craigieburn West PSP to the south and the adjoining rural-residential area to the east.	Hume 9.142
33	3.5.1								New requirement	The extension of roads from the rural living zone into the PSP must not connect directly to the north south boulevard connector but should connect to other local access streets which provide a connection to the boulevard.	Hume 9.23/146
33	3.5.1								New requirement	The street network must provide the potential for a future road connection to Billabong Close.	Hume 9.23/24/143
33	3.5.1								New guideline	Where streets bisect the open space network, they should be designed to slow traffic with regard to pedestrian safety.	Hume 9.144
<i>Walking and cycling</i>											
35	3.5.3		58						Shared and pedestrian paths along waterways must: • Be delivered by development proponents consistent with the network shown on Plan 7; • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway; • Shared paths identified on Plan 7 are to be constructed with a concrete surface; • Where a shared path is to be delivered on one side of a minor waterway as outlined in Plan 7, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard; and • Appropriate connection of walking and cycling paths to surrounding pedestrian and cycling networks. All to the satisfaction of the Melbourne Water and the responsible authority.	Shared and pedestrian paths along waterways must: • Be delivered by development proponents consistent with the network shown on Plan 7; • Be above 1:10 year flood level with any crossing of the waterway designed to maintain hydraulic function of the waterway; • Shared paths identified on Plan 7 are to be constructed with a concrete surface; • Where a shared path is to be delivered on one side of a minor waterway, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard; and • Appropriate connection of walking and cycling paths to surrounding pedestrian and cycling networks. All to the satisfaction of the Melbourne Water and the responsible authority.	Satterley 5.31
35	3.5.3		60						Lighting must be installed along shared, pedestrian, and cycle paths linking to key destinations, unless otherwise agreed by the responsible authority	Lighting must be installed along shared, pedestrian, and cycle paths where they are adjacent to roads, linking to key destinations, unless otherwise agreed by the responsible authority.	Satterley 5.32
<i>Integrated water management and utilities</i>											
<i>Integrated water management</i>											
37	3.6.1		67						The design and layout of roads, lots, and public open space must optimise water use efficiency and long-term viability of vegetation (especially existing mature River Red Gums) and public uses through the use of overland flow paths, Water Sensitive Urban Design initiatives, such as rain gardens and/or locally treated storm water for irrigation.	The design and layout of roads, lots, and public open space must optimise water use efficiency and long-term viability of vegetation (especially existing mature River Red Gums) and public uses through the use of passive irrigation, overland flow paths, Water Sensitive Urban Design initiatives, such as rain gardens and/or locally treated storm water for irrigation.	Hume 9.154

37	3.6.1			36					Where practical, development should reduce reliance on reticulated non-potable water for irrigation of vegetation, including existing mature River Red Gums, through utilisation of passive irrigation facilitated by appropriate subdivision and road design.	Make a requirement and change to "Development must reduce reliance on reticulated non-potable water for irrigation of vegetation, including existing mature River Red Gums, through utilisation of passive irrigation facilitated by appropriate subdivision and road design, where practical."	Hume 9.21/155; Satterley 5.24
<i>Utilities</i>											
	39	3.6.2		70					All services must be located outside Tree Protection Zone areas.	All services must be located outside tree protection zones and in accordance with the Australian Standard (AS4970 – 2009 Protection of Trees on Development Sites).	Hume 9.131; Satterley 5.35
	39	3.6.2		76					Utilities must be placed outside any conservation areas shown on Plan 3. 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.	Utilities must be placed outside any conservation areas shown on Plan 3. 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 or as otherwise agreed with them.	Satterley 5.36
<i>Precinct infrastructure plan and staging</i>											
<i>Precinct Infrastructure Plan</i>											
	41	3.7		6						<ul style="list-style-type: none"> • IN-01 = change from M to S • IN-02 = change from L to M-L • IN-03 = change from M to S • LP-01 to LP-10 = change from M to S-M 	Satterley 5.38; Balaam 1.2
<i>Subdivision works and development staging</i>											
	42	3.7.1		79					"All local parks must be finished to a standard that satisfies the requirements of the responsible authority..."	All local parks and tree reserves must be finished to a standard that satisfies the requirements of the responsible authority..."	Hume 9.108
	42	3.7.1		79					Tree management works required to be undertaken to ensure retained trees are safe for public open space	Tree management works required to be undertaken to maximise tree longevity and ensure retained trees are safe for public open space	Hume 9.160