

Page (Exhibited)	Page (Panel)	Section	Objective	Requirement	Guideline	Table	Plan	Figure	Cross Section	Appendix	Exhibited version	Panel version	Related Submissions (refer Summary of Submissions document)
1.0 Introduction													
5		1									<p>Exhibited wording</p> <p>Footnote 1 on the bottom of the page states: 1 On 11 September 2014 an approval under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was issued by the Commonwealth Minister for Environment, Heritage and Water. The approval applies to all actions associated with urban development in Melbourne’s southeast growth corridor. The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 1 of the approval. Provided the conditions of the EPBC Act approval are satisfied, individual assessment and approval under the EPBC Act is not required for development in this precinct.</p>	<p>Proposed changes</p> <p>Remove footnote 1 and to add the following text as an introduction to Section 3.4.1 - Biodiversity: The MSA Program streamlines State and Commonwealth regulations for biodiversity conservation in Melbourne’s growth areas, maximising benefits to the environment and reducing costs for developers. To undertake development within the [insert precinct name] precinct area applications must respond to the requirements of the MSA program, outlined within this PSP. In addition to the requirements within this PSP, habitat compensation obligations under the program must be met. Habitat compensation obligations can be estimated using the DELWP Native Vegetation Information Management (NVIM) system, available at https://nvim.delwp.vic.gov.au. Requests to meet the habitat compensation obligations for a project/development are made by registering through the NVIM portal. For further information regarding the MSA program, please visit https://www.msa.vic.gov.au/.</p>	39.01
Plan 2. Precinct location & features.													
6							2				<p>Exhibited Plan</p>	<p>Proposed changes</p> <p>Update plan to include information about areas of Aboriginal Cultural Heritage sensitivity.</p>	N/A
Plan 3. Future Urban Structure													
8								3			<p>Exhibited Plan</p>	<p>Proposed changes</p> <p>Label the proposed government primary school as P6.</p>	38.01
8								3			<p>Exhibited Plan</p>	<p>Proposed changes</p> <p>The 'local access street' on the western boundary of the School site will be changed to a 'Connector Street (25.0m) residential'</p>	38.03
2.0 Outcomes													
Exhibited wording													
Proposed changes													

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9		2.1									<p>The Minta Farm precinct will be home to a vibrant and integrated residential and employment community. The precinct's character will be established through incorporation of the existing and unique natural and built features. Most notable will be the creation of a high amenity and integrated park network designed with the landscape and the remarkable constructed and natural waterway network along Cardinia Creek that is rich in biodiversity. The residential areas and regionally significant employment hub will be integrated by the town centre, will draw upon the natural topography and be connected by convenient transport links and a cohesive network of public spaces.</p> <p>The precinct is projected to accommodate a residential population of approximately 8,000 people (in approximately 2,850 dwellings) and provide for approximately 11,000 local jobs.</p>	<p>The Minta Farm precinct will be home to a vibrant and integrated residential and employment community. The precinct's character will be established through incorporation of the existing and unique natural and built features.</p> <p>Most notable will be the creation of a high amenity and integrated park network designed with the landscape and the remarkable constructed and natural waterway network along Cardinia Creek that is rich in biodiversity. Minta Farm will enhance, celebrate and protect the existing natural and built features of the precinct. Migratory birds and resident fish, the Australian Grayling and Dwarf Galaxias will be encouraged to thrive within an area</p> <p>The residential areas and regionally significant employment hub will be integrated by the town centre, will draw upon the natural topography and be connected by convenient transport links and a cohesive network of public spaces. The precinct is projected to accommodate a residential population of approximately 8,000 people (in approximately 2,850 dwellings) and provide for approximately 11,000 local jobs.</p>	39.02
9		2.1									<p>The Minta Farm precinct will be home to a vibrant and integrated residential and employment community. The precinct's character will be established through incorporation of the existing and unique natural and built features. Most notable will be the creation of a high amenity and integrated park network designed with the landscape and the remarkable constructed and natural waterway network along Cardinia Creek that is rich in biodiversity. The residential areas and regionally significant employment hub will be integrated by the town centre, will draw upon the natural topography and be connected by convenient transport links and a cohesive network of public spaces.</p> <p>The precinct is projected to accommodate a residential population of approximately 8,000 people (in approximately 2,850 dwellings) and provide for approximately 11,000 local jobs.</p>	<p>Update to: The Minta Farm precinct will be home to a vibrant and integrated residential and employment community. The precinct's character will be established through incorporation of the existing and unique natural and built features, including the heritage Myer House. Most notable will be the creation of a high amenity and integrated park network designed with the landscape and the remarkable constructed and natural waterway network along Cardinia Creek that is rich in biodiversity. The residential areas and regionally significant employment hub will be integrated by the town centre, will draw upon the natural topography, the landscape amenity of the Cardinia Creek corridor and be connected by convenient transport links and a cohesive network of public spaces.</p>	44.39
