

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
1.1	N/A	N/A	7. Transport & Movement	General		Expressed concern regarding the increasing congestion and the over capacitated existing road network. Mickleham Road is at capacity. Need for the construction of the Outer Metropolitan Ring Road (E6), and upgrades to Mickleham Road and Hume Freeway- to be operational in 5 years.	Noted. The amendment proposes two new arterial roads through the precinct, which will provide additional north-south traffic capacity, and facilitate delivery of the high capacity Public Transport Network. Upgrades to the OMR, Mickleham Road and Hume Freeway are outside the scope of this proposed amendment but are part of road network planning and their construction is subject to budget.	No change required	Unresolved
2.1	N/A	N/A	0. Other	Quarry		Objection to the quarry. The existence of a quarry would impact the amenity and liveability of both Beveridge and Wallan. Appealing to DJPR to reconsider their position on the quarry.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
4.1	Department of Transport	N/A	0. Other	Ordinance	Schedule 3 Clause 37.07	Schedule 3 to Clause 37.07 Urban Growth Zone for Beveridge North West PSP does not include the additional lot cap of 1100 lots for the Lithgow Street interchange. This interchange is crucial to the PSP as it relies on Lithgow Street for access to the freeway.	Support. The VPA will amend the Schedule to the Urban Growth Zone at Clause 66.04 to include the following requirement:  "All permit applications for subdivision, after certification under the Subdivision Act 1988 of a plan of subdivision containing the 1100th lot of land within the Lockerbie North, Beveridge North West and Beveridge Central precincts combined, land zoned Urban Growth Zone Schedule 2, Urban Growth Zone Schedule 3 and Urban Growth Zone Schedule 5." must be referred to Department of Transport	Change required	Unresolved
4.2	Department of Transport	N/A	0. Other	Ordinance	Schedule 2, 3, and 5	Amend Schedules to include the following wording: 'After certification under the Subdivision Act 1988 of a plan of subdivision containing the 1100th lot of land within the Lockerbie North, Beveridge Central and Beveridge North West precincts combined.'	Support. The VPA will amend the Schedule to the Urban Growth Zone at Clause 66.04 to include the following requirement:  "All permit applications for subdivision, after certification under the Subdivision Act 1988 of a plan of subdivision containing the 1100th lot of land within the Lockerbie North, Beveridge North West and Beveridge Central precincts combined, land zoned Urban Growth Zone Schedule 2, Urban Growth Zone Schedule 3 and Urban Growth Zone Schedule 5." must be referred to Department of Transport	Change required	Unresolved

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5.1	Family Care	N/A	0. Other	Quarry	Plan 2	Objection to the proposed quarry and the inclusion of the works authority on the Precinct Features Plan.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
5.2	Family Care	N/A	0. Other	Quarry		A quarry in the proposed location would affect the liveability, the viability of the nearby town centre, delivery of connected roads to Wallan South and reduce the residential catchment.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
5.3	Family Care	N/A	0. Other	Quarry		The quarry would affect residential development in the north east of the precinct which would impact the viability of the development planned open space and local indoor recreation centre.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
6.1	Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation	N/A	3. Image, Character, Heritage & Housing	Culture & heritage	Plan 3	Given the recent amendments to the FUS plan, the Wurundjeri Woiwurrung Elders formally request that the VPA engage the Wurundjeri Woi Wurrung Corporation to undertake a further targeted inspection of the proposed bridge and culvert alignment localities, in addition to the planned locations for arterial roads, drainage basins and passive open spaces in relation to the amended FUS plan.	VPA has engaged the Wurundjeri Woi Wurrung Corporation to undertake a further targeted inspections of the requested locations. Since this submission was received the VPA has undertaken a target site inspection of the locations with the Wurundjeri Elders and officers. The Cultural Values Assessment has been updated in light of the findings of the inspection.	No change required	Resolved
6.2	Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation	N/A	3. Image, Character, Heritage & Housing	Culture & heritage		Wurundjeri Woiwurrung aspirations for how the cultural values will be managed, reflected and integrated into the landscape will be subject to the findings and development of recommendations of the cultural values inspection.	VPA has engaged the Wurundjeri Woi Wurrung Corporation to undertake a further targeted inspections of the requested locations. Since this submission was received the VPA has undertaken a target site inspection of the locations with the Wurundjeri Elders and officers. The Cultural Values Assessment has been updated in light of the findings of the inspection.	No change required	Resolved
6.3	Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation	N/A	3. Image, Character, Heritage & Housing	Culture & heritage		It is anticipated that the outcomes of this inspection will inform any necessary revisions to the PSP (Victorian Planning Authority 2019).	Noted Recommendations have been updated in line with the findings of the CVA.	No change required	Resolved

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7.1	The Kilmore & District Hospital	N/A	0. Other	Quarry	Plan 2	Objects to the proposed quarry and the inclusion of the works authority on the Precinct Features Plan.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
7.2	The Kilmore & District Hospital	N/A	0. Other	Quarry		A proposed quarry in this location would affect the liveability, the viability of the nearby town centre, delivery of connected roads to Wallan South and reduce the residential catchment.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
7.3	The Kilmore & District Hospital	N/A	0. Other	Quarry		The 500m buffer zone would impinge upon the proposed Northern Local Town Centre by restricting access to the north and east.	Noted	No change required	Unresolved
7.4	The Kilmore & District Hospital	N/A	0. Other	Quarry		The viability of the (northern) town centre would also be affected by disruption to planned roads which can have an impact on the community accessing vital health services such as this hospital.	Noted	No change required	Unresolved
7.5	The Kilmore & District Hospital	N/A	0. Other	Quarry		The quarry would affect residential development in the north east of the precinct which would impact the viability of the development planned open space and local indoor recreation centre	Noted	No change required	Unresolved
8.11	Akron Group	N/A	1. General	General		Akron generally supports the vision, the objectives and overall content of the PSP.	Noted	No change required	Unresolved
8.12	Akron Group	N/A	1. General	General		At a high level, Akron has formed the view that the sub-corridor, particularly north of the Outer Metropolitan Ring Road could be conceived as being part of a broader "Wallan city" and that surrounding PSPs could contribute to a Wallan centric philosophy to incentivise local connections	Noted	No change required	Unresolved
8.13	Akron Group	N/A	7. Transport & Movement	Hume connection		Akron believes that the proposed BNWPSP does not adequately capitalise upon the opportunity to integrate boundaries, particularly across the Hume Freeway other than at the proposed future Camerons Lane interchange	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. This connection is currently being assessed via updated modelling, which will provide guidance on the value or otherwise of the connection. Note that at present neither State nor Local Government transport authorities are prepared to accept responsibility for its construction	Change required	Unresolved

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8.14	Akron Group	N/A	7. Transport & Movement	Hume connection		Akron submits that the additional eastern arterial crossing the freeway shown on the GAA's 2012 Growth corridor plan forms a critical link at the sub-corridor level, and that this connections should be reviewed and included in the PSP.	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the VPA considers there is no need for such an arterial link in the strategic road network. The connector street network will be updated to show a connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.	Change required	Unresolved
8.15	Akron Group	N/A	7. Transport & Movement	General		Akron intend to advocate for a potential future railway station (Mt Fraser Station) in our BNEPSP, to service the BNEPSP and the Northern Freight PSP	Noted, however the VPA is unaware of any DOT plans for a station at present.	No change required	Unresolved
8.16	Akron Group	N/A	7. Transport & Movement	General		Notionally a station which splits the 6 kilometre gap half way between Wallan and the proposed Beveridge railway station would coincide with the previous North Growth Corridor and BNWPSP concepts for an additional eastern arterial crossing the freeway to facilitate public transport feeders to a future Mt Fraser station, which would increase transport accessibility for several PSPs including BNWPSP, BNEPSP, Beveridge South West PSP, Northern Freight PSP and Wallan South PSP.	Noted, however the VPA is unaware of any DOT plans for a station at present.	No change required	Unresolved
8.17	Akron Group	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	R3	Requirement 3 (R3) at Clause 3.1.2 of the BNWPSP calls for "subdivision of residential land within the walkable catchment and mixed use areas...must achieve an overall average minimum density of 30 dwellings per net developable hectare". Akron supports these density aspirations.	Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.  The provisions relating to minimum residential densities have been amended to provide greater flexibility through the planning application process.	Change required	No further action
8.18	Akron Group	N/A	7. Transport & Movement	Public transport	Plan 9	It is recommended that the Principal Public Transport Network (PPTN), and/or where higher frequency public transport services will be provided, should also be indicated on Plan 9.	The VPA will amend Plan 9 'Public Transport and Path Network' to include the indicative PPTN route. DoT requested the PPTN be shown on the Plan 9.	Change required	Unresolved

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8.19	Akron Group	N/A	7. Transport & Movement	Public transport		<p>Whilst the bus network is comprehensive, we believe other high capacity transit modes, such as a trackless tram, should be considered.</p> <p>We believe that flexibility should be retained at this stage to extend that High Capacity Public Transport route north into the BNWPSP and extend across the Hume Freeway east to the Mt Fraser.</p>	Noted	No change required	Unresolved
8.2	Akron Group	N/A	7. Transport & Movement	Hume connection		It is suggested that a physical connection be created between the Spring Hill Cone and Mt Fraser. This could take the form of a connected pathway network, allowing safe and efficient pedestrian and cyclist access across the Hume Highway. This would unlock and capitalise on the current visual relationship between the two hill forms, creating a new, strong physical link.	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a <b>potential</b> connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time and no allowance has been made to purchase land for the project.	Change required	Unresolved
8.21	Akron Group	N/A	5. Open Space, Com Facilities & Education	Open space	Plan 7	The majority of open space is located adjacent to and/or connects with the proposed off-road bike bath network as shown in Plan 9, except for some small local parks. To improve accessibility by active transport modes to these local parks, it is recommended that they be located adjacent to the proposed bicycle network.	The VPA notes that the locations of local parks shown on Plan 3 'Future Urban Structure' are indicative only. The final location and shape of local parks is subject to detailed design and assessment through the planning application process. Guideline 28 provides guidance for the assessment of proposals for alternative local parks locations.	No change required	Unresolved
8.22	Akron Group	N/A	7. Transport & Movement	Hume Connection		<p>Specific to the BNEPSP, the following recommendations are made:</p> <ul style="list-style-type: none"> <li>• Include at least one (preferably two) active travel connections, across the Hume Freeway, at a mid-block location, to provide convenient and logical active travel links between the two PSP areas.</li> <li>• Include an off-road bike path (or similar) on Hadfield Road along the BNWPSP northern boundary, to provide convenient and logical active travel links between the two PSP areas.</li> </ul>	<p>The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a potential connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.</p> <p>Hadfield Road is a proposed arterial road and would be expected to include planned facilities for active transport. Hadfield Road is being considered as part of the Wallan South PSP.</p>	Change required	Unresolved

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8.23	Akron Group	N/A	7. Transport & Movement	Public transport		No details are provided in regard to how active travel and public transport services will utilise Hadfield Road (along the BNWPSP northern boundary) or how they could connect to and/or crossover the Northern Highway and Hume Freeway to reach the BNEPSP. It is recommended that Hadfield Road be designed to accommodate public transport services and active travel provisions.	The VPA notes that Hadfield Road is located within the Wallan South PSP area, and is outside the scope of this amendment.	No change required	No further action
8.24	Akron Group	N/A	7. Transport & Movement	Hume Connection		No active travel and public transport services that would provide direct access into BNEPSP are proposed at any location along the BNWPSP eastern boundary. A potential east-west connection is supported and considered crucial to the successful development of the precinct and integration with the heavy rail corridor via the BNEPSP. In terms of location, it should be slightly further north on the northern shoulder of the Mt Fraser contours, in order that a direct route east to the proposed Mt Fraser railway station can be facilitated.	Plan 9 'Public Transport and Path Network' includes an annotation indicating the potential for an additional connection to be provided in the area south of Spring Hill Cone, subject to further investigation and detailed design. Comments have been received regarding this connection and further work will be undertaken prior to Panel.	Change required	Unresolved
8.25	Akron Group	N/A	7. Transport & Movement	Hume Connection		No commentary is available as to which of the public transport links will, or could, form part of the broader and higher frequency PPTN.  It is recommended that at least two PPTN routes be incorporated within the BNWPSP, with one of these links providing a connection across the Hume Freeway.	The VPA will amend Plan 9 'Public Transport and Path Network' to include the indicative PPTN route.  The VPA is currently in the process of exploring options for addressing connections across the Hume. We hope to resolve this matter before the Panel hearing	Change required	Unresolved
8.26	Akron Group	N/A	7. Transport & Movement	General		Cameron's Lane, located along the southern boundary, will provide an arterial road connection to the BNEPSP, via the construction of the new Cameron's Lane/Hume Freeway interchange. The timing and design of this interchange is unknown. It is not included within the Infrastructure Contribution Plan (ICP) and will be delivered by the State Government following the allocation of funding. This road link and interchange are supported, particularly on the basis that the strategic modelling indicates sections of Cameron's Lane will experience traffic congestion until the road is upgraded and interchange	The VPA acknowledges the important role that the Cameron's Lane interchange will play in the development of BNW, Wallan, BNE and Beveridge Central precincts. The timing and delivery of the interchange is out of scope for this proposed amendment. The Department of Transport are the authority responsible for the delivery of the Cameron's Lane interchange. The VPA will play an advocacy role.	No change required	Resolved
8.27	Akron Group	N/A	7. Transport & Movement	ICP & background costings		No details are provided as to how Hadfield Road along the northern boundary, will connect to and/or crossover the Northern Highway and Hume Freeway. It is understood that the future upgrade of Northern Highway will form a signalised intersection in the north-east corner of the PSP. Details of this intersection should be included within the BNWPSP, noting the use of signalised intersections tend to be on roads with posted speed limits of 60km/h and lower.	The VPA notes that Hadfield Road is located within the Wallan South PSP area, and is outside the scope of this amendment.	No change required	Resolved

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8.28	Akron Group	N/A	7. Transport & Movement	Hume connection	Plan 10	Plan 10 does not identify any direct vehicle access over the Hume Freeway into the BNEPSP at any location along the eastern boundary. This link is identified in GTA's Strategic Modelling Assessment, the North-Growth Corridor model (reference case). It is recommended that the BNWPSP reintroduce this link	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a potential connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time and no allowance has been made to purchase land for the project.	Change required	Unresolved
8.29	Akron Group	N/A	9. Precinct Infrastructure & Staging	General		Akron notes that the Mt Fraser tanks and associated transfer mains and distribution mains need to be delivered in the next 4-5 years and are essential for supply and development within the BNWPSP. In order to provide a coordinated approach to infrastructure planning and provision, and to ensure that Akron is not unreasonably disadvantaged, precinct structure planning should be commenced in Beveridge North East imminently to resolve the planning framework for the Beveridge North East PSP.	The VPA note that matters relating to Beveridge North East PSP are outside the scope of this amendment.	No change required	Resolved
8.3	Akron Group	N/A	8. Integrated Water Management & Utilities	Background reports		We also note that the advertised Infrastructure Reports are more than five years old and likely outdated. Due to advances in sustainable water management, it is possible that the PSP has not captured the latest thinking around innovations that can be coordinated across the North Growth Corridor to optimise opportunities for efficient scaled Integrated Water Management (IWM) strategies.	The VPA is currently in the process of confirming with service providers that the PSP is referring to the most up to date servicing and utilities information.	Change required	Unresolved
9.001	Insight Planning	14	1. General	General		Commends the VPA and Mitchell Shire in making efforts to streamline the Precinct Structure Plan, which will avoid future implementation issues that inevitably arise over the years following the gazettal	Noted	No change required	Unresolved
9.002	Insight Planning	14	1. General	General		In general terms, our clients support the approval of the Beveridge North West PSP and Amendment C106 to the Mitchell Planning Scheme, including the 'vision', 'objectives' and 'land use distribution'	Noted	No change required	Unresolved
9.003	Insight Planning	14	0. Other	Quarry	Plan 2	We wish to express our significant concerns in relation to the potential inclusion of a proposed quarry on the Precinct Features plan. The inclusion of a proposed quarry on the Precinct Features unreasonably elevates its status for consideration and starts a trend that has not occurred in other precincts.  Amend Plan 2 – Precinct Features to delete the reference to the 'proposed quarry WA1473'.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved

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9.004	Insight Planning	14	0. Other	Quarry		Objection to the proposed quarry. The impact of a quarry on the future urban structure and amenity of the precinct is considered significant and should not be supported.	<p>The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.</p> <p>The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.</p>	No change required	Unresolved
9.005	Insight Planning	14	3. Image, Character, Heritage & Housing	Walkable catchments & density	Plan 3	Amend Plan 3 – Future Urban Structure to remove the 'walkable catchment' boundary	The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.	Change required	Unresolved
9.006	Insight Planning	14	3. Image, Character, Heritage & Housing	Walkable catchments & density	R3	<p>We strongly encourage the re-consideration of the use of the walkable catchment boundary and prescribing a Requirement to provide 30 dwellings per net developable hectare across such a large area.</p> <p>Delete 'Requirement 3' which prescribes a minimum density of 30 dwellings per net developable hectare within the walkable catchment areas.</p>	<p>Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.</p> <p>The provisions relating to minimum residential densities have been amended to provide greater flexibility through the planning application process.</p> <p>The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.</p> <p>The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network. .</p>	Change required	Unresolved



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9.007	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways		<p>In order to test the appropriateness of the waterway corridor widths Stream ology was engaged by LD Eng (consulting engineer) to undertake a waterway width analysis for the constructed waterways.</p> <p>The Streamology report includes the following recommendations:            - This soils dispersion testing identified that the soil composition for the Site does not appear to be dispersive in nature. It is, therefore, Streamology's recommendation that the design of the Waterways for the development of the Site under Melbourne Water's Kalkallo Creek drainage scheme be undertaken for non-dispersive soils.</p> <p>- Three waterway reaches have been identified across the site during this analysis. In consideration of the soil dispersion determinations, the waterway width recommendations have been developed in consideration of Melbourne Water's Constructed Waterways Guidelines. The resulting waterway corridor widths have therefore ranged from 45 to 50m</p>	Noted	No change required	Unresolved
9.008	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Plan 3	Amend Plan 3 – Future Urban Structure to reduce the waterway corridor to 45-50 metres as per the Streamology report	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	Further investigation	Unresolved
9.009	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Table 12	Amend Table 12 – Water Infrastructure to reduce the area of WI-03 as the waterway width reduces;	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	Further investigation	Unresolved
9.01	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Table 13	Amend Table 13 – Constructed Water Way Widths to reduce the waterway corridor to 45-50 metres as per the Streamology report	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	Further investigation	Unresolved