9		2.2	O6								Promote housing choice through a range of lot sizes capable of accommodating a variety of dwelling types.	Promote housing choice through a range of lot sizes and built form capable of accommodating a variety of dwelling types.	44.40
9		2.2	O10								Deliver a regionally-significant employment precinct with the capacity to provide approximately 10,000 job opportunities through a mix office, light industry, local services and commercial uses, in addition to the opportunities provided by the local town centre and mixed use areas.	Generally supported. Seeking to amend Objective O10 "Town Centres and Employment" (page 9) to now read: Deliver a regionally-significant employment precinct with the capacity to provide approximately 10,000 job opportunities through a mix of office, light industry, local services and commercial uses, with a focus on Innovation, High Tech Manufacturing and Knowledge Intensive Activities, in addition to the opportunities provided by the local town centre and mixed-use areas.	30.02
9		2.2	O11								Deliver an integrated and linked network of local parks, sports reserves, waterways, conservation areas and community infrastructure that meets the needs of the new community.	Deliver an integrated and linked network of local parks, sports reserves, linear corridors, waterways, conservation areas and community infrastructure that meets the needs of the new community, including residents and employees.	44.42
9		2.2	NEW								N/A	Identify, retain and celebrate places of Aboriginal cultural heritage significance within the Precinct.	N/A

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9		2.2	NEW								N/A	Create a cultural heritage trail along the Cardinia Creek which interprets the creek's biodiversity values, places of Aboriginal and post-contact cultural heritage.	N/A
9		2.2	NEW								N/A	Encourage a strong sense of place through the protection, enhancement and interpretation of places of post-contact cultural heritage significance, in particular the Myer House heritage site (HO 209).	N/A
10		2.2	O14								Plan for the long term conservation of flora and fauna species through protection of habitat across the precinct and particularly of Growling Grass Frog, migratory birds, Australian Grayling and Dwarf Galaxias habitat in the conservation areas along Cardinia Creek.	Amend objective to: Plan for the long-term conservation of flora and fauna species through protection of habitat across the precinct and particularly of Growling Grass Frog, migratory and wetland birds, Australian Grayling and Dwarf Galaxias habitat in the BCS conservation areas along Cardinia Creek.	39.04
10		2.2	NEW								N/A	Under 2.2 Objectives, 'Biodiversity, Threatened Species & Bushfire Management' include a new objective: Ensure that existing vegetation of high aesthetic value is protected and retained	44.44
10		2.2	O19								Create a comprehensive pedestrian and cycling network that allows residents to be active and travel safely and directly through the precinct and between key destinations, local parks and Cardinia Creek.	Create a comprehensive pedestrian and cycling network that allows residents and employees to be active and travel safely and directly through the precinct between key destinations, local parks and Cardinia Creek.	44.43
10		2.2	O23								Ensure that development staging is co-ordinated with the timely delivery of key local and state infrastructure.	Amend objective to: Ensure that development staging is co-ordinated with the timely delivery of key local and state infrastructure while avoiding impacts on conservation areas.	39.03
3.1.1. Image, Character, Housing and Heritage											Exhibited wording	Proposed changes	
15		3.1.1		R1							Street trees must be provided on both sides of all roads and streets (excluding laneways) in accordance with the cross sections at Appendix 4.8, and at regular intervals appropriate to tree size at maturity and not exceeding the average intervals below unless otherwise agreed by the responsible authority:	Street trees must be provided on both sides of all roads and streets (excluding laneways) in accordance with the cross sections at Appendix 4.8, and at regular intervals appropriate to tree size at maturity to the satisfaction of the responsible authority.	44.71
15		3.1.1		R3							Subdivision must demonstrate an appropriate response to the existing topography and minimise the need for earthworks, excavation and cut and fill earthworks.	Subdivision must demonstrate an appropriate response to the existing topography and constraints, and minimise the need for earthworks, excavation and cut and fill earthworks.	36.11
15		3.1.1		New							N/A	Include new requirement: Scale and design of buildings including roof form should provide a good response to the natural topography and long distances view lines	44.97
3.1.2. Housing											Exhibited wording	Proposed changes	
16		3.1.2			G6						Residential subdivision should provide a broad range of lot sizes capable of accommodating a variety of housing types as listed in Table 2. and seek to achieve densities set out in Table 3	Residential subdivision should provide a broad range of lot sizes capable of accommodating a variety of housing types as listed in Table 2 and seek to achieve densities set out in Table 3.	44.102
16		3.1.2		R6							Subdivision applications must include indicative building envelopes for any lots identified for medium density, high density, or integrated housing that suitably demonstrate: <ul style="list-style-type: none"> • Active interfaces with adjacent streets, open spaces and waterways. • Safe and effective vehicle and pedestrian access and internal circulation, as appropriate. • Servicing arrangements. 	Amend R6: Subdivision applications for any lots identified for medium density, high density, or integrated housing must include layouts for lots and suitably demonstrate consideration of: <ul style="list-style-type: none"> • Appropriate building massing and scale • Active interfaces with adjacent streets, open spaces and waterways. • Safe and effective vehicle and pedestrian access and internal circulation, as appropriate. • Servicing arrangements. 	36.14

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16		3.1.2		R8							Development within the Transitional Housing area fronting the conservation area, as identified in Plan 5 and illustrated on Figure 1, must: <ul style="list-style-type: none"> • Be a single dwelling on a lot fronting the conservation area. • Have a minimum front setback of 6 metres. • Have low or visually permeable front fencing. • Have a minimum lot size of 500 square metres. 	Development within the Transitional Housing area fronting the conservation area, as identified in Plan 5 and illustrated on Figure 1, must: <ul style="list-style-type: none"> - Be a single dwelling on a lot fronting the conservation area. - Have a minimum front setback of 4 metres. - Have no front fence and side fence to be greater than 1.2 metres within the first 3 metres of the lot. - Have a minimum lot size of 500 square metres. 	44.100
3.1.3. Heritage											Exhibited wording	Proposed changes	
16				New							N/A	Any subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Casey Planning Scheme and/or of post-contact cultural heritage significance must have regard to the heritage significance of the site and provide a sensitive interface.	N/A
16				New							N/A	Any subdivision and/or development of land on or interfacing the Myer House heritage site must: <ul style="list-style-type: none"> - have a regard to the heritage significance of the site - provide a sensitive interface - have minimal impact on the heritage site to ensure it becomes a local feature - maintain appropriate view lines to the heritage site 	N/A
16					New						N/A	Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values, should liaise with the designated Registered Aboriginal Party (or Aboriginal Victoria and Traditional Owner Groups in its absence) to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.	N/A
16					New						N/A	Development of land subject to the Heritage Overlay in the Casey Planning Scheme should ensure that the heritage place is recognised within, and well integrated with, the subdivision.	N/A
16					New						N/A	Adaptive reuse of the Myer House (HO 209) may be appropriate if it is demonstrated that it will contribute to the long term conservation of these heritage places.	N/A
16					New						N/A	A heritage interpretation trail should be provided along the Cardinia Creek that tells a story of the area's local history, both Aboriginal and post-contact cultural heritage, through appropriate interpretive installations in consultation with relevant stakeholders.	N/A
Figure 1 - Transitional Housing											Exhibited figure	Proposed changes	
17								1				Update figure to be consistent with McPherson	44.100
Plan 6. Town Centres and Employment											Exhibited Plan	Proposed changes	

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18							6					Include the following note for the Mixed-Use sub-precinct: "Buildings must provide retail and or office at ground level with residential on the upper levels"	44.57
18							6					As per submission item 44.59, Plan 6 will provide information about: - the minimum building height (in storeys) requirements in each sub-precinct - the location of the required minimum street wall heights (in metres) along the North-South Arterial - location and minimum street wall heights (in metres) of key gateway and key intersection sites - the location for upper level setbacks for buildings adjacent to O'Shea Road to manage visual bulk in response to submission item 18.06.	35.03 44.54 44.58 44.59
3.2 Town Centres and Employment											Exhibited wording	Proposed changes	
19						4					Title: Town Centre Hierarchy LTC text: Centrally located within the precinct to service the residential and employment population. The town centre is co-located with community facilities and the local sports reserve, and in proximity to the district park. The centre will cater for a full range of community, business and residential uses. LCC text: Located to service the local residents in the southeast quadrant of the precinct as well as the adjoining future Officer South Employment PSP area. The centre will cater for convenience needs of local residents and employees.	Title: Town Centre Hierarchy Objectives LTC text: Centrally located within the precinct to service the residential and employment population. The town centre is co-located with community facilities and the local sports reserve, and in proximity to the district park. The centre will cater for a full range of community, business, residential uses and encourage residential uses above retail and commercial. LCC text: Located to service the local residents in the southeast quadrant of the precinct as well as the adjoining future Officer South Employment PSP area. The centre will cater for convenience needs of local residents and employees, as well as encouraging shop-top housing within the Local Convenience Centre.	44.67
Figure 2. Local Town Centre Concept Plan											Exhibited figure	Proposed changes	
22								2				Update figure 2 to correct the location of the Myer House as indicated in Plan 3 - Future Urban Structure.	44.115
22								2				The 'local access street' on the western boundary of the School site will be changed to a 'Connector Street (25.0m) residential'.	38.03
3.2.1 Local Town Centre											Exhibited wording	Proposed changes	