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9.011	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Section 4.2	Update Section 4.2 – Parcel Specific Land Budget to adjust the net developable area of Property 14.	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	Further investigation	Unresolved
9.012	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways		LD Eng has been undertaking detailed drainage design for a number of land owners within the Beveridge Central precinct to the south and have determined that there is a need for a retarding basin to be located within the Beveridge North West precinct just north of Malcolm Street.	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
9.013	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways		The attached memo from LD Eng (refer Appendix 2) highlights that approx. 1.5 ha is required to accommodate the retarding basin and sediment ponds that are shown in the current Kalkallo Creek Drainage Scheme.	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
9.014	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Plan 3	Amend Plan 3 – Future Urban Structure to show the retarding basin on Property 15 as per the Kalkallo Creek Drainage Scheme	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
9.015	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Table 12	Amend Table 12 – Water Infrastructure to include the new retarding basin	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
9.016	Insight Planning	14	8. Integrated Water Management & Utilities	Drainage & waterways	Plan 11	Amend Plan 11 – Integrated Water Management to include the new retarding basin	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
9.017	Insight Planning	14	8. Integrated Water Management & Utilities	Appendices	Section 4.2	Update Section 4.2 – Parcel Specific Land Budget to adjust the net developable area of Property 15.	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
9.018	Insight Planning	14	4. Town Centres & Employment	General		We support the designation of a Local Convenience Centre (LCC) on the south west corner of Property 14	Noted	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
9.019	Insight Planning	14	4. Town Centres & Employment	General		Our client has prepared plans for the use and development of a service station and convenience restaurants and in collaboration with the VPA, our client has had discussions with the CFA regarding the potential location of a CFA site within this LCC (most likely fronting Patterson Street)	The VPA notes that the CFA has formally confirmed interest in locating in/adjacent to the southern Local Convenience Centre.	No change required	Unresolved
9.02	Insight Planning	14	4. Town Centres & Employment	General		In order to accommodate the proposed development, we request that the area shown on Plan 3 – Future Urban Structure be adjusted to ensure all proposed elements fall within the LCC so that the applied zone is Commercial 1 as outlined in the proposed Schedule 3 of the Urban Growth Zone	The VPA will amend the FUS to show a CFA facility adjacent to the southern Local Convenience Centre. The VPA notes that a CFA facilities is provided for in the Residential Growth Zone and General Residential Zone. The VPA will also update the schedule to the UGZ to include provision of a CFA facility without the need for a planning permit.	Change required	Unresolved
9.021	Insight Planning	14	4. Town Centres & Employment	General	Table 6, 7	We believe the use of the term 'Retail Floor Space' in Tables 6 and 7 may be interpreted as including all uses nested under 'Retail Premises' in Clause 73.04-11 of the Planning Scheme. If this is the case, we request that the 'Retail Floor Space' for Local Convenience Centre 2 be increased to 1,250sqm. Alternatively, the column heading in Tables 6 and 7 could be amended to 'Shop Floor Space' which is more relevant to supermarket and specialty shops rather than food and drink premises.  Amend the heading on the second column of Tables 6 and 7 to 'Shop Floor Space'	The VPA will amend Table 7 to 'Shop Floor Space' to align with the UGZ.	Change required	Unresolved
9.022	Insight Planning	14	4. Town Centres & Employment	Appendices	Section 4.4	Local Convenience Centre Performance Criteria assume a small supermarket / specialty shop type configuration however this may not be the case. As discussed, our clients seek to deliver a range of service station, convenience restaurant and emergency services uses which by their nature have different design imperatives.  Delete Section 4.4 or specify that they only apply where a	The performance criteria provided in Appendix 4.4 provide general guidance related to the expected built form outcomes, and do not presume a particular land use.  Notwithstanding the above, the VPA will amend the guidelines and the relevant requirement of Section 3.2 to ensure that consideration is given to the functional requirements of the proposed activity.	Change required	Unresolved
9.023	Insight Planning	14	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	Plan 3	Amend Plan 3 – Future Urban Structure to increase the Local Convenience Centre area to accommodate the CFA site, as per the plan previously provided to the VPA.	The VPA will amend the FUS to show a proposed CFA facility adjacent to the southern Local Convenience Centre. The VPA notes that a CFA facilities are provided for in the Residential Growth Zone and General Residential Zone. The VPA will also update the schedule to the UGZ to include provision for a CFA facility without the need for a planning permit.	Change required	Unresolved
9.024	Insight Planning	14	7. Transport & Movement	Other (inc. spec Rs & Gs)		Discrepancy exists between the Patterson/Camrons Lane intersection design provided by VicRoads and the alignment shown in the PSP. The alignment of Patterson Street should be amended on all plans to reflect the latest intersection designs provided by VicRoads.	The VPA will amend the extent of the Public Acquisition Overlay to reflect the most up to date information provided by the Department of Transport.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
9.025	Insight Planning	14	3. Image, Character, Heritage & Housing	Affordable housing	G17	<p>Guidelines 16 and 17 relate to affordable housing and at this stage it is understood that provision of affordable housing should be achievable. However, Guideline 17 states that affordable housing should 'be provided within walkable catchments'. Whilst it is understood why it might be desirable to locate affordable housing within walkable catchments, we believe all forms of housing should be provided throughout the precinct so as to ensure a greater integration of housing types and members of the community, as opposed to creating designated enclaves.</p> <p>Delete the first dot point under Guideline 17</p>	Provisions relating to affordable housing have been amended.	Change required	Unresolved
9.026	Insight Planning	14	4. Town Centres & Employment	Concept plans and diagrams	Section 3.2	Strongly encourages deletion of Figures 4, 5 and 6 and update the wording of any Requirements and Guidelines that refers to these Figures. It is inevitable that the figures will not represent what is actually delivered on the ground in the future.	<p>The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.</p> <p>Were diagrams are retained text will be added highlighting the indicative nature of the diagram and that they are subject to change.</p>	Change required	Unresolved
9.027	Insight Planning	14	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	Table 8	Delete Table 8 and update the wording of any Requirements and Guidelines that refers to this Table. Include Table in background report for useful context. Whilst the Table provides information regarding potential employment targets it is impossible to ensure that these outcomes are met.	The VPA will move Table 8 to the Appendices.	Change required	Unresolved
9.028	Insight Planning	14	3. Image, Character, Heritage & Housing	Walkable catchments & density		<p>Plan 5 – Image, Character and Housing, Tables 2 and 4, Figure 1 and Requirement 4 all relate to ensuring different housing outcomes are achieved across the various sensitive interfaces and sloping land within the precinct. However, it is important that all these parts of the PSP appropriately cross reference each other and any duplication is deleted to avoid confusion at implementation stage.</p> <p>Remove Table 4 – Housing Density Guide as cross referenced in Guideline 15.</p>	<p>Provisions relating to housing and topography have been amended to improve clarity and consistency.</p> <p>Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.</p>	Change required	Unresolved
9.029	Insight Planning	14	5. Open Space, Com Facilities & Education	Open space	Figures 7 - 11	The location of the active open space, particularly SR-02, is supported. However, we believe Figures 7 – 11 should be removed from the PSP and included in the Background Report for useful context and future reference.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
9.03	Insight Planning	14	5. Open Space, Com Facilities & Education	Open space	G28 LP-04	A number of the Local Parks are noted as having 'location flexibility', which is generally supported, however LP-04 is located on Property 15 abutting the boundary with Property 14. To ensure that the local park remains on the designated Property 15, Guideline 28 should be amended.  Amend Guideline 28 to include a dot point that requires the credited open space with location flexibility to remain on the specified property if moved from the location shown in the PSP	The VPA will update Guideline 28 to specify that proposals for alternative open space locations must maintain the open space within the identified property.	Change required	Unresolved
9.031	Insight Planning	14	5. Open Space, Com Facilities & Education	Open space	Table 10	Amend the locational attributes for LP-04 in Table 10 – Credited Open Space Delivery Guide to remove the reference of it being adjacent to RD-01.	The VPA will amend the locational attributes for LP-04 to remove references to being adjacent to RD-01. The VPA proposes to split LP-04 to create two 0.75ha parks, one located on parcel 14 and one located on parcel 15	Change required	Unresolved
9.032	Insight Planning	14	6. Biodiversity & Bushfire Management	Biodiversity & trees	Plan 8	Amend Plan 8 – Biodiversity to only show conservation areas that are to be retained in accordance with Melbourne Strategic Impact Assessment (if applicable).	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirements and Guidelines will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report.	Change required	Unresolved
9.033	Insight Planning	14	8. Integrated Water Management & Utilities	Other (inc. spec Rs & Gs)	G65	Guideline 65 discourages the use of utility easements at the rear of lots, however LD Eng (consulting engineer) advise that due to the depth of the sewer pipes the sewer easements should be encouraged at rear of allotments so the asset can be shared and rock excavation costs reduced.  - Include a Guideline that encourages the use of emerging telecommunication infrastructure; - Remove Guideline 65.	The VPA will amend Guideline 65 to state that placement of utilities in the front of lots is the preferred outcome noting that, where this is not practical, other locations may be considered.	Change required	Unresolved
10.001	Resilient Melbourne		1. General	General		Supports the vision and objectives as articulated in the PSP and commend the commitment to the integrated approach to <u>planning for Beveridge North West</u>	Noted	No change required	Resolved
10.002	Resilient Melbourne		1. General	General		We commend the flexibility provided in the PSP that can facilitate opportunities for ongoing engagement with nearby and future communities about the ultimate built outcomes at Beveridge North West.	Noted	No change required	Resolved
10.003	Resilient Melbourne		3. Image, Character, Heritage & Housing	Affordable housing	G16	We support the inclusion of a minimum of 10 percent affordable housing, and would request that this be strengthened to become a requirement instead of a guideline (G16).	The VPA is reviewing provisions relating to affordable housing.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
10.004	Resilient Melbourne		3. Image, Character, Heritage & Housing	Walkable catchments & density	R3	We strongly support the inclusion of R3 as a requirement to mandate minimum densities of 30 dwellings per hectare in a meaningful part of the precinct. It is important for affordable housing in particular to be located in walkable catchments close to services and public transport (G17).	<p>Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.</p> <p>The provisions relating to minimum residential densities have been amended to provide greater flexibility through the planning application process.</p> <p>The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.</p> <p>Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.</p>	Change required	Unresolved
10.005	Resilient Melbourne		3. Image, Character, Heritage & Housing	General		With regard to housing and urban design / street layout, we would recommend an approach that promotes the use of passive design in homes. This design principle would allow residents to take advantage of the sun and natural ventilation to comfortably heat and cool their homes much of the year, rather than relying on energy-intensive systems	The VPA notes that control over the internal layout of individual buildings is outside the scope of the proposed amendment.	No change required	Unresolved
10.006	Resilient Melbourne		3. Image, Character, Heritage & Housing	General		We would recommend the inclusion of additional guidelines, or considerations to the overall planning process at Beveridge North West, to support the application of innovative housing development / financing models; this may serve to encourage strong community connections and a mix of tenure types (in addition to a mix of physical typologies).	The VPA notes that matters relating to the financing of housing are outside the scope of the proposed amendment.	No change required	Unresolved
10.007	Resilient Melbourne		8. Integrated Water Management & Utilities	Utilities		We recommend that adequate levels of service provision within the precinct be made available to residents at the time that they move in, both to ensure that social, health and wellbeing needs are met and to establish patterns of 'living locally'.	Noted	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
10.008	Resilient Melbourne		6. Biodiversity & Bushfire Management	Biodiversity & trees		We would strongly recommend that the principles and 3 directions from the strategy be applied to Beveridge North West. Specific elements of the strategy that can apply at Beveridge North West include: A) Targets B) Locations for increased / focused canopy cover	The VPA notes that the Beveridge NW PSP includes specific provisions relating to tree retention and provision of street trees.	No change required	Unresolved
10.009	Resilient Melbourne		8. Integrated Water Management & Utilities	Drainage & waterways		We support the PSP's strong requirements for integrated water management, including the rehabilitation of Kalkallo Creek, and would encourage adherence to strict standards in keeping with objectives for urban resilience and liveability in Water for Victoria	Noted.	No change required	Resolved
10.01	Resilient Melbourne		8. Integrated Water Management & Utilities	Drainage & waterways		We would also encourage Yarra Valley Water and Melbourne Water to pursue innovative approaches to green infrastructure, water re-use on site and water-use-efficiency practices. These should integrate with and support the implementation of Living Melbourne, described above.	Noted.	No change required	Resolved
10.011	Resilient Melbourne		4. Town Centres & Employment	Other (inc. spec Rs & Gs)		As per guideline G22, small enterprises that reflect the specific needs of future communities (e.g., specialised grocery shops) should be encouraged. Support for small and home businesses, such as through the provision of co-working spaces or start-up employment hubs, are also recommended to encourage a thriving local economy within the precinct and reduce residents' need for long commutes.	the VPA notes that Guideline 22 encourages a range of lot sizes to be provided, including provision for small enterprises.	No change required	Unresolved
10.012	Resilient Melbourne		7. Transport & Movement	Public transport		Active and public transport options should be prioritised within the precinct and as means of connecting to employment and other amenities outside of Beveridge North West. As with community services, public transport and walking and cycling infrastructure should be provided as soon as residents move to the precinct in order to establish positive mobility patterns that encourage physical activity and reduce environmental impact.	The VPA notes that the proposed eastern arterial alignment will facilitate the delivery of the Principal Public Transport Network.	No change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
10.013	Resilient Melbourne		9. Precinct Infrastructure & Staging	General		<p>The development staging of the Beveridge North West PSP is critical to its success. While we understand that the precinct will be built over an extended period, we also know that early delivery of key infrastructure – including active and public transport and social infrastructure, as outlined in sections above – will be vital to prevent negative outcomes too frequently associated with greenfield developments in metropolitan Melbourne.</p> <p>To this end, we strongly support requirement R21 and guideline G66 (which arguably could be upgraded to a requirement).</p> <p>Along these lines, we would find it useful for the PSP document to define precise timelines associated with the 'short, medium and long' notations in the table in Appendix 4.1.</p> <p>Specifically, we would like to understand whether many of the elements intended for short-term delivery will in fact be completed by the time the first residents arrive.</p>	<p>The VPA has specifically retained G66 as a guideline as this provides a level of flexibility should it be required but sufficient control to ensure orderly development.</p> <p>Appendix 4.1 can be updated to provide indicative timing. It is not possible to provide exact timing as the delivery of infrastructure is dependent on many factors outside of the control of the PSP.</p>	Change required	Unresolved
11.001	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces		<p>Melbourne Water is generally satisfied with the exhibited PSP, however, submits on the drainage servicing requirements for this precinct and some of the interface outcomes proposed.</p>	Noted	No change required	Resolved
11.002	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways		<p>The waterway centreline is not shown for 3 of the existing waterways with associated waterway corridors.</p> <p>Recommendation: Indicate waterway centreline of all the <del>waterways within waterway corridors</del></p>	The VPA will update all relevant plans to show centrelines of waterway corridors	Change required	Unresolved
11.003	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways		<p>In the Kalkallo Creek Development Services Scheme, there are sediments basins to provide primary treatment before urban flows are discharged to the Kalkallo Creek; these are indicated as circles in the picture below. These assets are located outside of the waterway corridors and should be shown on all relevant plans with an appropriate land-take.</p> <p>Recommendation: Detail drainage reserves on all relevant plans for the areas occupied by the sediment basins (asterisk symbol would be considered), using the attached GIS shapes.</p>	The VPA will update all relevant plans to show areas occupied by sediment basins, and make consequential amendments as required.	Change required	Unresolved



Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
11.004	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways		In the Kalkallo Creek Development Services Scheme, there are sediments basins to provide primary treatment before urban flows are discharged to the proposed constructed waterways; these are indicated as circles in the picture below.  Recommendation: Detail drainage reserves on all relevant plans for the areas occupied by the sediment basins (asterisk symbol would be considered), using the attached GIS shapes.	The VPA will update all relevant plans to show areas occupied by sediment basins, and make consequential amendments as required.	Change required	Unresolved
11.005	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways		In the Kalkallo Creek Development Services Scheme, there is a sediment basin (with a corresponding drainage reserve) proposed in the south-east corner of the PSP area, this asset is required to service a catchment within PSP Properties 14 and 15.  Recommendation: Detail a drainage reserve (outside of the proposed road widening) on all relevant plans for the area occupied by this sediment basin(asterisk symbol would be considered), using the attached GIS shapes.	The VPA Acknowledge that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
11.006	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways	Pg. 43, Section 3.6.2, Table 12	In the Kalkallo Creek Development Services Scheme, the major asset providing flood protection and storm-water quality for the treatment is a retarding basin and wetland located on the southern boundary of the PSP. The land-take required for this asset is 17.5ha.  Recommendation: Update Table 12 and all relevant plans to reflect the required land-take of 17.5 ha for this retarding basin	The VPA Acknowledge that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	Change required	Unresolved
11.007	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways		Further detail will be required to achieve an appropriate interface between the proposed retarding basin and wetland, and the area identified for a town centre in the south of the PSP. This may require additional set-backs to ensure that there is a safe interface between the drainage reserve and the town centre, and to allow for appropriate maintenance access. Melbourne Water will not consider owning or maintaining retaining walls, and this would be viewed as an inappropriate interface treatment between the drainage reserve and town centre.	The VPA will amend the PSP to include additional guidance relating to interface treatments for development adjoining waterways. The VPA seeks clarification from Melbourne Water regarding what provisions they would deem appropriate.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
11.008	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces	Page 44 - Section 3.6.2 - Table 13 Constructed Waterway Widths	The proposed corridor widths for the sections of constructed waterway within the PSP assume an active edge (an appropriately designed road reserve) on both sides of the waterway corridor. If an alternate interface is proposed, the corridor width may need to be larger.	The VPA notes that the corridor widths included in the PSP have been specified by Melbourne Water as the minimum requirements to give effect to the Kalkallo Creek Drainage Scheme. The VPA notes that if additional width is required to ensure the efficacy of the scheme, this will be determined through detailed design and assessed through the planning application process, to the satisfaction of Melbourne Water. The VPA notes that Requirement 14 gives effect to the above. The VPA will also amend the PSP to provide additional guidance regarding development interfaces adjoining waterways and	Change required	Unresolved
11.009	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces	Page 40 - Plan 11 - IWM	Please detail the minimum waterway corridor widths on this plan.	The VPA will update Plan 11 'Integrated Waterway Management' to include minimum corridor widths shown on Table 13 and Figure 12.	Change required	Unresolved
11.01	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces	Pg. 35 - Plan 9	Melbourne Water's preference is for the provision of an active edge (an appropriately designed road reserve) on both sides of all waterway corridors, as this has the dual benefit of encouraging positive interaction with the waterway as providing continuous maintenance access. In locations where this cannot be provided, a wider waterway corridor width will be required to accommodate a maintenance track suitable for vehicular traffic. Off-road shared paths are shown along both sides of most waterways, which is a supported outcome.	The VPA will amend the PSP to include additional guidance relating to interface treatments for development adjoining waterways.	Change required	Unresolved
11.011	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces	G59 Pg. 41- Section 3.6.1 IWM	Active edges (road reserve or larger width paths) should be shown along both sides of all sections of waterway. Please amend the wording:  Where practical, and where primary waterway or conservation functions are not adversely affected, land required for integrated water management initiatives should be integrated with the precinct open space and recreation system and as depicted on Plan 7, to the satisfaction of Melbourne Water and the responsible authority.	The VPA will amend the PSP to include additional guidance relating to interface treatments for development adjoining waterways.	Change required	Unresolved
11.012	Melbourne Water		8. Integrated Water Management & Utilities	Drainage & waterways	Pg. 40 - Plan 11 IWM	The proposed residential land to the north of the conservation area (un-credited open space – landscape values) will drain be serviced by the Taylors Creek Development Services Scheme. Noting that Future Urban Structure for the Wallan South and Wallan East PSP is yet to be determined, the ultimate drainage servicing outcome for this catchment is subject to change.	Noted	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
11.013	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces		It is noted that in a number of locations that there are schools and town centres that are proposed to directly interface with the waterway corridors. Melbourne Water's preference is for the provision of an active edge (an appropriately designed road reserve) on both sides of all waterway corridors, however, based on the specific outcomes proposed in this PSP, Melbourne Water does not object to this outcome, noting that suitable interfaces must be designed to the satisfaction of Melbourne Water and the responsible authority. This may result in additional land-take to accommodate safer batters and maintenance access.	The VPA notes that the corridor widths included in the PSP have been specified by Melbourne Water as the minimum requirements to give effect to the Kalkallo Creek Drainage Scheme. The VPA notes that if additional width is required to ensure the efficacy of the scheme, this will be determined through detailed design and assessed through the planning application process, to the satisfaction of Melbourne Water. The VPA notes that Requirement 14 gives effect to the above. The VPA will also amend the PSP to provide additional guidance regarding development interfaces adjoining waterways and drainage reserves.	Change required	Unresolved
11.014	Melbourne Water		8. Integrated Water Management & Utilities	Interfaces	Pg. 20- Fig 4-Eastern LTC	The proposed Government School site shown on this plan appears to directly interface with the drainage reserve (sediment basin) proposed to the south, noting that this is not a complementary use, further consideration is required to understand how an appropriate interface can be determined  Recommendation: Further comments/detail should be included in the PSP document regarding the consideration and design interfaces between conflicting uses.	The VPA will amend the PSP to include additional guidance relating to interface treatments for development adjoining waterways. The VPA seeks clarification from Melbourne Water regarding what provisions they would deem appropriate.	Change required	Unresolved
11.015	Melbourne Water		5. Open Space, Com Facilities & Education	Concept plans and diagrams	Pg. 28, 29, 20 Fig 8,9,10-Sports Field Concept Plans	The concepts proposed for the sports fields appear to show an over-lap between the sporting fields and the functional aspects of the adjoining drainage reserves. A greater level of understanding is required to determine if these uses are complementary or if they will conflict.  Recommendation: Please omit the indicative buffers from the sporting fields, noting that the PSP document states: This concept plan provides an indicative example of how the sports reserve	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Resolved
12.001	Galileo Property Group		1. General	General		Galileo is generally supportive of the exhibited PSP.	Noted	No change required	Unresolved
12.002	Galileo Property Group		7. Transport & Movement	Old Sydney Road		Clarify the VPA's intention with Old Sydney Road. Is this road envisaged to be upgraded and are dwellings anticipated to front and have access onto this road?	Old Sydney Rd is not an allowable item under the ICP Ministerial Direction as it is not planned to function as an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP. Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
12.003	Galileo Property Group		7. Transport & Movement	Old Sydney Road		Clarify why the proposed hierarchy of Old Sydney Road has been removed from the version assessed in GTA's traffic report as opposed to the exhibited PSP.	The VPA notes that Old Sydney Road was considered as part of the Strategic Modelling Assessment and identified as a local access road.	No change required	Unresolved
12.004	Galileo Property Group	N/A	7. Transport & Movement	Old Sydney Road		Has there been a high level cumulative traffic impact assessment to determine the likely future traffic volumes along Old Sydney Road? If there has, does it identify road classification and high level design requirements based on the future traffic volumes generated by future PSPs to the north and south?	The VPA notes that Old Sydney Road was considered as part of the Strategic Modelling Assessment and identified as a local access road.	No change required	Unresolved
12.005	Galileo Property Group	N/A	7. Transport & Movement	Old Sydney Road		Confirmation of the recommended upgrade standard of Old Sydney Road, to ensure adequate distribution of north south traffic into the future.	The VPA notes that Old Sydney Road was considered as part of the Strategic Modelling Assessment and identified as a local road. A cross section for Old Sydney Road has been provided in the PSP.	No change required	Unresolved
12.006	Galileo Property Group	N/A	7. Transport & Movement	Old Sydney Road		Submits that the upgrade to Old Sydney Road should be funded by the Beveridge North West ICP.	Old Sydney Rd is not an allowable item under the ICP Ministerial Direction as it is not planned to function as an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP. Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved
12.007	Galileo Property Group	N/A	1. General	Interfaces		Seeks specific recommendations from the VPA on how the Beveridge North West PSP will respond to the western rural landscape interface (565 Old Sydney Rd), above what is currently noted in the PSP.	The PSP includes Requirements & Guidelines relating to the interface with Old Sydney Rd and the Urban Growth Boundary.	No change required	Unresolved
12.008	Galileo Property Group	N/A	1. General	Interfaces		Requests that the VPA provide further information and clarification relating to the following:  How will the Beveridge North West PSP respond to the opportunities afforded by the rural land to the west? We consider the Beveridge North West PSP should respond in a way that does not prejudice the opportunities afforded by Galileo's future development, and will maximise opportunities for open space connections to the ridgeline and Deep Creek.	The PSP includes Requirements & Guidelines relating to the interface with Old Sydney Rd and the Urban Growth Boundary.	No change required	Unresolved
13.001	Yarra Valley Water	N/A	8. Integrated Water Management & Utilities	Background reports		It appears that the utility details incorporating the key drinking water, non-drinking water and sewer assets required to service this area reference details provided to Cardno some years ago	Noted.	No change required	Unresolved
13.002	Yarra Valley Water		8. Integrated Water Management & Utilities	Utilities		Using the recently received digital PSP information, we are currently developing an updated version of our required DW/NDW/Sewer asset sequencing plans to better align with the proposed PSP road alignments.	Noted	No change required	Unresolved

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13.003	Yarra Valley Water		8. Integrated Water Management & Utilities	Utilities	Plan 12	The DW/NDW assets shown in Plan12 appear to be out of date. A copy of current DW & NDW asset sequencing plans are attached FYI We are currently working on overlaying the attached information on the recently received PSP digital information which will provide more clarity of preferred asset alignment with respect to the proposed layout for this PSP area We will provide an update version of the attached asset sequencing will be available by the end of next week.	Noted	No change required	Unresolved
13.004	Yarra Valley Water		8. Integrated Water Management & Utilities	Utilities	Plan 3	There are additional residential catchments in the northern parts of the PSP that had not been allowed for in our servicing strategy (as they were not identified in the overall published growth area plan). We believe these can be serviced by the planned Rowes Lane branch sewer in the Wallan South PSP (subject to hydraulic modelling confirmation).	Noted	No change required	Unresolved
13.005	Yarra Valley Water		8. Integrated Water Management & Utilities	Background reports	Plan 12	Refer attached draft sewer alignment. This is subject to further refinement and hydraulic modelling. We intend on issuing a revised CAD layer by the end of October 2019.	The VPA welcomes the updated data from Yarra Valley Water and will amend the PSP as required	Change required	Unresolved
13.006	Yarra Valley Water		8. Integrated Water Management & Utilities	Other (inc. spec Rs & Gs)	G61	G61 requests that we do not locate services in or on the edges of waterway corridors. This is contrary to standard sewer design principles and results in a higher community costs due to the increased depth of our branch sewers and reticulation sewers. As per our revised plans, we intend on locating many sewers on the edge of the waterway corridors and crossing the waterway corridors to enable servicing the catchment by gravity sewers while minimising their depth.	The VPA proposes the following redraft of the guideline: "Utilities should be placed outside or on the outer edges of landscape values areas, natural waterway corridors. Where services cannot avoid crossing or being located within a landscape values area or natural waterway corridor, they must be located to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of Melbourne Water and the responsible	Change required	Unresolved
13.007	Yarra Valley Water		8. Integrated Water Management & Utilities	General	Clause 3.6.1 Plan 11	The Beveridge North-West PSP area falls with this IWM sub-catchment area.  The IWMP for Upper Merri Creek is currently being developed in conjunction with the above project partners and progress for the IWMP for this sub-catchment can be determined via the following website link - <a href="https://uppermerricreek.com.au/">https://uppermerricreek.com.au/</a>  Clause 3.6.1 – Integrated Water Management and Plan 11 (Integrated Water Management) should be include reference to the Integrated Water Management Plan for the Upper Merri Creek Catchment and its proposed objects and outcomes	Noted	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
14.001	Boral Resources	N/A	0. Other	Background reports		Boral seeks to challenge the validity of the Wallan/Beveridge Extractive Resources Analysis (2017) prepared by Coffey Services Pty Ltd and highlight where several significant assumptions of fact have been made in terms of Boral's forward capacity to complement and enhance the construction materials supply chain in northern metropolitan Melbourne.	Noted	No change required	Unresolved
14.002	Boral Resources		0. Other	Background reports		We note that, at no time in the preparation and production of this report, was Boral contacted to substantiate or justify these assumptions. Our concern for the accuracy of the content of this report understandably extends beyond our footprint to those of our competitors (also named in this report) that may reasonably be experiencing similar challenges in terms of their forward contracted commitments (existing projects including key Big Build deliverables) and resources nearing end-of-life.	Noted	No change required	Unresolved
14.003	Boral Resources		0. Other	Background reports		We assert that the obvious lack of commercial-in-confidence data is somewhat concerning given this document will contribute to determining the fate of not just the proposed venture (referenced as Work Authority 1473) but all future similar applications in proximity to the PSP.	Noted	No change required	Unresolved
15.001	Beveridge Williams	7 & 8	5. Open Space, Com Facilities & Education	Schools		Our client requests the non-government school is removed. Our client submits that there is no sufficient demand within the Beveridge North West PSP to justify the need to supply a non-government school within the subject site.	The VPA does not agree to the removal of the non-government school in question. The proposed provision of education facilities in the PSP is based on the anticipated future population of the precinct. The proposed location allows co-location with community activity centre and the town centre and close proximity to the sports reserve.	No change required	Unresolved
15.002	Beveridge Williams	7 & 8	4. Town Centres & Employment	General		Our client submits that the Neighbourhood Activity Centre in its current proposed form spanning across either side of a higher order connector street provides poor functional, design and amenity outcomes. Our client requests the NAC is shifted north-west to the intersection of the two connector streets.	The VPA do not oppose potential relocation of the town centre but note that spatial configuration shown on the FUS provides high level guidance regarding what facilities and infrastructure are to be provided in this location. The final layout of the western town centre (and ancillary uses such as the schools) is subject to detailed designed that will be determined through the planning application process.	No change required	Unresolved
15.003	Beveridge Williams	7 & 8	5. Open Space, Com Facilities & Education	Biodiversity & trees		Our client submits that the Uncredited Open Space areas along the west boundary of the site do not have conservation value, as the land is currently utilised for general agricultural uses (north) and market gardening (south). Given the lack of conservation value within these areas, our client does not support the inclusion of the Uncredited Open Space within the subject site.	The VPA notes that the submission is referring to a previous version of the FUS. The areas in question are not included in the exhibited version of the PSP.	No change required	Resolved

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15.004	Beveridge Williams	7 & 8	5. Open Space, Com Facilities & Education	Open space		The linear open space proposed within the south-west corner of the site to form a connection between the Uncredited Open Space and drainage reserve is not supported.	The VPA notes that the submission is referring to a previous version of the FUS. The linear open space in question is not included in the exhibited version of the PSP.	No change required	Resolved
15.005	Beveridge Williams	7 & 8	5. Open Space, Com Facilities & Education	Open space		The straddling of open space across two properties as currently intended at the north and east of the site also poses delivery/construction concerns.	The VPA notes that the submission is referring to a previous version of the FUS. The open space that the submission is referring to is now located within one land parcel.	No change required	Resolved
15.006	Beveridge Williams	7 & 8	5. Open Space, Com Facilities & Education	Open space		It is proposed that areas of passive open space on the land be consolidated to provide for a more centralised park co-located with the Neighbourhood Activity Centre and Government School (Figure 5).  The proposed park will also be increased in size from 1.6ha to 2.1ha. An additional pocket of open space with an area of 0.5ha has been proposed to adjoin two connector streets outside the sites boundary to the north (Figure 3). Passive open space reserves currently to the east of the site is proposed to be re-located onto the abutting eastern property, which is otherwise inaccessible, with that space having an area of 1.3ha (Figure 3). This dispersal of open space will ensure the 400 metre walkable catchments remain appropriate, with the overall area of passive open space retained.	The VPA will delete LP-21 and increase the size of LP-23 to 1 ha	Change required	Unresolved
16.001	Beveridge Williams	15	5. Open Space, Com Facilities & Education	Schools		Our client requests the re-location of the Non-Government School the east of the Connector Street – Boulevard and an increase of size to 3.5ha to accommodate a P-6 school, with potential room for further expansion.	Submission 16 withdrawn as per Beveridge Williams email received 6/04/2020 (TRIM:COR/20/5211)	No change required	No further action
16.002	Beveridge Williams	15	5. Open Space, Com Facilities & Education	Open space		Our client submits the proposed layout of the Active Open Space and road network as currently proposed will result in an inefficient subdivision design (figure 4). The 13.5ha Active Open Space is proposed to be slightly shifted so that it is entirely confined within our client's site boundaries (Figure 5). This will assist in simplifying the layout of connector streets and facilitate a more logical road network as well as simplify the overall delivery of Active Open Space.	Submission 16 withdrawn as per Beveridge Williams email received 6/04/2020 (TRIM:COR/20/5211)	No change required	No further action
16.003	Beveridge Williams	15	4. Town Centres & Employment	Other (inc. spec Rs & Gs)		Our client requests the inclusion of an LCC with a 1,000m retail floorspace (0.4ha) at the intersection of the Connector Street – Boulevard and the drainage reserve.	The VPA notes that Guideline 26 provides for the consideration of additional Local Convenience Centres where they will not compromise the role and function of Local Town Centres.  The VPA notes that Submission 16 withdrawn as per Beveridge Williams email received 6/04/2020 (TRIM:COR/20/5211).	No change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
16.004	Beveridge Williams	15	8. Integrated Water Management & Utilities	Drainage & waterways		Our client would like to confine the 0.85ha drainage reserve entirely within the site boundaries (Figure 8). This amendment will ensure the reserve is not divided between landowners and will allow for complete construction of the drainage asset (Figure 9). The current proposed design may see a drainage basin continued over two properties, which is difficult to achieve.	Submission 16 withdrawn as per Beveridge Williams email received 6/04/2020 (TRIM:COR/20/5211)	No change required	No further action
16.005	Beveridge Williams	15	5. Open Space, Com Facilities & Education	Open space	Fig 11	Our client requests to modify the current arrangement of passive open space within the subject site (Figure 11) to support a more logical network of community infrastructure and services.	Submission 16 withdrawn as per Beveridge Williams email received 6/04/2020 (TRIM:COR/20/5211)	No change required	No further action
16.006	Beveridge Williams	15	5. Open Space, Com Facilities & Education	Open space	Fig 13	It is also proposed to re-locate the passive open space from within the south-west corner of the site (Figure 13) to instead be positioned at the intersection of the two Connector Street Boulevards (Figure 14). This location presents a practical solution, as it will ensure the open space is centrally located and highly accessible within the neighbourhood.	Submission 16 withdrawn as per Beveridge Williams email received 6/04/2020 (TRIM:COR/20/5211)	No change required	No further action
17.001	Merri Creek Management Committee Inc	N/A	1. General	General		Merri Creek Management Committee (MCMC) strongly advises against the Amendment proceeding in its current form.	Noted	No change required	Unresolved
17.002	Merri Creek Management Committee Inc	N/A	0. Other	Sodic soils		The background technical studies have failed to identify the problematic soils in the PSP area. This has grave implications for the management of erosion and the control of sediment pollution from the urban development areas of the PSP. As well as implication for the viability of the waterways, the successful implementation of the DSS & IWM requirements.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
17.003	Merri Creek Management Committee Inc	N/A	0. Other	Sodic soils		There is clear evidence that the soils in the western part of the Beveridge North West PSP are also sodic and highly dispersive. The soils in the more eastern part of the PSP may also present challenges, though there is less known about their characteristics.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
17.004	Merri Creek Management Committee Inc	N/A	0. Other	Sodic Soils		The Kalkallo Developer Services Scheme needs to be reviewed in the light of detailed soils information.	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to advice from Melbourne Water.	No change required	Unresolved



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17.005	Merri Creek Management Committee Inc	N/A	0. Other	Sodic soils		MCMC's concern is that the proposed works may not be sustainable, that the cost of remediation could be significantly higher than currently estimated, that the proposed corridor widths will not be sufficiently wide for high functioning remediated natural waterway corridors and the constructed waterway corridors, and that the amenity, recreation and biodiversity values that the waterway corridors of the PSP are expected to provide will be compromised by under-performing, sediment polluted waterways .	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
17.006	Merri Creek Management Committee Inc	N/A	0. Other	Sodic soils		MCMC recommends that the VPA commission a soils study for the PSP area, undertaken by consultants with the appropriate expertise and experience	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
18.001		5	0. Other	Quarry		Supports the proposed quarry.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
18.002		5	0. Other	Quarry		Encourages the VPA to provide for the proposed development of a quarry on the subject property to ensure adequate consideration concurrent with the strategic planning process for BNW PSP.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
18.003		5	1. General	General		I am aligned with the VPA's aspirations for BNW in that it seeks to facilitate new urban development and associated infrastructure provision including open space and community outcomes.	Noted	No change required	Unresolved
18.004		5	5. Open Space, Com Facilities & Education	Open space		How is the location of the indoor recreation facility (presumably a large building) consistent with the 'open plan' landscape values identified in the Landscape & Visual Assessment Report prepared by Planisphere dated September 2014?	The Planisphere Report identifies the proposed location of the indoor recreation facility as an 'open plain character area' with minimal features with a few trees that should be retained. The VPA has chosen the site in question as the proposed location for SR-01 and CI-05 due to its flat topography and minimal features of landscape significance.	No change required	Unresolved