23		3.2.1		R10							Development proposals within the local town centre area must be generally in accordance with the concept plan illustrated in Figure 2 and must address the design principles outlined in Appendix 4.3.	Development proposals within the local town centre area must be generally in accordance with the concept plan illustrated in Figure 2, town centre hierarchy objectives objects in Table 4 and must address the design principles outlined in Appendix 4.3.	44.67
23		3.2.1		R11							A public space plan that identifies a hierarchy of public spaces including local parks, pedestrian and cycling links, urban spaces and landscape nodes, showing links to the broader open space network;	To amend R11 to: - A public space plan and landscape masterplan that identifies a hierarchy of public spaces including local parks, pedestrian and cycling links, urban spaces and landscape nodes, showing links to the broader open space network	44.90

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23		3.2.1		R11							An Urban Design Framework (UDF) must be approved by the responsible authority for the local town centre area identified in Plan 3.	Amend R11 to: An Urban Design Framework (UDF) must be approved by the responsible authority for the local town centre area (area includes employment land west of the North-South Arterial, school and community facility) identified in Plan 3. Include the following requirements: - The interface between residential and the heritage place - The interface between residential and community facilities - Provision for pedestrian connectivity between the main street and community facilities	44.88
3.2.2 Local Convenience Centre											Exhibited wording	Proposed changes	
25		3.2.2		R12							Development proposals within the Local Convenience Centre area must be generally in accordance with Figure 3 and must address the design principles outlined in Appendix 4.4.	Development proposals within the local convenience centre area must be generally in accordance with Figure 3, <u>town centre hierarchy objectives objectives in Table 4</u> and must address the design principles outlined in Appendix 4.4.	44.67
3.2.3. Employment											Exhibited wording	Proposed changes	
25		3.2.3			New						N/A	Active ground floor uses is encouraged (particularly on the frontage to major roads, open space, town centres and community facilities) within the SLEP area and Commercial and Office sub-precinct.	44.55
25		3.2.3		New							N/A	Buildings adjacent to O'Shea Road must have: - upper level setbacks of at least 3 metres above a second storey (to manage visual bulk and provide an appropriate interface to residential areas), as illustrated in Plan 6. - 4 metre minimum setbacks to O'Shea Road (to allow landscaping to soften building edges and provide a vegetation landscape character).	18.06
25		3.2.3		New							N/A	Building heights within each employment sub-precinct and street wall heights along the North-South Arterial must be in accordance with Plan 6.	44.59
25		3.2.3		New							N/A	Buildings fronting residential land must have rear-loaded car park entries.	44.46
25		3.2.3			New						N/A	Include new guideline: The design of buildings at interface areas should reflect appropriate consideration of the transition between employment and residential areas by encouraging a finer grain style of buildings.	44.96
25		3.2.3			New						N/A	Amend R26, R27 and R35 to remove the requirement of 'articulated and visually interesting facades' and be added as a new guideline in section 3.2.3 Employment - General Requirements: "Buildings fronting residential land should have articulated and visually interesting facades."	46.95
25		3.2.3		New							N/A	New development proposals within the employment precinct area must address the design principles in Appendix 4.5.	44.92
25		3.2.3		R14							Uses within each employment sub-precinct must be generally consistent with the uses listed in Plan 6.	Propose the change R14 to a guideline and be amended to: "Uses within each employment sub-precinct should be generally consistent with the objectives listed in Plan 6."	35.03 44.60
25		3.2.3			G16						Variations in street tree species should be used to create visual cues in appropriate locations such as forecourts to building entries, termination of view lines and key intersections.	Delete.	44.72

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26		3.2.3		R22							Buildings along connector streets must have: • 4 metre minimum front setbacks (for landscaping).	Amend the setback requirement to: - 4 metre maximum front setbacks (for landscaping to soften building edges and provide vegetative landscape character).	44.45
26		3.2.3		R23							Buildings fronting the conservation area must have: • 4 metre minimum front setbacks (for landscaping and an interface to the conservation area). • Materials that are non-reflective and neutral in colour.	Change requirement to guideline and amend to: Buildings fronting open space should have: - 4 metre minimum front setbacks (for landscaping and an interface to open space) - Materials that are non-reflective and neutral in colour	44.45 44.50
26		3.2.3		R26							Buildings fronting residential land must have: • 8 metre maximum street wall heights (to manage visual bulk). • 0 to 3 metre front setbacks. • Upper level setbacks of at least 3 metres above a second storey (to manage visual bulk). • Rear-loaded car park entries. • Low-scale and visually permeable front fencing, if any. • Articulated and visually interesting facades. • Active ground level façade.	Change the following requirements to guidelines: - 8 metre maximum street wall heights (to manage visual bulk) - 0 to 3 metre front setbacks (to prevent the development of car parking space in front of buildings, allow landscaping to soften building edges and provide a vegetative landscape character) - Upper level setbacks of at least 3 metres above a second storey (to manage visual bulk) - Low-scale and visually permeable front fencing, if any - Active ground level facade	44.46 44.95