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18.005		5	5. Open Space, Com Facilities & Education	Rural Conservation Zone		How have the dimensions and areas attributed to landscape value either side (east and west) of open space park SR-01 been determined / justified?	The RCZ has been revised from the extent currently shown in the exhibited PSP in consultation with all parties.  The VPA considers that the proposed amendments will preserving the visual integrity of key landscape features and retain the intended function of providing a distinction through use of open space between Beveridge NW and the Wallan South PSP area.	Change required	Unresolved
18.006		5	3. Image, Character, Heritage & Housing	Topography & Slope		Slope management plan should be required for slopes up to 30% not 20% as proposed. Additional consideration should also be given to the direction of the slope (i.e. side slope versus front to back).	Provisions relating to housing and topography have been amended to improve clarity and consistency.	Change required	Unresolved
18.007		5	3. Image, Character, Heritage & Housing	Affordable housing		To what extent have the VPA sought to incorporate affordable housing within the BNW PSP?	Provisions relating to affordable housing have been amended.	Change required	Unresolved
18.008		5	4. Town Centres & Employment	Background reports		We assume the Economic Assessment Report prepared by Essential Economics dated July 2019 referred to in the BNW PSP Background Report is the same document as the Economic Assessment Report prepared by Ethos Urban dated July 2019. Please confirm our understanding is correct.	The VPA confirms that Essential Economics report dated July 2019 and referred to in the BNW PSP Background Report is the same document as the Economic Assessment Report prepared by Ethos Urban dated July 2019.	No change required	Unresolved
18.009		5	4. Town Centres & Employment	General		The location of Northern and Western Local Town Centres (LTC's) within the BNW PSP share a 'disputed' catchment in the north western corner of the precinct. Seemingly there remains a relatively un-serviced catchment in the south-west corner of the BNW PSP area. To what extent has the VPA considered alternate positioning of the northern and western L TC's to better serve these immediate densities and catchments?	The locations of the Local Town Centres has been determined through consideration of commercial catchments, topography and accessibility.  The VPA notes that alternate locations for Local Town centres may be considered that are generally in accordance with the Future Urban Structure.	No change required	Unresolved
18.01		5	4. Town Centres & Employment	General		Alternate positioning may assist to provide better integration with future LTC's and Local Convenience Centre's (LCC) within the future WS PSP providing improved coverage across both PSP's.	The locations of the Local Town Centres has been determined through consideration of commercial catchments, topography and accessibility.  The VPA notes that alternate locations for Local Town centres may be considered that are generally in accordance with the Future Urban Structure.	No change required	Unresolved
18.011		5	5. Open Space, Com Facilities & Education	Background reports		Has the VPA undertaken a community infrastructure/ open space and recreation needs assessment to support the location, size and type of open space and recreation facilities and reserves throughout the PSP? If so, what are the total population forecasts being utilised?	The provision of community infrastructure has been determined according to anticipated future population of the Beveridge North West area as identified in the PSP.  Further refinement of community facility provision will be determined though a community infrastructure assessment currently underway.	No change required	Unresolved

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18.012		5	5. Open Space, Com Facilities & Education	Open space		Without the benefit of any previous needs' assessment that may have been undertaken, could the VPA please provide further explanation and detail regarding the nature of indoor recreation facilities proposed within open space park SR-01?	The provision of community infrastructure has been determined according to anticipated future population of the Beveridge North West area as identified in the PSP.  Further refinement of community facility provision will be determined through a community infrastructure assessment currently underway.	No change required	Unresolved
18.013		5	5. Open Space, Com Facilities & Education	Rural Conservation Zone		The visual and landscape character of Spring Hill Cone is proposed to be protected through the application of RCZ. We submit that there are elements of Spring Hill Cone that could be maintained by designating the area as open space rather than RCZ. Has the VPA considered parts of Spring Hill Cone that could be enhanced (e.g. Natural amphitheatre) be included as credited open space?	The VPA do not support crediting land in the hilltops. However, VPA are reviewing the extent of RCZ land.	No change required	Unresolved
18.014		5	5. Open Space, Com Facilities & Education	Rural Conservation Zone		Further consideration regarding permissible uses within the RCZ should be contemplated.	The land uses in the RCZ cannot be amended as they are in accordance with the Victoria Planning Provisions. Insufficient justification for reducing the RCZ extent and allowing additional land uses by creating areas of Urban Growth Zone on the hilltops has been provided.	No change required	Unresolved
18.015		5	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 2	Precinct Features of the BNW PSP identifies a number of "gateway entry points" along the precinct's northern boundary. The intention of these is relatively clear but the rationale for determining their location is not. While they currently represent PSP boundaries, ultimately, they will be within a single residential area and will not reflect the threshold entry point between PSP's from an urban design land use perspective.	The VPA will update the 'gateway entry points' shown on the Plan 2 'Precinct Features' to show known future road connections.	Change required	Unresolved
18.016		5	3. Image, Character, Heritage & Housing	Walkable Catchments & Density		Future Urban Structure identifies walkable catchments with a dashed red line. It is not clear what is driving / informing the location of this walkable catchment boundary.	The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.  The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.	Change required	Unresolved
18.017		5	7. Transport & Movement	Arterial Roads		The two north-south arterial roads are in very close proximity to each other. Traffic volumes appear to dissipate moving north and return east to the Northern Highway and Hume Freeway. A stronger rationale is required to demonstrate the necessity for both north south arterials.	The alignment of the proposed arterial roads is based on a 1mile (1.6km) grid. The narrowing of the spacing between the proposed arterials at the northern interface of the PSP reflects the response to the particular topography of the area.  Two arterial roads are required within the PSP in order to provide for expected future traffic volumes, ensure the resilience of the wider road network, and facilitate the delivery of the High capacity public transport network.	No change required	Unresolved

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18.018		5	7. Transport & Movement	Other (inc. spec Rs & Gs)		Adjoining the precincts northern boundary, there is a residential area between the western arterial road and open space park SR-01. How is access to this future residential area to be achieved?	Access to this area is anticipated to be provided via a non-signalised intersection.	No change required	Unresolved
18.019		5	9. Precinct Infrastructure & Staging	ICP & background costings		Given close proximity of the north-south arterials and the location of the open space SR-01, detailed infrastructure costings are required to better understand the funding required for delivery of these works.	The VPA has used the Benchmark Infrastructure Costings Report prepared by Cardno to inform the infrastructure costings for the precinct. Where benchmark items/costs were not applicable, the VPA engaged Cardno to undertake bespoke designs & costings work.  The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our	No change required	Unresolved
18.02		5	7. Transport & Movement	Background reports		The BNW PSP Background Report references an Infrastructure Designs and Costings Report by Cardno Victoria dated July 2019. A copy of this was not provided with the background documents online. Can this report please be made available for review?	The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.  The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.  Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.	Update website	Unresolved
18.021		5	7. Transport & Movement	Old Sydney Road		The BNW PSP study area does not appear to include the Old Sydney Road reserve, however the Traffic Report prepared by GTA Consultants dated December 2018 states that Old Sydney Road "will ultimately consist of a two-lane cross section (one lane in each direction) through the study area". We request the VPA please provide further clarity regarding what is proposed for Old Sydney Road.	Old Sydney Rd is not an allowable item under the ICP Ministerial Direction as it is not planned to function as an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP. Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved
18.022		5	7. Transport & Movement	ICP & background costings		The BNW PSP includes limited ICP provisioning for two 4-way signalised intersections with Hadfield Road reservation, however there does not appear to be any ICP provision for the east-west construction of Hadfield Road itself.	The VPA notes that Hadfield Road is not located within the Beveridge North West PSP area, and is outside the scope of the proposed amendment.	No change required	Unresolved

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18.023		5	7. Transport & Movement	General		The location of these 4-way signalised intersections divides the residential area as they are not located where their natural desire lines are situated (activity centres, schools, indoor recreation facilities etc) and therefore may not be required.	The VPA will amend Plan 10 to show that the location of the northernmost intersections (Hadfield Road with the 2 respective north-south arterials) will be determined through the strategic planning process associated with the Wallan South PSP, noting that the signals will be located at the intersection of the arterials with Hadfield Road.	Change required	Unresolved
18.024		5	7. Transport & Movement	Public transport		There appears to have been a very limited assessment of public transport requirements and design beyond bus capable roads. Have other opportunities to improve public transport patronage and facilitate a more efficient public transport network been considered?	The VPA considers that the proposed public transport capable network provides appropriate coverage of the site (satisfies DOT standards) and sufficient capacity for a range of public transport options.	Change required	Unresolved
18.025		5	7. Transport & Movement	Public transport		Given the size of the BNW PSP area and its location relative to existing rail infrastructure, has the VPA considered alternate forms of transport which would benefit from strategic provisioning and integration within the BNW PSP?	The VPA considers that the proposed public transport capable network provides appropriate coverage of the site (satisfies DOT standards) and sufficient capacity for a range of public transport options. The VPA will amend Plan 9 'Public Transport and Path Network' to include the indicative PPTN route. VPA also notes the extensive cycling and walking path networks planned to encourage and enable the use of these modes which will complement the mix of land uses and density planned.	Change required	Unresolved
18.026		5	8. Integrated Water Management & Utilities	Background reports		The Utilities Servicing & Infrastructure Assessment undertaken by Cardno Victoria Pty Ltd in March 2014 is based on the expectation that the BNW PSP precinct will eventually accommodate approximately 11,000 residential lots. I note the current proposed BNW PSP Housing Density Guide at Table 4 contemplates approximately 16,286 dwellings.	Noted	No change required	Unresolved
18.027		5	8. Integrated Water Management & Utilities	Background reports		What is the current status of this revised Cardno Servicing & Utilities Report and when it is expected to be made available to enable us to review?	The VPA has sought the most up to date information from the relevant utility providers and will update the PSP accordingly.	No change required	Unresolved
18.028		5	8. Integrated Water Management & Utilities	Drainage & waterways		A portion of the precinct adjacent the northern boundary is within the Taylors Creek DSS. Can the VPA advise what analysis has been undertaken to ascertain the developability of this land noting there are no DSS infrastructure items within the BNW PSP area?	The proposed residential land to the north of the conservation area (un-credited open space – landscape values) will be serviced by the Taylors Creek Development Services Scheme. Noting that Future Urban Structure for the Wallan South and Wallan East PSP is yet to be determined, the ultimate drainage servicing outcome for this catchment is subject to change (MW submission)	No change required	Unresolved

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18.029		5	9. Precinct Infrastructure & Staging	ICP & background costings		Has the VPA undertaken infrastructure cost analysis for the works identified in the BNW PSP? If so, when will a copy be made available for review?	<p>The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.</p> <p>The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.</p> <p>Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.</p>	No change required	Unresolved
18.03		5	9. Precinct Infrastructure & Staging	ICP & background costings		The absence of an ICP creates significant uncertainty regarding the future development of the precinct. What is the anticipated timing and process for the completion of the ICP for the BNW PSP?	<p>The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.</p> <p>The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.</p> <p>Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.</p>	No change required	Unresolved
18.031		5	1. General	General		I would like to be involved in any future Panel Hearing process in relation to the amendment and should you have any questions, please do not hesitate to contact the undersigned.	Noted	No change required	Unresolved
19.001	Crystal Group	N/A	1. General	General		The ability for CG to recognise the full potential of the subject site may be significantly impacted by Amendment C106 as it is currently contemplated. While the BNW PSP does not directly apply to the subject site, we submit that there are a number of strategic matters that should be considered and addressed as part of BNW PSP process to avoid the known, and potential unintended consequences regarding the future development of CG's strategic land holding within the WS PSP.	Noted	No change required	Unresolved
19.002	Crystal Group	N/A	1. General	General		CG is aligned with the VPA's aspirations for BNW in that it seeks to facilitate new urban development and associated infrastructure provision including open space and community outcomes	noted	No change required	Unresolved

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19.003	Crystal Group	N/A	5. Open Space, Com Facilities & Education	Open space		How is the location of the indoor recreation facility (presumably a large building) consistent with the 'open plan' landscape values identified in the Landscape & Visual Assessment Report prepared by Planisphere dated September 2014?	The Planisphere Report identifies the proposed location of the indoor recreation facility as an 'open plain character area' with minimal features with a few trees that should be retained. The VPA has chosen the site in question as the proposed location for SR-01 and CI-05 due to its flat topography and minimal features of landscape significance.	No change required	Unresolved
19.004	Crystal Group	N/A	5. Open Space, Com Facilities & Education	Rural Conservation Zone		How have the dimensions and areas attributed to landscape value either side ( east and west) of open space park SR-01 been determined/ justified?	The RCZ has been revised from the extent currently shown in the exhibited PSP in consultation with all parties.  The VPA considers that the proposed amendments will preserving the visual integrity of key landscape features and retain the intended function of providing a distinction through use of open space between Beveridge NW and the Wallan South PSP area.	Change required	Unresolved
19.005	Crystal Group	N/A	3. Image, Character, Heritage & Housing	Topography & Slope		Slope management plan should be required for slopes up to 30% not 20% as proposed. Additional consideration should also be given to the direction of the slope (i.e. side slope versus front to back)	Provisions relating to housing and topography have been amended to improve clarity and consistency.	Change required	Unresolved
19.006	Crystal Group	N/A	3. Image, Character, Heritage & Housing	Affordable housing		To what extent have the VPA sought to incorporate affordable housing within the BNW PSP?	Provisions relating to affordable housing have been amended.	Change required	Unresolved
19.007	Crystal Group	N/A	4. Town Centres & Employment	Background reports		We assume the Economic Assessment Report prepared by Essential Economics dated July 2019 referred to in the BNW PSP Background Report is the same document as the Economic Assessment Report prepared by Ethos Urban dated July 2019. Please confirm our understanding is correct.	The VPA confirms that Essential Economics report dated July 2019 and referred to in the BNW PSP Background Report is the same document as the Economic Assessment Report prepared by Ethos Urban dated July 2019.	No change required	Unresolved
19.008	Crystal Group	N/A	4. Town Centres & Employment	General		The location of Northern and Western Local Town Centres (LTC's) within the BNW PSP share a 'disputed' catchment in the north western corner of the precinct. Seemingly there remains a relatively un-serviced catchment in the south-west corner of the BNW PSP area. To what extent has the VPA considered alternate positioning of the northern and western L TC's to better serve these immediate densities and catchments?	The locations of the Local Town Centres has been determined through consideration of commercial catchments, topography and accessibility.  The VPA notes that alternate locations for Local Town centres may be considered that are generally in accordance with the Future Urban Structure.	No change required	Unresolved
19.009	Crystal Group	N/A	4. Town Centres & Employment	General		Alternate positioning may assist to provide better integration with future L TC's and Local Convenience Centre's (LCC) within the future WS PSP providing improved coverage across both PSP's.	The locations of the Local Town Centres has been determined through consideration of commercial catchments, topography and accessibility.  The VPA notes that alternate locations for Local Town centres may be considered that are generally in accordance with the Future Urban Structure.	No change required	Unresolved

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19.01	Crystal Group	N/A	5. Open Space, Com Facilities & Education	Background reports		Has the VPA undertaken a community infrastructure / open space and recreation needs assessment to support the location, size and type of open space and recreation facilities and reserves throughout the PSP? If so, what are the total population forecasts being utilised?	The provision of community infrastructure has been determined according to anticipated future population of the Beveridge North West area as identified in the PSP.  Further refinement of what facilities will be delivered is to be determined through future community infrastructure in conjunction with the Wallan South PSP.	No change required	Unresolved
19.011	Crystal Group	N/A	5. Open Space, Com Facilities & Education	Open space		Without the benefit of any previous needs' assessment that may have been undertaken, could the VPA please provide further explanation and detail regarding the nature of indoor recreation facilities proposed within open space park SR-01?	The provision of community infrastructure has been determined according to anticipated future population of the Beveridge North West area as identified in the PSP.  Further refinement of community facility provision will be determined though a community infrastructure assessment currently underway.	No change required	Unresolved
19.012	Crystal Group	N/A	5. Open Space, Com Facilities & Education	Rural Conservation Zone		The visual and landscape character of Spring Hill Cone is proposed to be protected through the application of RCZ. We submit that there are elements of Spring Hill Cone that could be maintained by designating the area as open space rather than RCZ. Has the VPA considered parts of Spring Hill Cone that could be enhanced (e.g. Natural amphitheatre) be included as credited open space?	VPA do not support providing any part of Springhill cone as credited open space.	No change required	Unresolved
19.013	Crystal Group	N/A	5. Open Space, Com Facilities & Education	Rural Conservation Zone		Further consideration regarding permissible uses within the RCZ should be contemplated.	The land uses in the RCZ cannot be amended as they are in accordance with the Victoria Planning Provisions. Insufficient justification for reducing the RCZ extent and allowing additional land uses by creating areas of Urban Growth Zone have been provided.	No change required	Unresolved
19.014	Crystal Group	N/A	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 2	Precinct Features of the BNW PSP identifies a number of "gateway entry points" along the precinct's northern boundary. The intention of these is relatively clear but the rationale for determining their location is not. While they currently represent PSP boundaries, ultimately, they will be within a single residential area and will not reflect the threshold entry point between PSP's from an urban design land use perspective.	The VPA will update the 'gateway entry points' shown on the Plan 2 'Precinct Features' to show known future road connections.	Change required	Unresolved
19.015	Crystal Group	N/A	3. Image, Character, Heritage & Housing	Walkable Catchments & Density		It is not clear what is driving/ informing the location of this walkable catchment boundary shown on the FUS.	The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.  The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.	Change required	Unresolved



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19.016	Crystal Group	N/A	7. Transport & Movement	Background reports		The two north-south arterial roads are in very close proximity to each other. Traffic volumes appear to dissipate moving north and return east to the Northern Highway and Hume Freeway. A stronger rationale is required to demonstrate the necessity for both north south arterials.	The alignment of the proposed arterial roads is based on a 1mile (1.6km) grid. The narrowing of the spacing between the proposed arterials at the northern interface of the PSP reflects the response to the particular topography of the area. Two arterial roads are required within the PSP in order to provide for expected future traffic volumes, ensure the resilience of the wider road network, and facilitate the delivery of the High capacity public transport network.	No change required	Unresolved
19.017	Crystal Group	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)		Adjoining the precincts northern boundary, there is a residential area between the western arterial road and open space park SR-01. How is access to this future residential area to be achieved?	Access to this area is anticipated to be provided via a non-signalised intersection.	No change required	Unresolved
19.018	Crystal Group	N/A	9. Precinct Infrastructure & Staging	ICP & background costings		Given the close proximity of the north-south arterials and the location of the open space SR-01, detailed infrastructure costings are required to better understand the funding requirements to deliver these works.	The VPA has used the Benchmark Infrastructure Costings Report prepared by Cardno to inform the infrastructure costings for the precinct. Where benchmark items/costs were not applicable, the VPA engaged Cardno to undertake bespoke designs & costings work.  The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our	No change required	Unresolved
19.019	Crystal Group	N/A	9. Precinct Infrastructure & Staging	ICP & background costings		The BNW PSP Background Report references an Infrastructure Designs and Costings Report by Cardno Victoria dated July 2019. A copy of this was not provided with the background documents online. Can this report please be made available for review?	The VPA has used the Benchmark Infrastructure Costings Report prepared by Cardno to inform the infrastructure costings for the precinct. Where benchmark items/costs were not applicable, the VPA engaged Cardno to undertake bespoke designs & costings work.  The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our	No change required	Unresolved
19.02	Crystal Group	N/A	7. Transport & Movement	Old Sydney Road		The BNW PSP study area does not appear to include the Old Sydney Road reserve. We request the VPA please provide further clarity regarding what is proposed for Old Sydney Road.	Old Sydney Road is outside of the PSP boundary. Old Sydney Rd is not an allowable item under the ICP Ministerial Direction as it is not planned to function as an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP. Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved

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19.021	Crystal Group	N/A	9. Precinct Infrastructure & Staging	ICP & background costings		The BNW PSP includes limited ICP provisioning for two 4-way signalised intersections with Hadfield Road reservation, however there does not appear to be any ICP provision for the east-west construction of Hadfield Road itself.	The VPA notes that Hadfield Road is not located within the Beveridge North West PSP area, and is outside the scope of the proposed amendment.	No change required	Unresolved
19.022	Crystal Group	N/A	7. Transport & Movement	General	Plan 9	The location of these 4-way signalised intersections divides the residential area as they are not located where their natural desire lines are situated (activity centres, schools, indoor recreation facilities etc) and therefore may not be required.	The VPA will amend Plan 10 to show that the location of the northernmost intersections (Hadfield Road with the 2 respective north-south arterials) will be determined through the strategic planning process associated with the Wallan South PSP, noting that the signals will be located at the intersection of the arterials with Hadfield Road.	Change required	Unresolved
19.023	Crystal Group	N/A	7. Transport & Movement	Public transport	Plan 9	There appears to have been a very limited assessment of public transport requirements and design beyond bus capable roads. Have other opportunities to improve public transport patronage and facilitate a more efficient public transport network been considered?	The VPA considers that the proposed public transport capable network provides appropriate coverage of the site (satisfies DOT standards) and sufficient capacity for a range of public transport options. The VPA will amend Plan 9 'Public Transport and Path Network' to include the indicative PPTN route.	Change required	Unresolved
19.024	Crystal Group	N/A	7. Transport & Movement	Public transport	Plan 9	Given the size of the BNW PSP area and its location relative to existing rail infrastructure, has the VPA considered alternate forms of transport which would benefit from strategic provisioning and integration within the BNW PSP?	The VPA considers the proposed street network provides an appropriate level of connectivity and sufficient capacity for a range of public transport options.  The VPA will amend Plan 9 'Public Transport and Path Network' to include the indicative PPTN route.  The VPA notes that DoT is the authority responsible for the delivery of public transport, and is open to consideration of	Change required	Unresolved
19.025	Crystal Group	N/A	8. Integrated Water Management & Utilities	Background reports		The Utilities Servicing & Infrastructure Assessment undertaken by Cardno Victoria Pty Ltd in March 2014 is based on the expectation that the BNW PSP precinct will eventually accommodate approximately 11,000 residential lots. CG note the current proposed BNW PSP Housing Density Guide at Table 4 contemplates approximately 16,286 dwellings.	Noted	No change required	Unresolved
19.026	Crystal Group	N/A	9. Precinct Infrastructure & Staging	Background reports	General	What is the current status of this revised Cardno Utilities and Servicing report and when it is expected to be made available to enable us to review?	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	No change required	Unresolved
19.027	Crystal Group	N/A	8. Integrated Water Management & Utilities	Drainage & waterways		A portion of the precinct adjacent the northern boundary is within the Taylors Creek DSS. Can the VPA advise what analysis has been undertaken to ascertain the developability of this land noting there are no DSS infrastructure items within the BNW PSP area?	The proposed residential land to the north of the conservation area (un-credited open space – landscape values) will be serviced by the Taylors Creek Development Services Scheme. Noting that Future Urban Structure for the Wallan South and Wallan East PSP is yet to be determined, the ultimate drainage servicing outcome for this catchment is subject to change (MW submission)	No change required	Unresolved

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19.028	Crystal Group	N/A	9. Precinct Infrastructure & Staging	ICP & background costings		Has the VPA undertaken infrastructure cost analysis for the works identified in the BNW PSP? If so, when will a copy be made available for review?	<p>The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.</p> <p>The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.</p> <p>Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.</p>	No change required	Unresolved
19.029	Crystal Group	N/A	9. Precinct Infrastructure & Staging	ICP & background costings		The absence of an ICP creates significant uncertainty regarding the future development of the precinct. What is the anticipated timing and process for the completion of the ICP for the BNW PSP?	<p>The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.</p> <p>The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.</p> <p>Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.</p>	No change required	Unresolved
19.03	Crystal Group	N/A	1. General	General		CG would like to be involved in any future Panel Hearing process in relation to the amendment and should you have any questions, please do not hesitate to contact the undersigned.	Noted	No change required	Unresolved
21.001	Catholic Education Melbourne	N/A	1. General	General		We support the future provision of two Catholic primary schools and one Catholic secondary school as it is consistent with the future demand for Catholic schools in this area as identified by CEM	Noted	No change required	Unresolved
21.002	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools	Plan 3	CEM require a 3ha site for a primary school to allow for education facilities that include 2.6ha to accommodate the primary school and an additional 0.4ha to accommodate our own ancillary education facilities. A 7 hectare site is required for the secondary school	The VPA will increase the size of all non government schools to 3 ha	Change required	Unresolved
21.003	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools		Three road frontages for a Catholic school site with a site dimension achieving a 60:40 ratio is the optimum preferred outcome.	Noted	No change required	No further action

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21.004	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools	Plan 3	<b>Western non-government school location</b> In relation to the location of the westernmost non-government school is relocated to the north of the local town centre adjacent to the linear park along the creek. This removes the site from being directly opposite the proposed government school site and the local community facility. It is also necessary to ensure that: - A safe pedestrian/bicycle link is provided to connect to the broader road network and community facilities.	The VPA do not oppose potential relocation of the non-government school but note that spatial configuration shown on the FUS provides high level guidance regarding what facilities and infrastructure are to be provided in this location. The final layout of the western town centre (and ancillary uses such as the schools) is subject to detailed designed that will be determined through the planning application process.	No change required	Unresolved
21.005	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools		<b>Central non-government school location</b> CEM has no objection to the proposed location for a Catholic secondary school but requires that: • The site has an area of at least 7 hectares with the site dimension providing a 60:40 ratio • A safe pedestrian link is provided to the open space are to the south over the collector road • A safe pedestrian/bicycle link is provided to connect to the	Noted	No change required	Unresolved
21.006	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools	Plan 3	<b>Eastern non-government school location</b> CEM has no objection to the proposed location for a Catholic primary school but requires that: • The site has an area of at least 3 hectares with the site dimension providing a 60:40 ratio. • A safe pedestrian/bicycle link is provided to connect to the broader road network and community facilities.	The VPA will increase the size of all non government schools to 3 ha	Change required	Unresolved
21.007	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Appendices	Appendix 4.1	The Precinct Infrastructure Plan at page 52 in Appendix 4 identifies the schools intended for non-government (Catholic) schools as 'Private Education'. It is considered that the more appropriate designation would be "Non-government Education Provider" as this is the terminology typically used for Future Urban Structure Plan.	The VPA will amend Appendix 4.1 to reference 'Non-Government Education Provider'	Change required	Unresolved
21.008	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools		A recent change in policy at the VPA is to no longer designate Catholic education as the lead agency identified to deliver non-government education in the Precinct Infrastructure Plan (PIP) table of the Precinct Structure Plan. The policy change noted that Catholic education would remain as the lead agency in the background report. There is no background report exhibited in association with the Beveridge North West PSP.	Noted	No change required	Unresolved

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21.009	Catholic Education Melbourne	N/A	5. Open Space, Com Facilities & Education	Schools		CEM requests that the VPA honour the process outlined in the Standard Approach for Non Government School Sites in Precinct Structure Plans. In lieu of a background report, the VPA is obliged to provide a mechanism to ensure greater certainty in the delivery of Catholic schools in the Beveridge North West PSP in return for our commitment to engage in the process and ensure the optimal delivery of education infrastructure to this future	The provision of community infrastructure has been determined according to the anticipated future population of the Beveridge North West PSP and using standard PSP facilities standards.  The VPA will confirm the provision of community facilities within Beveridge North West PSP through the Wallan South community needs assessment.	No change required	Unresolved
22.001	Yarra Valley Water	1,2,3,4,9,11,13	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 1	Scale of radial distances is incorrect; show Beveridge and Wallan train stations; label Hume Fwy and Camerons Lane Interchange	The VPA will replace Plan 1 with the North Growth Corridor Plan.	Change required	Unresolved
22.002	Yarra Valley Water	1,2,3,4,9,11,13	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Section 1	While YVW is keen to continue to work closely with the VPA and MSC through the PSP process, we kindly request that YVW's name be removed from the sentence stating that the parties 'worked closely together'	The VPA will amend Section 1 per YVW submission.	Change required	Unresolved
22.003	Yarra Valley Water	1,2,3,4,9,11,13	1. General	ICP & background costings	Section 1	YVW requests a copy of ICP to review	The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.  The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.  Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.	No change required	Unresolved
22.004	Yarra Valley Water	1,2,3,4,9,11,13	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 2	Further information about the items on this plan and how they have been defined and what this means will be useful - what is meant by a 'gateway entry point'; what do the different land categories relate to and how have they been defined?	The VPA will update the 'gateway entry points' shown on the Plan 2 'Precinct Features' to show known future road connections.	Change required	Unresolved
22.005	Yarra Valley Water	1,2,3,4,9,11,13	0. Other	Quarry	Plan 2	Do not support the inclusion of the 'Proposed quarry WA1473' on this plan.	The VPA acknowledges the differing positions regarding the proposed quarry. This mater is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved

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22.006	Yarra Valley Water	1,2,3,4,9,11,13	1. General	General	Section 1.1	Please provide further information in within the PSP regarding the definition of 'general discretion'. How is 'generally in accordance with' used and defined in the PSP?	The reference to general discretion at Section 1.1 is not a reference to generally in accordance. The 'generally in accordance' principle is introduced in the UGZ. 'Generally in accordance' not defined in the planning scheme or the PSP but is an established principle based on VCAT case law. The principle of 'generally in accordance' is not unique to PSP's.	No change required	Unresolved
22.007	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Arterial Roads	Plan 3	Alignment of the eastern north-south arterial road. This alignment is 'too' direct and will sever the eastern side of the Southern Local Town Centre catchment. It is also likely to raise implementation concerns. Request that the FUS be updated.	The VPA has investigated the alignment of the proposed arterial roads and the potential realignment of the eastern arterial road. The VPA considers the proposed alignments to be efficient, appropriate for the topography, and with enough intersections to ensure an appropriate level of traffic safety.	No change required	Unresolved
22.008	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Other (inc. spec Rs & Gs)	Plan 3	Lack of a secondary access point onto Camerons Lane to the west of the Southern Local Town Centre – higher order edge road aligned through privately owned land is problematic for 2 reasons - out of YVW control and a quieter edge road is preferred to maximise the amenity of the drainage line, Request that the FUS be updated.	Current FUS presents no issues from Transport perspective. The exhibited PSP indicates three access points in close proximity to the southern local town centre. The local access road and the connector are both on Yarra Valley Water land. Some minor modifications should be able to be made to resolve this matter.	Further investigation	Unresolved
22.009	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Walkable catchments & density	Plan 3	How is the 'walkable' catchment defined? 30 dew/ha equates to 233m2 average lot sizes is restrictive and a poor amenity outcome; Should be located in high amenity locations to be determined such as blue/green spines, waterways and close to town centres	The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.  The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.	Change required	Unresolved
22.01	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Rural Conservation Zone	Plan 3	Key points of difference on FUSP – what does this mean? Suggest removal of from the FUS or provide further information.	The key points of interest are sites in elevated locations that provide opportunities for community activation e.g. walking trails, look outs or potentially limited commercial activity. The VPA will amend the PSP to provide additional guidance regarding these sites.	Change required	Unresolved
22.011	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	General	Plan 3	Flexibility of Southern Town Centre Design and surrounding land uses. The prescriptiveness of the town centre shapes and their arrangement should be determined at a later date and therefore deleted from this plan. Clarification of what happens next with the Southern Local Town Centre. Support not requiring a UDF process but Development Plan might be required. Suggest refining and updating the FUS	VPA will amend the application requirement at Section 3.0 of the UGZ to include preparation of a 'Town Centre layout plan', which will allow for the spatial configuration of the southern town centre to be determined through a developer-led detailed design process at the time of sub-division.  The VPA will amend how the Flexible Design Area overlay is shown on the plan to improve legibility.	Change required	Unresolved

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22.012	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Arterial roads	Plan 3	Realign the western arterial road in order to consolidate the walkable catchment of the Southern Local Town Centre and consolidate the value of the 'green spine' without the need for it to be crossed by an arterial road. Suggest refining and updating the FUS	The VPA has investigated the alignment of the proposed arterial roads and the potential realignment of the western arterial road. The VPA considers the proposed alignments to be efficient, appropriate for the topography, and with enough intersections to ensure an appropriate level of traffic safety.	No change required	Unresolved
22.013	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Arterial Roads	Plan 3	Consider the opportunity to downgrade the northern part of the western arterial road and/or the eastern arterial road to connector streets as per T&TS advice. Suggest refining and updating the FUS	The VPA considers that two north-south arterial connections are required to provide sufficient capacity for forecast traffic volumes, ensure the resilience of the wider strategic road network and facilitate the delivery of the Principal Public Transport Network. It is noted that the proposed network is consistent with the Growth Corridor Plans. The VPA does not consider truncating the eastern arterial before the intersection Hadfield Road to be a viable option.	No change required	Unresolved
22.014	Yarra Valley Water	1,2,3,4,9,11,13	2. Introduction, Vision & Objectives	General	Section 2.1	While YVW supports the vision for the precinct, the vision doesn't seem to acknowledge or recognise the uniqueness of this site and the opportunities which it presents. Suggest reviewing vision statement	The VPA notes that the PSP is a long-term strategic document whose is to facilitate the co-ordinated delivery of key community infrastructure, and to provide high-level guidance relating to expected outcomes. The VPA further notes that the outcomes of the PSP will be delivered in a variety of ways by a range of landowners and therefore considers that the PSP should adopt a flexible approach that is adaptable over time.	Change required	Unresolved
22.015	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Public transport	Section 2.1	We note that there is no mention of public transport within the PSP apart from identifying roads as bus capable roads. Confirmation is required as to what the vision statement refers to (i.e. is the intention to make Patterson Road a high frequency public transport route as per the GTA statement in their transport modelling report?)	The VPA will amend Plan 9 'Public Transport and Path Network' to include the indicative PPTN route.	Change required	Unresolved
22.016	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	General	Table 1	Community and Education figures do not add up (variation of 5ha), no regional open space figures. Review calculations within Table 1 as there appears to be some errors and omissions. Suggest review and update.	Noted. The VPA will review and update as required	Change required	Unresolved
22.017	Yarra Valley Water	1,2,3,4,9,11,13	2. Introduction, Vision & Objectives	General	Table 1	Please refer to Appendix D for further work completed by Mesh Planning and Design on the dwelling and population figures for the Hazelwynde land holding. A realistic view of this landholding would be 6,500 lots and a population of 20,000 people. Suggest reviewing assumptions around population and density.	The VPA has reviewed the density assumptions associated with different character areas in the PSP. These will be captured in Table 2 and include differentiated densities in walkable catchments/non-walkable catchment areas.	Change required	Unresolved
22.018	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	ICP & background costings	Table 1 Plan 4	Precinct Land Use Budget identifies the total area within the PSP required for transport infrastructure. Confirmation is required as to how these areas have been calculated to ensure that an adequate allowance has been made.	The Beveridge North West ICP is informed by detailed designs & costings work undertaken by Cardno. The land take information identified in the land use budget table has been informed by this work. The Benchmark costings and the infrastructure designs for non-standard items are available on the VPA website.	No change required	Unresolved

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22.019	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)	G6	What is an acceptable outcome in this instance? How is a 'sense of arrival' and 'entry' defined? Seeks further clarity about this guideline.	The VPA will update the 'gateway entry points' shown on the Plan 2 'Precinct Features' to show known future road connections.	Change required	Unresolved
22.02	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Biodiversity & trees	G13	What is defined as a 'tree row'. This is not clear on Plan 8. Seeks further clarity about this guideline.	Plan 8 and associated provisions relating to vegetation have been updated.	Change required	Unresolved
22.021	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Rural Conservation Zone		Old Sydney Road does not appear to form part of the FUSP or Plan 10 Street Network. YVW understood that this road was to be included within the boundary of the PSP an also included within the ICP. In addition, a cross section is shown in Appendix 4.5 for	Old Sydney Road does not form part of the precinct or an ICP funded item.	No change required	Unresolved
22.022	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Rural Conservation Zone		<p>Add a new requirement/guideline: "The elevated land in the north western part of the YVW land has been identified as containing landscape values that are worthy of retention. This land will either be transferred into public ownership and maintained in perpetuity as publicly accessible open space or the land may be developed for a combination of public and private purposes."</p> <p>Following from the above: "If the land is developed for a combination of public and private purposes the land must contain: 1) one or more publicly accessible open spaces located at key vantage points; 2) a connected walking and cycle train system; 3) a site for commercial activities that is located at an accessible key vantage point; 4) a maximum number of 5-8ha rural living sized lots; and 5) nominated building envelopes</p>	<p>The activities provided for in the Rural Conservation zone is set out under Clause 35.06 of the Mitchell Shire Planning Scheme. The extent of the RCZ area is being revised, but no new uses are contemplated.</p> <p>No changes to the existing land ownership arrangements are proposed at this time.</p>	No change required	Unresolved



Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
22.023	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Walkable catchments & density	R3	This requirement is too prescriptive. Remove walkable catchment from FUSP. Revise to 20 dw/ha in line with other PSPS. Allow density to follow amenity	<p>Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.</p> <p>The provisions relating to minimum residential densities have been amended to provide greater flexibility through the planning application process.</p> <p>The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.</p> <p>The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.</p> <p>The VPA considers that application of the Residential Growth Zone is appropriate within the walkable catchment areas identified in the Future Urban Structure of the PSP.</p>	Change required	Unresolved
22.024	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Interfaces	R4	Very prescriptive requirements for Old Sydney Road interface. Suggest removing.	<p>The interface requirements for Old Sydney Road / Urban Growth Boundary have been amended for clarity and consistency with the Requirements and Guidelines of Section 3.1.</p> <p>The VPA considers that the proposed requirements are appropriate in the context of the rural-urban interface.</p>	Change required	Unresolved
22.025	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Affordable housing	G16 & G17	Recommend reducing target and encouraging affordable housing throughout the PSP, not just within the walkable catchment	Provisions relating to affordable housing have been amended.	Change required	Unresolved
22.026	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Topography & Slope	R5	Further explanation of what is meant by slope plan and diagram and how these are applied to the PSP. Recommend removing from PSP to avoid confusion and/or prescriptive outcomes	Provisions and Figures relating to topography have been updated for clarity.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
22.027	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Interfaces	Table 2	Unsure of quite specific requirements as Old Sydney Road/Urban Growth interface - Single building on the lot; Minimum 10m setback from Old Sydney Road reserve; Minimum 3m side boundary setbacks; Building height should not exceed 1 storey above ground. Suggest removing restrictions to Old Sydney Rd interface	The interface requirements for Old Sydney Road / Urban Growth Boundary have been amended for clarity and consistency with the Requirements and Guidelines of Section 3.1.  The VPA considers that the proposed requirements are appropriate in the context of the rural-urban interface.	Change required	Unresolved
22.028	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Walkable catchments & density	Table 3	Add detached housing to lots <300, Add 'tick'	Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.	Change required	Unresolved
22.029	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	Table 4	Need to understand the underlying intent of the mixed use precinct - what is allowed? What is the density/height restrictions? What are the land uses permissible? Ensure that there is not an underlying assumption that mixed use is ground floor commercial with upper floor residential. The mixed use precinct should allow for uses which support the Southern LTC (such as health, education, community and commercial uses)	The VPA acknowledges that the intended outcome for the mixed-use area is to provide for primarily commercial and employment based land uses that will be mutually supportive of the retail core. The range of anticipated activities are provided in the proposed land use table in the Urban Growth Zone.  The mixed use precinct will also provide an area of transitional scale and intensity between the commercial core and surrounding residential land use.	Change required	Unresolved
22.03	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Interfaces	Table 4	Can interface densities and housing typologies be used? What if densities greater than 9.5 dw/ha can be demonstrated in Sensitive Interface Area A and C? Need some consistency between legend on Plan 5 and Table 4 references. A note on Plan 5 linking table 4 would be useful	Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.  Plan 5 will be amended to ensure consistency with proposed Tables 2 & 3.	Change required	Unresolved
22.031	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Open space	Table 4	Include positive recognition that successful delivery of increased development densities will require a range of open spaces to be provided and that the preference is to deliver a network of linked open spaces of varying sizes, shapes and functions	The VPA will amend the relevant guidelines to provide positive recognition for the provision of a varied network of open space typologies	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
22.032	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Interfaces	Table 4	YVW requests some consistency between the legend on Plan 5 - Image, Character and Housing and Table 4. Currently the terminology between Plan 5 and Table 4 does not align and therefore it is difficult to interpret	Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.  Plan 5 will be amended to ensure consistency with proposed Tables 2 & 3.	Change required	Unresolved
22.033	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Topography & Slope	Plan 6	Further explanation of what is meant by slope plan and diagram and how these are applied to the PSP. Recommend removing from PSP to avoid confusion and/or prescriptive outcomes	Provisions and Figures relating to topography and slope have been updated for clarity.	Change required	Unresolved
22.034	Yarra Valley Water	1,2,3,4,9,11,13	3. Image, Character, Heritage & Housing	Topography & Slope	Fig 1.3 Table 5	Unsure how these requirements are applied to land holding and PSP. How do you interpret and implement? Difference between design slope and natural slope needs to be recognised. Suggest removal	Provisions and Figures relating to topography and slope have been updated for clarity.	Change required	Unresolved
22.035	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	Ordinance	Table 9	Include a requirement to prepare a Development Plan (or similar) for Southern Town Centre	The UGZ schedule is amended to allow additional as of right uses (office, research centre, research and development centre) in the applied Mixed Use Zone and change the application requirement for use, subdivision and works in the Southern Town Centre Flexible Design Area. VPA are revisiting the drafting in consultation with Yarra Valley Water and Mitchell Shire Council.	Change required	Unresolved
22.036	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	General	Table 9	Retail floorspace to be 7,000 sq. m for Southern LTC. Preference should be given to this town centre for future growth and <b>hierarchv in the network of LTCs in the PSP</b>	The VPA will amend the retail cap in the Southern Town Centre to 7,000 sqm per the final version of the Ethos Urban background report.	Change required	Unresolved
22.037	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	Table 9	Table is quite specific around areas of sq. m and area for land uses within the town centre. Does this need to be this specific? Why is there a requirement for an additional 1.15ha of local park? If table can not be deleted, include a specific acknowledgement that reduced land areas may be delivered with the agreement of the responsible authority.	Table 9 reflects the areas that are identified in the PSP land use budget. The VPA will amend Table 9 to include a note allowing the retail and mixed-use areas to be reduced at the discretion of the council. Items such as schools, community facilities and parks are funded through the ICP and cannot be reduced.	Change required	Unresolved
22.038	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	Concept plans and diagrams	Figure 5	Plaza space seems quite large in comparison to the rest of the town centre; concentrate retail in area of the plaza and community facility; recommend re-labelling 'office/commercial' to 'future possible office/commercial' so that uses are directed to Southern Town Centre in the first instance	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
22.039	Yarra Valley Water	1,2,3,4,9,11,13	4. Town Centres & Employment	Concept plans and diagrams	Figure 5	Include a note on the Northern Local Town Centre Concept Plan to the effect that the concept plans are indicative only and that alternative design responses may be submitted with the consent of MSC.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
22.04	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Rural Conservation Zone		Consideration should be given to uses permitted in landscape values land such as café/restaurant, function spaces, shop etc.	The land uses in the RCZ are in accordance with the Victoria Planning Provisions. Insufficient justification for reducing the RCZ extent and allowing additional land uses by creating areas of Urban Growth Zone has been provided. Cafe/restaurant may be permitted in the RCZ. Function centre and shop is prohibited.	Change required	Unresolved
22.041	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Rural Conservation Zone	Plan 7	What will be permitted to occur in the landscape values land. Refer above mentioned point as well as consideration for outdoor recreation activities. What will be the ultimate ownership of the landscape values land? Who will maintain and how will it be funded?	The activities provided for in the Rural Conservation zone is set out under Clause 35.06 of the Mitchell Shire Planning Scheme. The extent of the RCZ area is being revised, but no new uses are contemplated.  No changes to the existing land ownership arrangements are proposed at this time.	No change required	Unresolved
22.042	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Open space	Table 10	Given YVW landholding is of a significant size we recommend including a set of principles within the PSP relating to design, location and size of open space within the landholding; and a land use budget response to the total amount of open space required. This would allow greater flexibility within the PSP	The VPA notes that the locations of local parks shown on Plan 3 'Future Urban Structure' are indicative only. The final location and shape of local parks is subject to detailed design and assessment through the planning application process. Guideline 28 provides guidance for the assessment of proposals for alternative local parks locations.	No change required	Unresolved
22.043	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Open space	Table 10	Delete this table and replace with a table which specifies only the <b>total area</b> of each of the types of creditable open space that must be provided	The VPA considers that Table 9 provides an appropriate level of guidance regarding the role, area and locational attributes of credited open space.  The Future Urban Structure indicates that there is flexibility regarding the location of these items within parcels.	No change required	Unresolved
22.044	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Fig 7	Active Open Spaces within the PSP seem to overprovide for oval areas when compared to standard provisions within the PSP. In particular SR-03 includes 3 ovals instead of the standard provision of 2 ovals	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
22.045	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Open space	Table 10	SR-01 states that Northern Active Open Space is boarded by Southern Local Town Centre LTC-3. This should be amended to the Northern Local Town Centre. SR-03 should also be acknowledged as bounding the mixed use precinct surrounding the Southern Local Town Centre	The VPA will amend Table 10 to reflect the correct location of SR-01	Change required	Unresolved
22.046	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Biodiversity & trees	R7 G29, G44, G55, G58	In order to ensure that trees within the streetscape becomes a priority in street design and service provision, we encourage that greater emphasis be placed on the importance of trees within the streetscape and therefore the requirements relating to tree canopies. This also applies to guidelines 29, 44, 55 and 58	The VPA considers the provision of trees a matter of detailed design that us more appropriately addressed through the planning application process.	No change required	Unresolved
22.047	Yarra Valley Water	1,2,3,4,9,11,13	6. Biodiversity & Bushfire Management	Drainage & waterways	R7	MSC engineering standards for WSUD needs to be aligned with their Street Tree and Park Tree policy to ensure this requirement can be achieved	The VPA notes that Mitchell Shire Council policy is beyond the scope of the proposed amendment.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
22.048	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Other (inc. spec Rs & Gs)	G34	Recommend deletion of this guideline. Amenity should drive density and therefore open spaces should be framed by dwellings as much as possible to diversify product, achieve density and provide passive surveillance	The VPA will amend Guideline 34 to read "Public recreation and open space areas should be located in areas where they will make a positive contribution to neighbourhood character and identity and where they will support the delivery of diverse housing product."	Change required	Unresolved
22.049	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Open space		Include recognition that additional open space may be provided if supported by the MSC	The VPA notes that the locations of local parks shown on Plan 3 'Future Urban Structure' are indicative only. The final location and shape of local parks is subject to detailed design and assessment through the planning application process. Guideline 28 provides guidance for the assessment of proposals for alternative local parks locations.  The VPA notes that a developer may provide additional open space at their discretion. This land will not be credited and will be subject to ICP and GAIC liability.	No change required	Unresolved
22.05	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Fig 7- 10	Recommend removing Sports Field Concept Plans from the PSP document to allow greater flexibility. If these can not be removed, consider including a note on each of the active open spaces concept plans that states, "layouts are indicative only and may be changed with the agreement of MSC"	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
22.051	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Fig 11	Recommend removing this concept plan to allow for greater flexibility with the ways these spaces are designed and implemented	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
22.052	Yarra Valley Water	1,2,3,4,9,11,13	6. Biodiversity & Bushfire Management	Biodiversity & trees	Plan 8	Clarify these categories within the legend of this plan. What do these categories mean and do they relate to any requirements or guidelines within the PSP?	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirements and Guidelines will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report.	Change required	Unresolved
22.053	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Hume connection	Plan 9	YVW wishes to understand more about the note 'potential east-west connector over Hume Freeway - funding, design, likelihood status of this connection	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a potential connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time and no allowance has been made to purchase land for the project.	Change required	Unresolved

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22.054	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Other (inc. spec Rs & Gs)	R11	Requirement should be revisited to allow flexibility in the planning and design of the public transport network. If the roads shown on Plan 9 are determined to not be required for PT, they revert back to a standard cross section	The VPA notes that the cross sections for the proposed arterial alignments are intended to enable provision of PPTN, which is the responsibility of DoT.  Guideline 56 allows for the consideration of alternative cross sections	No change required	Unresolved
22.055	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background reports	Plan 10	GTA modelling seems higher than reality of the PSP with respect to number of dwellings and population projections. What affect does this have on road network and subsequent community and active open space catchments?	Dwelling and population numbers are model inputs (not model outputs) provided by VPA following consultation with stakeholders.	Further investigation	Unresolved
22.056	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Arterial Roads	Plan 10	Two proposed north-south aligned secondary arterial roads located along northern boundary of the site are located within 700m of each other. Typically 1.6km grid layout. In addition, Patterson Road south of Hadfield Road can be downgraded to a connector street standard	The alignment of the proposed arterial roads is based on a 1mile (1.6km) grid. The narrowing of the spacing between the proposed arterials at the northern interface of the PSP reflects the response to the particular topography of the area. The VPA considers that two north-south arterial connections are required to provide sufficient capacity for forecast traffic volumes, ensure the resilience of the wider strategic road network and facilitate the delivery of the Principal Public Transport Network. It is noted that the proposed network is consistent with the Growth Corridor Plans.	No change required	Unresolved
22.057	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	General	Plan 10	Consideration of further street network changes as per Figure 1: Proposed Street Network Modifications within the T&TS memo	The VPA is currently in the process of exploring options for addressing the matters raised in this submission point. We hope to resolve this matter before the Panel hearing.	Further investigation	Unresolved
22.058	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Other (inc. spec Rs & Gs)	Plan 10	Concern with lack of permeability to Southern Town Centre on FUSP	The VPA is currently in the process of exploring options for addressing the matters raised in this submission point. We hope to resolve this matter before the Panel hearing.	Further investigation	Unresolved
22.059	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background reports	Plan 10	What is the role of Hume Fwy and Northern Hwy upgrades? These are critical to unlocking the development potential of the site and are not referred to within the PSP document	Upgrades to the Hume Fwy and the Northern Hwy are outside the scope of the proposed amendment. However, they have been considered as part of the strategic transport modelling undertaken by GTA	No change required	Unresolved
22.06	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Arterial Roads	Plan 10	Consideration should be given to straightening WNS Arterial Road to avoid proposed multiple horizontal short curves as superelevation may be required through some signalised intersections	The VPA notes that the proposed alignment of the western arterial road has been informed through detailed design works undertaken by Cardno. The VPA considers the proposed alignment to be appropriate for the topography, with enough intersections to ensure road safety	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
22.061	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Old Sydney Road	Plan 10	Old Sydney Road does not appear to form part of the FUSP or Plan 10 Street Network. YVW understood that this road was to be included within the boundary of the PSP an also included within the ICP. In addition, a cross section is shown in Appendix 4.5 for Old Sydney Road on page 64	Old Sydney Road is outside of the PSP boundary. Old Sydney Rd is not an allowable item under the ICP Ministerial Direction as it is not planned to function as an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP. Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved
22.062	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Slope	Table 11	YVW would like some further information on how to interpret and implement this table	The VPA is currently in the process of exploring options for addressing the matters raised in this submission point. We hope to resolve this matter before the Panel hearing.	Further investigation	Unresolved
22.063	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background reports		Lack of information or commentary on regional infrastructure items such as Camerons Lane interchange, Hume Freeway upgrades, Beveridge rail station	The VPA considers this information outside the scope of the PSP as it will be an incorporated document in the planning scheme. Notwithstanding this point, the VPA notes that they are all State Infrastructure items and will be delivered as need arises and subject to budget.	No change required	Unresolved
22.064	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	General		Strengthen recognition of the relative importance of and need for delivery of a diverse range of streets as a requirement but with flexibility to design the streets at detailed design. Refer to Ratio alternative cross sections in Appendix G	The VPA notes that Guideline 56 provides the for potential alternative street cross sections to be considered through the planning application process.	No change required	Unresolved
22.065	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Walkable Catchments & Density		Recognise the relative importance of diverse streets in off setting increased densities	The VPA notes that Guideline 56 provides for potential alternative street cross sections to be considered through the planning application process.	No change required	Unresolved
22.066	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	General		Recognise the specific need for diverse, more urban streets within the town centre and immediate surrounds	The VPA notes that Guideline 56 provides the for potential alternative street cross sections to be considered through the planning application process.	No change required	Unresolved
22.067	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	General	Plan 11	Separate the connector streets from the 'green spines'	Responding to the most recent ASR review of community facilities provision, the VPA proposes to: -Increase CL-03 by 0.5ha -Provide an additional community facility of 0.8ha in the south of the PSP	Further investigation	Unresolved
22.068	Yarra Valley Water	1,2,3,4,9,11,13	8. Integrated Water Management & Utilities	Drainage & waterways	Plan 2	We seek more clarity from VPA on their requirements for the future maintenance of the unnamed natural wetland on the northern boundary of the PSP. This may have implications for the potential Taylors Creek diversion arrangements.	Melbourne Water have confirmed that the floodplain identified on the features plan is not required as part of the Kalkallo Creek DSS. The VPA also notes that the Biodiversity Conservation Strategy does not include any features within the PSP area. No additional provision has been made for the flood plain.	No change required	Unresolved

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22.069	Yarra Valley Water	1,2,3,4,9,11,13	8. Integrated Water Management & Utilities	Drainage & waterways		Include a requirement seeking a review of the MW DSS prior to permit to address YVW research and thinking into stormwater to potable objectives and initiatives	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	No change required	Unresolved
22.07	Yarra Valley Water	1,2,3,4,9,11,13	8. Integrated Water Management & Utilities	Drainage & waterways		Greater flexibility of the use of encumbered and unencumbered open space to include blue/green spaces and a connection to water	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	No change required	Unresolved
22.071	Yarra Valley Water	1,2,3,4,9,11,13	8. Integrated Water Management & Utilities	Drainage & waterways	G57	Needs to be consistency between MSC Engineering Standards for WSUD and Street and Park Tree Policy	Noted	No change required	Unresolved
22.072	Yarra Valley Water	1,2,3,4,9,11,13	8. Integrated Water Management & Utilities	Drainage & waterways	Plan 12	This plan shows water, recycled water and sewer services which are not integrated with the FUSP. This could affect the liveability of the development through locations of easements and pipe tracks. YVW recommends reviewing the servicing plan in light of FUSP	The VPA will update the plans with the most recent data available	Change required	Unresolved
22.073	Yarra Valley Water	1,2,3,4,9,11,13	8. Integrated Water Management & Utilities	Other (inc. spec Rs & Gs)	G61	This guideline should be rewritten. Sewers are designated to run along waterway corridors, due to the topography of the land locating sewers outside of waterway corridors would increase the <del>death and cost of sewers</del>	The VPA notes that Guideline 61 allows for utilities to be provided within waterways with the consent of Melbourne Water	No change required	Unresolved
22.074	Yarra Valley Water	1,2,3,4,9,11,13	9. Precinct Infrastructure & Staging	ICP & background costings	General	Recognise the opportunity to divide projects between the YVW land holding and the remaining privately owned land to simplify and <del>de-risk implementation of the ICP</del>	Consideration of land owners was an informing factor in the design of the Future Urban Structure.	No change required	Unresolved
22.075	Yarra Valley Water	1,2,3,4,9,11,13	9. Precinct Infrastructure & Staging	Drainage & waterways	R22	This requirement should also include WSUD and best practice approaches; the specified 'local drainage system' may not specifically support WSUD; Remove reference to gas <del>infrastructure</del>	The VPA supports the inclusion of WSUD, however the removal of gas is not appropriate.	Change required	Unresolved
22.076	Yarra Valley Water	1,2,3,4,9,11,13	9. Precinct Infrastructure & Staging	General	R23	Include wording which references that alternatives are appropriate and/or requirements can be altered, amended or modified where the landowner and Responsible Authority agree	The VPA considers that the current drafting of the guideline provides scope for flexible design on the proviso that the relevant authority is satisfied with the proposed approach	No change required	Unresolved



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22.077	Yarra Valley Water	1,2,3,4,9,11,13	1. General	ICP & background costings	Appendix	Request that the ICP document be made available for review	<p>The VPA has prepared a draft ICP for the precinct structure plan and which will be submitted to the Minister for approval at the same time as the PSP. The current infrastructure costs fall within the standard levy.</p> <p>The planning and Environment Act does not require the exhibition of Standard Levy ICPs, however the VPA will be making the road and intersections designs available for inspection on our website.</p> <p>Please note that Appendix 4.1 – Precinct Infrastructure Plan – details all infrastructure included in the ICP. These items form part of the exhibited PSP and are open for comment.</p>	No change required	Unresolved
22.078	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Appendices	Appendix 4.1	IN-07 - why does this intersection need to be constructed to its ultimate layout?	The VPA notes that the inclusion of IN-07 as an ultimate construction item is an error. The VPA will amend Appendix 4.1.	Change required	Unresolved
22.079	Yarra Valley Water	1,2,3,4,9,11,13	9. Precinct Infrastructure & Staging	ICP & background costings	Appendix	Apportionment varies from 50% to 75% for upgrade of road projects RD-01 and intersection projects IN-01, IN-03, IN-08 and IN09. Clarification of apportionment is required	RD-01 and IN-01 has been externally apportioned to Beveridge Central ICP (50% and 25% external apportionment respectively). IN-03 will be externally apportioned to Beveridge South West. IN-08 and IN-09 will be externally apportioned to Wallan South PSP.	No change required	Unresolved
22.08	Yarra Valley Water	1,2,3,4,9,11,13	5. Open Space, Com Facilities & Education	Appendices	Appendix 4.1	SR-01 states 100% funding from BNWPSP. It is our understanding that this regional open space has part funding from the Lockerbie North DCP	The VPA notes that there is no apportionment for this project from the Lockerbie North DCP	No change required	Unresolved
22.081	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Appendices	Appendix 4.5	Include a notation on all plans stating that variations may be proposed subject to the agreement by the Responsible Authority	The VPA notes that Guideline 56 provides the for potential alternative street cross sections to be considered through the <u>planning application process</u>	No change required	Unresolved
22.082	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Old Sydney Road	Appendix	Old Sydney Road is not included in Precinct Boundary. Who is responsible for this road upgrade including the 4.0m Unsealed Trail? No allowance has been made for parking on the carriageway.	<p>Old Sydney Road is outside of the PSP boundary.</p> <p>Old Sydney Rd is not an allowable item under the ICP Ministerial Direction as it is not planned to function as an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP.</p> <p>Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.</p>	No change required	Unresolved
22.083	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Appendices	Appendix 4.5	Where linear parks adjoin Boulevard Connector Roads, consideration should be given to how the road cross section and linear open space will work together and not 'double up'	If higher traffic volumes are expected, then the boulevard connector is required. If volumes are expected to be accommodated using a standard connector, then council will assess the merits under "generally in accordance"	Further investigation	Unresolved

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22.084	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Appendices	Appendix 4.5	Clarification as to why 2m of shared path is located within the arterial road reserve under VicRoads management and 1m of the shared path is located within the service road reserve under Council management?	The bicycle path is depicted within the outer separator (between the arterial carriageway and the residential frontage road), noting that the cross sections are diagrammatic only. The individual elements are readily adjusted to suit local conditions and requirements of road authorities which may differ slightly. It is also noted that DOT manage the arterial carriageways and councils typically manage the verges (where the bicycle path is shown).	Further investigation	Unresolved
22.085	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Appendices	Appendix 4.5	Recommended that interim and ultimate year concept plans of arterial roads and intersections are prepared prior to finalisation of PSP	The VPA has used the Benchmark Infrastructure Costings Report prepared by Cardno to inform the infrastructure costings for the precinct. Where benchmark items/costs were not applicable, the VPA engaged Cardno to undertake bespoke designs & costings work. The Benchmark Infrastructure Costings Report is available on the VPA website and the bespoke designs by Cardno will be available on the VPA website under Beveridge North West Background Documents.	Update website	Unresolved
22.086	Yarra Valley Water	1,2,3,4,9,11,13	9. Precinct Infrastructure & Staging	Background Reports	PSP Background Report 13.4	YVW requests further information on the above including the status of the New Kalkallo Zone substation, the distance between Hazelwynde and the New Kalkallo Zone substation and the indicative cost of these infrastructure works.	The VPA considers this is beyond the scope of the PSP.	Further investigation	Unresolved
22.087	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Traffic modelling report	Figure 2.2 and 2.3-2.6 shows a key local access street through the Hilltop Reserve and a staggered T-intersection south of Hadfield Street. This is different to the FUSP	The VPA notes that the modelling undertaken in the strategic transport assessment is representative only, and does not reflect the final design and layout of all of the streets within the PSP area. Further, the VPA notes that GTA is updating the modelling report.	No change required	Unresolved
22.088	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Figure 4.7 and 4.8 show population and employment in an area mostly designated as Reserve and Regional Open Space. Other areas mostly designated as residential land uses also include employment uses	The VPA note that these diagrams are confusing. The model land use inputs for the PSP are provided by VPA. GTA will update the report.	Further investigation	Unresolved
22.089	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Significant increase in of number of dwelling, jobs and enrolments between 2014 and 2018 reports	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence.	Further investigation	Unresolved
22.09	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	2031 approx. 75% of PSP will be developed. This is a delivery rate of 1,050 dwellings p.a. between 2021 and 2031. By 2046 the remaining 25% will be delivered which equals 233 dwellings P.A between 2031 and 2046	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence. 2031 is used as a year for modelling purposes only. It represents the road network that the PSP will integrate with as well as surrounding land uses (updated as appropriate).	Further investigation	Unresolved

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22.091	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Figure 4.7 and 4.8 show growth in land use is proportional over entire PSP area. I.e. development from the south moving north	Noted. The VPA agree these diagrams are confusing. 2031 is used as a year for modelling purposes only. It represents the road network that the PSP will integrate with as well as surrounding land uses (updated as appropriate). It should not be inferred that the PSP is premised on what is shown in the diagrams. GTA will update the report.	Further investigation	Unresolved
22.092	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Mode share in table 4.2 has been frozen between 2031 and 2046. Historical data shows this should increase over time and therefore PT will increase	This comment is a misunderstanding of how the strategic model works. Mode shares are a model output, not an input. The mode share is a result of the model runs. PT mode share will depend on many things including service frequency, journey times and convenience	Further investigation	Unresolved
22.093	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Table 4.5 Peak Period Volume to Capacity Outputs and Level of Service is based on 2 hour traffic volume whereas lane capacity analysis is based on 1 hour traffic volume	Noted and agree with the comment. The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence. GTA will review and update report.	Further investigation	Unresolved
22.094	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Table 4.6 Summary of Ultimate Daily Volumes on Key Roads (2046) should be include WNS Arterial Road and Patterson Road south of Hadfield Street, Hume Hwy and Camerons Lane Interchange off ramps for analysis	The VPA is currently in the process of exploring options for addressing the matters raised in this submission point. We hope to resolve this matter before the Panel hearing.	Further investigation	Unresolved
22.095	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	"The capacity afforded on some roads in the northern sections of the PSP, such as the WNS Arterial Road and Patterson's Road could be reduced and still perform acceptable operating conditions." 2046 volume plots in Appendix B, the proposed continuation of Patterson's Road north of the southern town centre can be downgraded to a Connector Street standard from a secondary arterial road standard	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence.	Further investigation	Unresolved
22.096	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	in 2031, Patterson Road north of Camerons Lane northbound shows forced flow conditions, stoppages for long periods and low operating speeds. It is expected this become even worse at proposed intersection of Camerons Lane and Patterson's Road - the main entry point of access	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence. 2031 is used as a model year to only and is not indicative of actual development yields (and consequently traffic volumes derived) as YVW has outlined elsewhere in the submission.	Further investigation	Unresolved

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22.097	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	2031 - WNS Arterial Road has been modelled as four lane divided road. Traffic volumes justify a two lane two-way road.	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence. 2031 is used as a year for modelling purposes only. It represents the road network that the PSP will integrate with as well as surrounding land uses (updated as appropriate). A four lane road in the model allows the model to allocate traffic without constraint. It is not indicative of the scale of items costed in the ICP.	Further investigation	Unresolved
22.098	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	AM and PM 2031 volume/capacity ratio plots, the southbound and northbound traffic flows on Hume Fwy are very close to capacity and over capacity	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence. 2031 is used as a model year to only and is not indicative of actual development yields (and consequently traffic volumes derived) as YVW has outlined elsewhere in the submission. VPA also notes that Hume Freeway conditions and upgrades are not within the remit of this PSP	Further investigation	Unresolved
22.099	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	2031 and 2046 traffic volumes increase on WNS Arterial Road	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence.	Further investigation	Unresolved
22.1	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Confirmation as to why there is an increase in traffic volume on WNS arterial road. If increases are due to land uses north of the BNWPSP, landowner should not be liable for funding of road	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence.	Further investigation	Unresolved
22.101	Yarra Valley Water	1,2,3,4,9,11,13	7. Transport & Movement	Background Reports	GTA Strategic Transport Assessment	Transport model shows the need for additional traffic lanes on Northern Hwy and Camerons Lane interchange 2031 and Hume Hwy in 2046	The VPA is currently updating the background modelling and will respond to these submission points through the Circulation of Evidence. VPA also notes that Northern Highway and Hume Freeway conditions and upgrades are not within the remit of this PSP	Further investigation	Unresolved
23.001		N/A	0. Other	Sodic soils		Submits that the soils within the terrain are not appropriate to be used for urban development. This terrain is steep and suffers from a highly erosive soil profile, sodic, saline and structureless. We have deep erosional heads on all the streams – that are almost beyond our capabilities to stabilise being high slaking and dispersive. Further, there is wide sheet rill and tunnel erosion.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
23.002		N/A	0. Other	Sodic soils		The consequences of development of this area are that water quality in Kalkallo Creek will be grossly impacted and in a manner that is beyond out capability to address either in the development and building phase through to the mature phase. The existing erosion in Kalkallo Creek is in the too hard basket – very problematic and does not lend itself to the range of current stream stabilisation techniques. To subject these streams to increased runoff from urban development will see these streams become highly unstable and a management liability – a pending disastrous outcome. MWC's Kalkallo Creek DSS has failed to identify the extent of the problem and the huge potential for massive erosion to occur. This is due to the soils and lack of bed rock and salinity.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
23.003		N/A	0. Other	Sodic soils		The boundary of the sedimentary/basalt flow zones have not been mapped and there needs to be an extensive study done of the capability and impacts of all the terrain.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
23.004		N/A	0. Other	Sodic Soils		Urges that VPA pause the finalisation of the PSP, and undertake a very thorough land capability assessment with a view to erosion and Water Quality impacts on the streams	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance of the appropriate PSP response for these areas.	No change required	Unresolved
24.001	Niche Planning Studio	6	0. Other	Quarry		Formally objects to a proposed quarry and associated uses that are considered incompatible with the vision and development of the PSP area.	The VPA acknowledges the differing positions regarding the proposed quarry. This mater is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
24.002	Niche Planning Studio	6	5. Open Space, Com Facilities & Education	Rural Conservation Zone	Plan 3	Submits that there is no justification for the extent of the southern boundary of RCZ on Spring Hill. The change to the extent of the reserve does not consider the topography of the land site features and the future retention of the Gilbos dwelling, which is now located within the RCZ.	The VPA notes that the Gilbo dwelling is currently located within the RCZ, per the Mitchell Shire Planning Scheme.  The RCZ has been revised from the extent currently shown in the exhibited PSP in consultation with all parties. The Gilbo dwelling is now proposed to be outside of the RCZ.  The VPA considers that the proposed amendments will preserving the visual integrity of key landscape features and retain the intended function of providing a distinction through use of open space between Beveridge NW and the Wallan South	Change required	Unresolved

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24.003	Niche Planning Studio	6	5. Open Space, Com Facilities & Education	Rural Conservation Zone	Plan 3	Seeks that the Spring Hill reserve boundary to be changed to the agreed extent during the meeting dated 1 July 2019 with VPA and Council (see Appendix 1). This position is consistent with discussion at the meeting with VPA and Council on 1 July 2019 as part of detailed work and urban design analysis undertaken for the site.	<p>The VPA notes that the Gilbo dwelling is currently located within the RCZ, per the Mitchell Shire Planning Scheme.</p> <p>The RCZ has been revised from the extent currently shown in the exhibited PSP inconultation with all parties. The Gilbo dwelling is now proposed to be outside of the RCZ.</p> <p>The VPA considers that the proposed amendments will preserving the visual integrity of key landscape features and retain the intended function of providing a distinction through use of open space between Beveridge NW and the Wallan South</p>	Change required	Unresolved
24.004	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)	R1	To ensure that the intended flexibility is maintained at PSP level to permit level and the overall vision of the PSP can be realised, it is requested that R1 be expanded to specifically reference road alignments, such as 'Subdivision layouts, including road alignments, lot diversity and housing typologies must respond to natural features of the area...'	Requirement 1 has been amended to include suggested wording.	Change required	Resolved
24.005	Niche Planning Studio	6	7. Transport & Movement	Other (inc. spec Rs & Gs)	G56	Amended to "A variety of cross-sections are supported in subdivision layouts ...	The VPA will amend G56 to correct the grammatical error.	Change required	Resolved
24.006	Niche Planning Studio	6	7. Transport & Movement	Other (inc. spec Rs & Gs)		Seeks to confirm that Council will consider local connector road deflections and alignment to provide for a more site-responsive design and to support an interesting town centre. This submission aligns more broadly to how the PSP and its implementation intends to differentiate between "Requirements" and "Guidelines"	The VPA notes that Mitchell Shire Council has discretion to consider local and connector street alignments that are generally in accordance with the intended structure of the PSP on a case by case basis through the planning application process.	No change required	Resolved
24.007	Niche Planning Studio	6	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	Local Town Centre Design Principles P8 Dot point 3	Amend Principle 8 which states "Design the main and other streets to comply with the relevant cross-sections found within the PSP" to instead allow flexibility for consideration of diverse main street cross-sections.	The VPA notes that Guideline 56 allows for alternative street cross sections to be considered through the planning application process.	No change required	Unresolved
24.008	Niche Planning Studio	6	5. Open Space, Com Facilities & Education	Open space	LP-24	<p>It is submitted that in accordance with discussions at previous meetings) LP-24 is nominated as "flexible". We support its alignment physically connecting LP-25 and the southern boundary of Spring Hill reserve, however, maintain that its alignment should be generally flexible as show in the plan excerpt below.</p> <p>This can be implemented via Table 10 of the PSP, where "Locational Attributes" can be expanded to say that the location is flexible, however must physically connect LP-02 and Spring Hill reserve (amended from the Spring Hill Cone).</p>	<p>The VPA notes that the locations of local parks shown on Plan 3 'Future Urban Structure' are indicative only.</p> <p>The VPA will delete LP-25 and consolidate into LP-07, increasing its size to 1 ha</p>	Change required	Unresolved

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24.009	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Walkable catchments & density		<p>It is submitted such a high and rigid density target of a minimum of 30 dwellings/ha within walkable catchments is not appropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>- The density target will limit the ability to provide for meaningful dwelling diversity and typologies within the walkable catchments;</li> <li>- The delivery of such high density will potentially result in poor streetscape outcomes if applied in an inflexible way within the walkable catchments;</li> <li>- The requirement does not consider the context of the PSP area, which sits at the outer extent of northern Melbourne, and does not consider market and project drivers which will ultimately underpin a development project.</li> </ul>	<p>Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.</p> <p>The provisions relating to minimum residential densities have been amended to provide greater flexibility through the planning application process.</p> <p>The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.</p> <p>The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.</p> <p>The VPA considers that application of the Residential Growth Zone is appropriate within the walkable catchment areas identified in the Future Urban Structure of the PSP.</p>	Change required	Resolved
24.01	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Walkable catchments & density		We submit the density amended to provide flexibility with a minimum density of 20 dwellings with 30 dwellings/ha or greater encouraged in and around activity centres.	Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.	Change required	Unresolved
24.011	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Walkable catchments & density	R2	Amend R2 to be a Guideline	The exhibited version of Requirement 2 has been amended and has been replaced by a new Guideline 15 regarding the delivery a range of lot sizes in contextually appropriate locations.	Change required	Unresolved
24.012	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Walkable catchments & density	Table 4	Support a density "range" of 20-30+ dwellings/ha within Table 4	Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.	Change required	Unresolved

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24.013	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Interfaces	Sensitive Interface Area B	Assuming our interpretation of the PSP is correct, the PSP should be updated to show the interface areas and areas of steep slope on one plan and table to make referencing easier	Plan 5 will be amended to improve legibility.	Change required	Unresolved
24.014	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Walkable Catchments & Density	Table 2	It is submitted a standard density of 17 dwellings/ha should be maintained as there is enough control in Table 2 that ensures dwellings respond to this interface.	Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.	Change required	Unresolved
24.015	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Topography & Slope	Plan 5	Refine Plan 5 to accurately reflect areas of 'steep slope', that is mapping for area of slope greater than 10%	Plan 5 will be amended to improve legibility.	Change required	Resolved
24.016	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Topography & Slope		It is submitted that an additional Plan is inserted into the PSP that clearly defines "steep" areas as this is unclear and cross-referencing is required across Plan 5, Table 2, Table 4, Plan 6.	Plan 5 will be amended to improve legibility. Provisions and Figures relating to topography and slope have been updated for clarity.	Change required	Unresolved
24.017	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Topography & Slope	Fig 1-3	Remove Figures 1-3 as there is no trigger for construction of a dwelling and as such assessment of these sections cannot be achieved at the subdivision stage.	Provisions and Figures relating to topography and slope have been updated for clarity.  Exhibited Figures 1-3 will be deleted and replaced by a more legible explanatory diagram.	Change required	Unresolved
24.018	Niche Planning Studio	6	7. Transport & Movement	Ordinance	Sensitive Interface Area D	It is submitted sufficient guidance is provided within the PSP through a specific cross-section that will control development outcomes abutting the Hume Freeway interface.  Within Clause 3 of the UGZ (application requirements) delete the requirement for Housing and Design Guidelines for the Hume Fwy interface	The VPA has removed the mandatory planning application requirement for housing design guidelines.	Change required	Resolved
24.019	Niche Planning Studio	6	4. Town Centres & Employment	Other (inc. spec Rs & Gs)		For the purposes of ensuring viable town centre, a minimum floorspace of 4,500m2 is requested to allow for a full line supermarket, specialty shops and to support the western neighbourhood and catchment	The Economic Assessment for Beveridge North West notes that the anticipated catchment population for the proposed eastern Local Town Centre is unlikely to be sufficient to support a full-line supermarket. Given the limited population catchment, the VPA does not support increasing the retail floor areas to 4,500m2.  Notwithstanding the above, the VPA notes that the Schedule to the UGZ allows for the consideration of proposals that exceed the allocated shop floor area where an application is accompanied by a retail impact assessment (see Clause 3.0 of the UGZ).	No change required	Unresolved