27		3.2.3		R27							Buildings fronting residential land must have: • 8 metre maximum street wall heights (to manage visual bulk). • 0 metre ground floor front setbacks (buildings constructed to the boundary). • Upper level setbacks of at least 3 metres above a first storey (to manage visual bulk). • Rear-loaded car park entries. • Articulated and visually interesting facades. • A minimum 70 percent of the ground floor façade as clear glazing and unobstructed by advertising, obstructive internal shelving, false walls offset from the glazing, and white washed glazing or the like.	Change the following requirements to guidelines: - 8 metre maximum street wall heights (to manage visual bulk) - 0 metre ground floor front setbacks (buildings constructed to the boundary to create an active frontage and promote pedestrian activity) - Upper level setbacks of at least 3 metres above a first storey (to manage visual bulk) - Buildings with commercial uses at ground floor should have a minimum 70% of the ground floor facade clear glazing that is unobstructed to provide opportunities for passive and informal surveillance of the public realm. Delete the requirement for: - Rear- loaded car park entries	44.47 44.48 44.95
27		3.2.3		R29							Ground level facades fronting residential land must be broken into sections no greater than 8 metres wide to create a vertical rhythm and establish a fine grain in built form.	Ground level facades fronting residential land must be broken into sections to create a vertical rhythm and establish a fine grain built form	44.49
27		3.2.3		R30							Buildings fronting the conservation area must have: - 4 metre minimum front setbacks (for landscaping and an interface to the conservation area). - Materials that non-reflective and neutral in colour.	Change requirement to guideline and amend to: Buildings fronting open space should have: - 4 metre minimum front setbacks (for landscaping and an interface to open space) - Materials that are non-reflective and neutral in colour	44.45 44.50
27		3.2.3		R35							Lots fronting residential land must have: • Rear-loaded car park entries. • Articulated and visually interesting facades.	Delete this requirement. Car-park requirement is covered by new requirement within the general employment guidelines.	44.46 44.95

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27		3.2.3			G28						Buildings along the connector street should have: <ul style="list-style-type: none"> • 8 metre minimum street walls (to create a visible street edge). 	Amend G28 to the following: <p>Buildings along the connector street should:</p> <ul style="list-style-type: none"> - Ensure street Wall Heights should establish pedestrian scaled public spaces and respond to its street width - Ensure that taller buildings do not dominate the street, compromising pedestrian experience - Have an 8 metre minimum street walls (to create a visible street edge). 	44.53
27		3.2.3			G29						Subdivision design and layout should encourage fine grain development through the creation of lots sizes between 100 square metres and 250 square metres in area.	Subdivision design and layout should encourage fine grain development through the creation of lots sizes between 100 square metres and 250 square metres in area, and to accommodate a mix of uses.	44.64
27		3.2.3			G30						Subdivision and development should be fine grain to accommodate a mix of uses.	Delete this guideline as it is covered by the updated G29 as per submission 44.46.	44.64
27		3.2.3			G33						Subdivision and development should fine grain to accommodate a mix of uses.	Subdivision and development should be fine grain to accommodate a mix of uses.	44.65
Figures 4, 5 and 6.											Exhibited figure	Proposed changes	
28								2				Update figure 4,5 and 6 with additional potential street wall heights and indicate the gateway sites. Update Local Town Centre Concept Plan and Plan 6 to reflect changes.	44.51
3.3 Open Space, Community Facilities and Education											Exhibited wording	Proposed changes	
31		3.3.1									N/A	To add the following requirement to this section: <p>Where local parks and recreation areas occur adjacent to BCS conservation areas, they must be designed and managed to compliment the outcomes required in Section 5 of the BCS relating to Conservation Area 36.</p>	39.05
31		3.3.1				6						Amend the Open Space "Type" identified in Table 6 of LP-01, LP02, LP-03 and LP-06 from "Neighbourhood" to "Local".	44.81
31		3.3.1		R38							Local parks must contain extensive planting or large canopy trees that are suitable to the urban environment, local climate and soil conditions to the satisfaction of the responsible authority.	Remove the word 'extensive': <p>Local parks must contain planting or large canopy trees that are suitable to the urban environment, local climate and soil conditions to the satisfaction of the responsible authority.</p>	44.82
3.3.2 Community facilities and education											Exhibited wording	Proposed changes	
32		3.3.2			G42						The design and layout of schools and community facilities should: <ul style="list-style-type: none"> • Encourage the integration of schools and community facilities where they are co-located. • Include extensive canopy tree planting. • Be integrated with neighbouring facilities. • Minimise fencing to encourage out-of-hours use. • Provide safe and convenient pedestrian and shared paths. 	The design and layout of schools and community facilities should: <ul style="list-style-type: none"> • Encourage the integration of schools, early childhood and other community facilities where they are co-located. • Include extensive canopy tree planting. • Be integrated with neighbouring facilities. • Minimise fencing to encourage out-of-hours use. 	38.02
32		3.3.2			G45						Private childcare, education facility, medical or similar facility not shown on Plan 3 should be located proximate to a town centre or community hub.	Private childcare, education facility, medical or similar facility not shown on Plan 3 should be located proximate to a town centre or community hub, or other locations as agreed by the responsible authority.	36.24
Figure 7 - Conservation Area Concept Plan											Exhibited plan	Proposed changes	
34								7				Update figure to clearly highlight areas of swamp scrub adjacent to Cardinia Creek as important to Dwarf Galaxias.	39.07
34								7				Amend the proposed path and bridge crossing Cardinia Creek to minimise the impact on native vegetation and Dwarf Galaxias. Path and bridge will be shifted lower on the CACP.	39.08

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34								7			Note 2: 2. Any infrastructure crossing the Cardinia Creek must be designed to avoid impacting native vegetation within the conservation area to the greatest extent feasible in addition to complying with the Growling Grass Frog crossing standards outlined in the document Growling Grass Frog Crossing Design Standards.	Remove note 2 from CACP and amend note 2 as a requirement in section 3.4.1 as per the following: Any infrastructure crossing the Cardinia Creek must be designed to avoid impacting native vegetation within the conservation area in addition to complying with the Growling Grass Frog crossing standards outlined in the document Growling Grass Frog Crossing Design Standards (Department of Environment, Land, Water and Planning 2017)	39.09
34								7				Update the figure to apply the graphic standards for bridges crossings as specified in submission.	39.10
34								7				Update the CACP to show the proposed equestrian trail as indicated in Plan 9.	39.12
34								7				Update Conservation Area Concept Plan to include an (indicative) equestrian trail as per Plan 9.	44.84
34								7				Amend the Cardinia Creek alignment to show the creek's actual alignment.	39.13
3.4.1 Biodiversity											Exhibited wording	Proposed changes	
35		3.4.1		New							N/A	Any proposed development or works within a BCS conservation area must obtain the approval of the Department of Environment, Land, Water and Planning.	39.15
35		3.4.1		R47							Development within the conservation area must be generally in accordance with Figure 7 to the satisfaction of the Department of Environment, Land, Water and Planning.	Amend requirement to: Development within the conservation area must be in accordance with Figure 7.	39.15 39.17
35		3.4.1		R48							Development abutting the conservation area must be in accordance with the corresponding Conservation Area Interface cross section (Appendix 4.8), to the satisfaction of the Department of Environment, Land, Water and Planning.	Development abutting the conservation area must be in accordance with the corresponding Conservation Area Interface cross section (Appendix 4.8).	39.15
35		3.4.1		R50							Public paths or infrastructure located within the conservation area must be designed and located to minimise disturbance to native vegetation and habitat for migratory birds, Growling Grass Frogs, dwarf galaxias and Australian Grayling, with public paths locations generally in accordance with Figure 7 to the satisfaction of Department of Environment, Land, Water and Planning.	Public paths or infrastructure located within the conservation area must be designed and located to minimise disturbance to native vegetation and habitat for migratory birds, Growling Grass Frogs, Dwarf Galaxias and Australian Grayling, with public paths locations generally in accordance with Figure 7.	39.18
35		3.4.1			G46						Drainage of stormwater wetlands should be designed to minimise the impact of urban stormwater on the biodiversity values of the conservation area and matters of national and state environmental significance.	Drainage from stormwater treatment infrastructure must be designed to have no net impact on habitat for Matters of State and National Environmental Significance within BCS conservation areas e.g. Growling Grass Frog, migratory and wetland birds, Australian Grayling, and Dwarf Galaxias.	39.16
35		3.4.1			G47						Co-locate public open space areas with the conservation area and waterways to provide a buffer to development where appropriate.	Co-locate drainage assets and public open space areas with the conservation area and waterways to provide a buffer to development where appropriate, to the satisfaction of the responsible authority.	36.25
35		3.4.1		New							N/A	Include a new requirement: Native vegetation shown for retention must be retained unless a permit has been granted for the removal of the vegetation.	44.68
Plan 8. Native Vegetation Retention and Removal											Exhibited Plan	Proposed changes	
36								8				Include the following note under the legend on the Native Vegetation Retention and Removal Plan: "Native vegetation requirements are specified at Clause 52.17 and its schedule in this planning scheme. This plan must be read in conjunction with those provisions."	39.19
36								8				Amend to identify scattered trees for retention and protection.	44.68
Plan 9. Public Transport and Path Network											Exhibited Plan	Proposed changes	

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38							9					The indicative bridge crossing included on Plan 9 is not consistent with that shown within the CACP. Amend plan 9 to maintain consistency with the CACP.	39.20
38							9					Update bus capable road as per submission response.	41.06
3.5.2 Walking and Cycling											Exhibited wording	Proposed changes	
39	3.5.2			R57							Point 4 of R57 states: Where a shared path is to be delivered on one side of a waterway, as identified on Plan 9, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard such as granitic gravel or similar granular material.	Amend point 4 of R57 to: Where a shared path is to be delivered on one side of a waterway, as identified on Plan 9, a path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard such as granitic gravel or similar granular material, with the exception of the GGFCAs identified in Figure 7.	39.21
39	3.5.2										N/A	Include the following requirement: Waterway crossings within a BCS conservation area must be designed and constructed in accordance with the Growing Grass Frog Habitat Design Standards (Department of Environment, Land, Water and Planning, 2017).	39.22
3.5.3 Town Centre transport, access and connectivity											Exhibited wording	Proposed changes	
40	3.5.3			R63							Car park entrances accessed directly from the main street must be minimised and alternative access must be provided from other streets.	Delete R63 as it is inconsistent with R69.	44.66
Plan 10. Street Network											Exhibited Plan	Proposed changes	
42							10					Amend the plan to extend the interface road along the entire length of the conservation area.	39.23
3.5.4. Street Network											Exhibited wording	Proposed changes	
43				R75							Connector streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in Plan 10 by any date or stage of development required by the responsible authority.	Amend R75: Connector streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in Plan 10, in accordance with the requirements and staging of the Permit Application.	36.20
43				New							N/A	Insert a new guideline in section 3.5.4 - Street Network: The final design and ultimate boundary of the North South Arterial must be to the satisfaction of the co-ordinating roads authority and responsible authority.	41.16
3.6.1. Integrated water management											Exhibited wording	Proposed changes	
47					New						N/A	Insert the following guideline: Development should protect and manage for Matters of State and National Environmental Significance, particularly within conservation areas, in relation to water quality and suitable hydrological regimes (both surface and groundwater).	39.26
47					New						N/A	The development of sports reserves must include irrigation infrastructure to support the harvesting and use of stormwater.	44.104
47				R82							Development must meet best practice stormwater quality treatment standards prior to discharge to receiving waterways and as illustrated on Plan 11, including suspended solid loads of 85 percent reduction prior to the discharge to Cardinia Creek, unless otherwise approved by Melbourne Water and the responsible authority.	Development must meet best practice stormwater quality treatment standards (including performance objectives of the Stormwater Environmental Protection Policy - Waters for Victoria) prior to discharge to receiving waterways and as illustrated on Plan 11, including suspended solid loads of 85 percent reduction prior to the discharge to Cardinia Creek, unless otherwise approved by Melbourne Water and the responsible authority.	44.105

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47				R83							Final design and boundary of constructed waterways, waterway corridors, stormwater quality treatment infrastructure and associated paths, bridges and planting must be to the satisfaction of Melbourne Water and the responsible authority.	Amend R83 to include - "Where the responsible authority is satisfied that land shown as a waterway or drainage asset is unlikely to be used for such purposes, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the zone applied zone."	35.09 36.02
3.6.2. Utilities											Exhibited Wording	Proposed changes	
51				R92							Above ground utilities must be identified in subdivision plans and integrated with the surrounding neighbourhood and designed to minimise amenity impacts to the satisfaction of the relevant authority. Where above ground utilities are intended to be located in public open space, the associated land will not be counted as contributing to open space requirements within the Minta Farm ICP.	Above ground utilities must be identified in subdivision plans and integrated with the surrounding neighbourhood and designed to minimise amenity impacts to the satisfaction of the relevant authority. Above ground utilities must not be located in public open space or conservation land unless otherwise agreed by the responsible authorities.	44.85
51				R93							Utilities must be placed outside of conservation areas identified in Plan 3 and waterway corridors identified in Plan 11 to avoid disturbance to the existing native vegetation, riparian corridors, topographical features and heritage sites, to the satisfaction of Melbourne Water and the responsible authority.	Amend to: Utilities must be placed outside of the conservation areas identified in Plan 3 and waterway corridors identified in Plan 11. Where services cannot avoid crossing or being located within a conservation area or waterway corridor, they must be located to avoid disturbance to existing waterway values, native vegetation, and habitat for Growling Grass Frog, Dwarf Galaxias, Australian Grayling, and migratory and wetland birds.	39.27
51				R95							Irrespective of whether South East Water has entered into an agreement, any plan of subdivision must contain a restriction that prohibits a dwelling or commercial building be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering should it become available.	Irrespective of whether South East Water has entered into an agreement, any plan of subdivision must contain a restriction that prohibits a dwelling or commercial building be constructed on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing, laundry use and garden watering should it become available.	44.108
3.7.1 Development Staging											Exhibited Wording	Proposed changes	
52				R97							Development abutting the north-south arterial road must prioritise early delivery of the road to the satisfaction of the responsible authority. The north-south arterial road must be constructed to property boundaries where an inter-parcel connection is intended or indicated in Plan 10 by any date or stage of development required by the responsible authority.	For development abutting the north south arterial road, staging must prioritise the delivery of the road, to the satisfaction of the responsible authority. Delivery of the north-south arterial road must prioritise construction to property boundaries where an inter-parcel connection is intended or indicated by Plan 10, in accordance with the staging requirements of the Permit.	36.22
3.7.2. Subdivision works by developers											Exhibited Wording	Proposed changes	
53				R100							Construction of minimum 1.5 metre wide pedestrian paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest, except where shown as a shared paths on Plan 9.	Construction of pedestrian paths around the perimeter of the reserve to the satisfaction of the responsible authority, and connecting and linking into any other surrounding paths or points of interest.	44.86
53				R101							Sports reserves must be vested in the relevant authority in the following condition: <ul style="list-style-type: none"> • Free from surface and protruding rocks and structures. • Reasonably graded and/or top soiled to create a safe and regular surface, with a maximum 1:6 gradient. • Bare, patchy and newly graded areas seeded, top-dressed with drought resistant grass. Consistent with the Minta Farm ICP, where these works are not considered to be temporary, works are eligible for a works-in-kind credit against an ICP obligation. Works associated with adjacent road construction, such as earthworks for a road embankment, are not eligible for works-in-kind credit.	Include the following text: - Include irrigation infrastructure to support the harvesting and use of stormwater.	44.104
Plan 13 - Precinct Infrastructure Plan											Exhibited Plan	Proposed changes	

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54							13				N/A	Include missing ICP items including - community facility, Urban Plaza, Sports Reserve and local parks.	
4.3 Minta Farm Local Town Centre - Design Principles, Requirements and Guidelines											Exhibited Wording	Proposed changes	
61										4.3		Remove the word "Requirements" from the table and table heading.	44.92
4.4. Grices Road Local Convenience Centre - Design Principles, Requirements and Guidelines											Exhibited Wording	Proposed changes	
67										4.4	Car parking areas should provide for appropriate landscaping with planting of canopy trees and dedicated pedestrian thoroughfares.	Car parking areas must provide for appropriate landscaping with planting of canopy trees and dedicated pedestrian thoroughfares.	44.74
67										4.4		Remove the word "Requirements" from the table and table heading.	44.92
4.6.3 General principles for service placement											Exhibited Wording	Proposed changes	
73										4.6	N/A	Insert the following principle: Locate services outside of BCS conservation areas and natural waterway corridors. Where services cannot avoid crossing or being located within a conservation area or natural waterway corridor they must be located to avoid disturbance to existing waterway values, native vegetation, habitat for Growling Grass Frog, Dwarf Galaxias, Australian Grayling and migratory and wetland birds.	39.28
73										4.6		Update guidelines to reflect the changes from Plan 6	N/A
4.7.3 Sub category and scale of open spaces											Exhibited Wording	Proposed changes	
75										4.7.3	Table of open space hierarchy.	Change heading to "City of Casey Open Space Core Service Level Standards" and replace text with an updated open space function and hierarchy guide to be consistent with the McPherson PSP.	44.87
4.8 Road cross sections											Exhibited cross section	Proposed changes	
77-91										4.8	Current wording of titles: - Conservation Area Employment Precinct Interface - Conservation Area Housing Interface	Rename road cross sections abutting the conservation area as "Conservation Interface Plans".	39.30
77-91										4.8	Notes on cross sections with an interface with the conservation area: - Minimum street tree mature height 12 metres - All kerbs are to be B2 Barrier Kerb - Verge widths may be reduced where roads abut open space with the consent of the responsible authority - Trees should not be planted within 1 metres of the conservation area boundary - All necessary fire breaks must be outside of the conservation area	Conservation Interface Plans must include the following details to be included: - Lights located within the interface must be designed and baffled to prevent light spill and glare into the conservation area. - Street trees Planted within 10m of the conservation area boundary must be of local provenance. - Conservation area boundary must be delineated by low fencing, allowing pedestrian movement while exclude vehicles. - Developments must face the BCS conservation area and provide an active interface.	39.31
77-91										4.8		Notes regarding minimum street tree heights should be replaced with: Street tree planting of a medium to large size appropriate for the width and function of the street.	44.73
77-91										4.8		To provide additional cross-sections for land-uses that front the conservation area including: -Open space area LP-04 -Residential (Transitional housing)	39.24 39.29

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77-91										4.8		Proposed to include a note on the Primary Arterial Road cross section in 4.8 to read: The final configuration of the cross section in relation to the on-road bicycle path and shared paths is subject to the satisfaction of the application of an On-road bicycle path at this location is subject to co-ordinating roads authority and responsible authority.	41.10
77-91									New	4.8	N/A	Provide new cross-section with the equestrian trail	