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24.02	Niche Planning Studio	6	3. Image, Character, Heritage & Housing	Affordable housing		It is requested that further information supplied as to how the 10% affordable housing target has been set, and how housing affordability can practicably be implemented via the PSP.	The VPA is reviewing provisions relating to affordable housing.	Change required	Unresolved
24.021	Niche Planning Studio	6	0. Other	Quarry		We request we are party to any submissions supporting a quarry, associated land uses, or ICP or changes to the ICP	The VPA notes that all submissions on the Beveridge NW PSP are publicly available on the VPA website.	No change required	Resolved
24.022	Niche Planning Studio	6	1. General	General		We note the Directions Hearing is set for the week of 16 December 2019 with Panel pre-booked for week of Monday 17 February. The Panel date in particular may prove difficult for preparation of submission and we flag at this point that we be consulted about the date.	Noted The VPA notes that the Directions Hearing and Panel dates have been rescheduled to 2020.	No change required	Resolved
25.001	EPA	N/A	1. General	General		EPA notes the comments provided to the VPA on 22 July 2019 and is pleased to see that these comments have been incorporated into the amendment documents.	Noted	No change required	Unresolved
25.002	EPA	N/A	1. General	General		EPA has no concerns with the proposed planning scheme amendment, and in particular supports the inclusion of the need for an environmental site assessment (ESA), phase 2 for the sites identified to have a medium risk for potential contamination within the Urban Growth Zone Schedule 3.	Noted	No change required	Unresolved
25.003	EPA	N/A	0. Other	Sodic soils		EPA is concerned that the Utilities and Infrastructure Assessment prepared by Cardno (March 2014) does not give adequate consideration to localised soil conditions and the impact that large scale rezoning of land for residential development may have on the water quality of Kalkallo Creek and Merri Creek. EPA requests further engagement on this matter.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
25.004	EPA	N/A	1. General	General		EPA does not wish to be heard in support of its submission.	Noted	No change required	Unresolved
26.001	Mondus Property Australia	N/A	4. Town Centres & Employment	General	Table 6	Submits that the Beveridge North West PSP should clearly acknowledge the Beveridge Major Town Centre (designated in the North Growth Corridor Plan in Beveridge South-West) and should be explicitly referenced in Table 6 as a relevant town centre area external to the Beveridge North West PSP area.	The VPA notes that the North Growth Corridor identifies Beveridge Town Centre as a major town centre. The VPA will update Table 6 - Town Centre Hierarchy to including a reference to the Beveridge Major Town Centre.	Change required	Unresolved
27.001	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Affordable housing		Submits that affordable housing should only be mandated on the portion of land under YVW ownership and should the parcel be offloaded, the requirements should remain on the title	The VPA is reviewing provisions relating to affordable housing.	Change required	Unresolved
27.002	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Affordable housing		Submits that the Affordable Housing standard would be better expressed as a requirement rather than a guideline and that, ideally, provisions would be included in the UGZ Schedule to provide direction on how the requirement is to be satisfied.	The VPA is reviewing provisions relating to affordable housing.	Change required	Unresolved

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27.003	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 1	It is suggested that the Regional Context Plan from Beveridge Central PSP is clearer and more appropriate for adaptation and inclusion in the PSP	The VPA will update the context plans to reflect the North Growth Corridor Plan.	Change required	Unresolved
27.004	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 1	The future Beveridge Intermodal Freight Terminal would be better represented as a State significant industrial precinct.	The VPA will update the context plans to reflect the North Growth Corridor Plan	Change required	Unresolved
27.005	Mitchell Shire Council	N/A	4. Town Centres & Employment	General	Plan 1	Beveridge is shown as an Activity Centre (future) whereas the proposed southern town centre in this PSP is likely to replace the one proposed in BSW PSP	The VPA notes the southern most activity centre in the PSP is classified as a Local Town Centre. The VPA will not be amending the Northern Growth Corridor Plan.	No change required	Unresolved
27.006	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 1	The radial scale appears to be incorrect	The VPA will update the context plans to reflect the North Growth Corridor Plan	Change required	Unresolved
27.007	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	ICP & background costings	Appendix 4.1	Requests that the VPA provide land valuations and costings as early as possible to demonstrate that a supplementary levy is not required	The VPA notes that land valuations have not been undertaken at this point in time. Land valuations will be undertaken during the finalisation of the Beveridge NW ICP. Land valuations will not impact on whether a standard or supplementary ICP is required.  Benchmark costings have been used for all standard infrastructure items. Non-standard infrastructure items have been costed with MSC and all cost allocations have been previously made available to MSC. VPA is happy to provide a further copy of the costing table.	No change required	Unresolved
27.008	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Appendices	Appendix 4.1	In the apportionment column, it would be useful if in cases where apportionment is relevant, the corresponding PSP be listed	The VPA will amend Appendix 4.1 to include additional detail regarding external apportionments.	Change required	Unresolved
27.009	Mitchell Shire Council	N/A	0. Other	Appendices	Appendix 4.2	The Parcel Specific LUB should have the headings from the previous page to improve legibility	The VPA will update the table to improve legibility	Change required	Unresolved
27.01	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	General		Submits that there is no reference to community facilities needs assessment	The provision of community infrastructure has been determined according to anticipated future population of the Beveridge North West area as identified in the PSP.  Further refinement of community facility provision will be determined through a community infrastructure assessment currently underway.	No change required	Unresolved
27.011	Mitchell Shire Council	N/A	0. Other	Quarry		It is our observation that the 'Wallan/Beveridge Extractive Resources Analysis (2017)' is blinkered in its assessment of alternative locations and our intention would be to scrutinise this report in advance of any future planning panel hearing.	Noted	No change required	Unresolved
27.012	Mitchell Shire Council	N/A	0. Other	Background reports	Economic assessment	The Ethos Economic Assessment is on the basis of 40,000 future population which does not accord with the proposed density and population of the precinct which is estimated to be in excess of 48,000 residents.	Noted. The anticipated population is approximately 50,000. The VPA will confirm whether the discrepancy has a material impact on the recommendations of the assessment and will make any consequential amendments if required.	Further investigation	Unresolved

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27.013	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Section 1.4	Council objects to the final sentence of this paragraph, which states that a "basalt flow containing a high-quality rock resource has been identified to the west of Spring Hill. "The Coffey produced background report refers to the basalt in question as "newer basalt." Council intends to have the Coffey report reviewed in order to assess whether in fact this statement accords however it is considered inappropriate to classify there source as 'high quality' when there is no sound justification for	The VPA will retain the sentence as it is a statement of fact.	No change required	Unresolved
27.014	Mitchell Shire Council	N/A	1. General	General	Plan 3	Council is generally supportive of the land use arrangements and layout shown with in the draft Future Urban Structure on page 5.	Noted	No change required	Unresolved
27.015	Mitchell Shire Council	N/A	0. Other	Quarry	Plan 3	Council welcomes the decision by the VPA to adhere to the wishes of the Minister for Planning who directed that the Beveridge North West PSP should be released for public exhibition without basalt quarry shown	Noted	No change required	Unresolved
27.016	Mitchell Shire Council	N/A	0. Other	Quarry	Plan 3	Submits that MSC is not opposed to the extractive resource industries locating within the Shire and welcome the opportunity to find locations elsewhere in the Shire, outside the UGB where its is both more appropriate in terms of location and there is also an underlying layer of basalt.	Noted	No change required	Unresolved
27.017	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Rural Conservation Zone	Plan 3	The 'Key points of interest' need to be part of the discussion around the choice of zone for the currently proposed Rural Conservation Zone land which Council welcomes an open workshop to advance discussions.	The key points of interest are sites in elevated locations that provide opportunities for community activation e.g. walking trails, look outs or potentially limited commercial activity. The VPA will amend the PSP to provide additional guidance regarding these sites	No change required	Unresolved
27.018	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	Plan 3	Delete the residential walkable catchment area and require that higher density development be located in areas of high amenity, public transport routes and in/around town centres.	The extent of the walkable catchment areas shown on the Plan 3 will be amended to reflect a 400m/5min walkable catchment from planned activity centres and the future Principal Public Transport Network.  The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.  The VPA considers that application of the Residential Growth Zone is appropriate within the walkable catchment areas identified in the Future Urban Structure of the PSP.	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
27.019	Mitchell Shire Council	N/A	4. Town Centres & Employment	General	Plan 3	The Southern Town Centre (LTC 1) as currently proposed in the PSP provides for a lack of leverage for Council to force outcomes if negotiations breakdown with developers and we need to defend a decision at VCAT. The annotation on the plan is also extremely hard to decipher.	VPA will amend the application requirement at Section 3.0 of the UGZ to include preparation of a 'Town Centre layout plan', which will allow for the spatial configuration of the southern town centre to be determined through a developer-led detailed design process at the time of sub-division.  The Southern Town Centre Layout Plan will need to be prepared to the satisfaction of the council.  The VPA will amend how the Flexible Design Area overlay is shown on the plan to improve legibility.	Change required	Unresolved
27.02	Mitchell Shire Council	N/A	0. Other	Ordinance	UGZ3	In the draft Urban Growth Zone schedule (UGZ3) Council officers believe a master plan should be provided, upon the application for development anywhere on that affected property. Potential wording for the relevant section could read as follows: An application for subdivision and/or use and development of land at the Property 13 of the Beveridge North West Precinct Structure Plan must be accompanied by a masterplan for the Southern LTC-1, to the satisfaction of the Responsible Authority, in accordance with the Beveridge North West Precinct Structure Plan, Section X. The application must respond to any previously submitted land use layout plan to the satisfaction of the Responsible Authority.	The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.	Change required	Unresolved
27.021	Mitchell Shire Council	N/A	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	Table 9	Table refers to the land area requirements but makes no mention of any public realm requirements and that is where it is deficient from a UDF requirement. For example, there is no guidance minimum height requirements, extent of glazing/activation, façade articulation, width of main street, layout of mixed-use including guidance on intended uses, integration of residential uses etc.	The UGZ schedule is amended to allow additional as of right uses (office, research centre, research and development centre) in the applied Mixed Use Zone and change the application requirement for use, subdivision and works in the Southern Town Centre Flexible Design Area. VPA are revisiting the drafting in consultation with Yarra Valley Water and Mitchell Shire Council.	Change required	Unresolved
27.022	Mitchell Shire Council	N/A	4. Town Centres & Employment	General	G24	The design principles cover some of these requirements but is only referenced as a guideline (G24). It would help if the PSP required a proponent to directly respond to the design principles for LTC1. Only having it as a guideline is not good enough and will not allow council to defend our position at VCAT.	Guideline 24 has been amended to become a requirement.  The Local Town Centre design principles in Appendix 4.4 have been amended to provide greater clarity regarding built form outcomes.	Change required	Unresolved
27.023	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Open space	LP-04	Move LP-04 away from the future Camerons Lane intersection as the current proposed location provides poor amenity outcomes. Proposed to shift into the residential area to the north where it will benefit more residents.	The VPA will amend the locational attributes for LP-04 to remove references to being adjacent to RD-01. Land owners to be engaged.  The VPA proposes to split LP-04 to create two 0.75ha parks, one located on parcel 14 and one located on parcel 15.	Change required	Unresolved

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27.024	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	R2	Modify Requirement 2 and delete the residential walkable catchment/remove any references to the RGZ.	Requirement 2 has been amended.  The walkable catchment areas shown in Plan 3 will be used to inform the application of the Residential Growth Zone, which will allow for a more flexible design response in proximity to activity centres and the High Capacity Public Transport network.	Change required	Resolved
27.025	Mitchell Shire Council	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Section 2	Include a new objective to reflect that the Beveridge North West PSP supports the delivery of the upgraded Camerons Lane interchange however, it doesn't deliver the mechanism in terms of construction or funding.	The VPA considers that delivery of the Camerons Lane interchange is adequately recognised through the existing PSP objectives, and that it would be inappropriate to reference specific actions or projects as part of this section.	No change required	Unresolved
27.026	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)	Section 2	Paragraph 4 Precinct shouldn't be capitalized	The VPA will amend the paragraph.	Change required	Resolved
27.027	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	General	Objective 6	Objective 6 could be modified to read "Encourage built form and design layouts that demonstrate environmentally sustainable and resilient design principles".	The VPA amend the objective to include reference to 'environmental sustainability'.	Change required	Unresolved
27.028	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	General	Table 1	Is the Regional open space section required given none is proposed?	The VPA will amend Table 1 to remove reference to Regional Open Space.	Change required	Unresolved
27.029	Mitchell Shire Council	N/A	2. Introduction, Vision & Objectives	General	Table 1	There appear to be minor errors within the percentage calculations within Table 1 which should be reviewed. 27.9% Open Space plus 63.72% NDA plus 8.4% transport/community infrastructure equates to 100.2%.	The VPA will review the calculations and amend as required.	Change required	Unresolved
27.03	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	ICP & background costings		Council welcomes the opportunity to workshop an updated land use budget with the VPA post-exhibition.	Noted	No change required	Unresolved
27.031	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	R3	Requirement 3 refers to an average minimum density of 30 dwellings per developable hectare which is considered not only an excessive number but also a crude tool to tackle a complex issue.	The provisions relating to minimum residential densities have been amended to provide greater flexibility through the planning application process.	Change required	Unresolved
27.032	Mitchell Shire Council	N/A	0. Other	Sodic soils	R5	Requirement 5 is supported however due to the erodible and sodic soils it is vital that Site Environmental Management Plans (SEMP) are undertaken at all stages of development to mitigate negative offsite impacts and loss of top soil. It is recommended that this requirement includes a SEMP to be approved by Melbourne Water and the responsible authority.	The VPA have engaged a consultant to prepare an assessment of areas affected by sodic soils and to provide guidance on the appropriate PSP responses for these areas.	Further investigation	Unresolved
27.033	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Culture & heritage	Plan 5	Amend plan to remove the dry-stone wall reference due to none being present. The presence of rocky outcrops which may be able to be retained in subdivision layout plans is more relevant.	The VPA notes that dry stone walls are shown on Plan 5 Image Character and Housing. These are also annotated on Plan 2 Precinct Features.  Notwithstanding the above, Plan 5 will be amended to improve legibility.	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
27.034	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	G1	Guideline 1 which encourages medium / high density housing types within 400 metres of designated public transport routes should be reviewed to include consideration of proximity to services and facilities.	The VPA notes that the exhibited version of Guideline 1 refers to subdivision around existing buildings.  Notwithstanding the above, Requirement 2 has been amended to provide for the flexible application of density according to character and amenity.  Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.	Change required	Unresolved
27.035	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)	G2	Guideline 2 should include the southern town centre and therefore be reworded to remove the wording, "except for the southern town centre."	The VPA will amend the Guideline so that it applies to the southern Local Town Centre.	Change required	Resolved
27.036	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Biodiversity & trees	G3	Guideline 3 would be preferred as a requirement, Council strongly supports the retention of existing rows of trees as this assists in achieving increased canopy cover in accordance with Council's commitment to the Resilient Melbourne urban forest strategy however it should be added that an arborist report is required to be undertaken and necessary works completed to the satisfaction of the responsible authority prior to handover	The VPA notes that Guideline 3 in the exhibited version of the PSP refers to lot frontage. VPA seeks further clarity from Council regarding this submission.  Notwithstanding the above, Guideline 13 (proposed Guideline 6) has been amended as follows:  "Existing trees and vegetation should be retained and incorporated into the subdivision design and located within the	Change required	Unresolved
27.037	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Biodiversity & trees	G13	Remove '...where practicable'	Guideline 13 (proposed Guideline 6) has been amended to include existing trees and vegetation.  "Existing trees and vegetation should be retained and incorporated into the subdivision design and located within the public realm where practicable"  The VPA considers that the practicality of retaining vegetation is a matter of detailed design that is more appropriately assessed through the planning application process.	No change required	Unresolved
27.038	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)	G14	Should include '...to the satisfaction of the Responsible Authority.'	Guideline 14 (proposed Guideline 9) has been amended to include "to the satisfaction of the Responsible Authority."	Change required	Resolved
27.039	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	G15	Should be reworded to, 'Applications for subdivision should demonstrate how targeted densities can be achieved over time.'	Guideline 15 has been deleted and replaced by Requirement 1 and Table 2. Table 2 includes a guidance note regarding the delivery of target densities over time.	Change required	Unresolved

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27.04	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Affordable housing	G16 G17	Council would prefer this to be a requirement, particularly on the land in YVW ownership and the corresponding section of the UGZ schedule to reflect this. Affordable Housing is most appropriately located in and around the town centres.	The VPA is reviewing provisions relating to affordable housing.	Change required	Unresolved
27.041	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)	G19	Duplication of R3 and should be removed	The exhibited version of Guideline 19 has been amended and has been replaced by a new Guideline 15 regarding the delivery a range of lot sizes in contextually appropriate locations.	Change required	Unresolved
27.042	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Topography & Slope	G21	Should state that, retaining walls must be architecturally aesthetic, concrete and or timber sleepers are discouraged. Table 2 should be updated to reflect this	Proposed Requirement 6 addresses the integration of retaining structures as positive landscape features.	Change required	Unresolved
27.043	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Other (inc. spec Rs & Gs)		A requirement should be included requiring landscaping along any acoustic walls to improve amenity and assist in attenuating noise impacts.	The VPA is currently in the process of exploring options for addressing the matters raised in this submission point. We hope to resolve this matter before the Panel hearing.	Further investigation	Unresolved
27.044	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Interfaces	Table 2	Column C is addressed through R5 and G21, therefore should be deleted	Column C has been deleted from the Table.	Change required	Resolved
27.045	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Interfaces	Table 2	Under the description "Depth of interface" column A should specify how many rows of buildings are appropriate.	The depth of interface criteria has been amended to first row of lots adjoining the interface area. The VPA considers that the 'back of lot' cadastral boundary provides an appropriate demarcation for an interface requirement that will help to encourage a consistent streetscape environment.	Change required	Unresolved
27.046	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Interfaces	Table 2	Under the description "General" column A could also state that in situations adjoining landscape assets, small runs of medium density might be suitable.	The proposed amendments to Table 2 provides for more intensive forms of development such as terraced homes and townhouses may be provided in proximity to areas of high amenity, or where it can be demonstrated that a positive contribution will be made to neighbourhood character and identity.	Change required	Unresolved
27.047	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Interfaces	Table 2	The 3-metre side boundary, minimum setback may be excessive and 2m more appropriate.	The VPA considers that the proposed setbacks are consistent with the more spacious style of built character that is planned for this interface.	Change required	Unresolved
27.048	Mitchell Shire Council	N/A	4. Town Centres & Employment	Concept plans and diagrams		Council questions the logic of showing 15 hectares of town centre land capable of sustaining 25 dwellings per hectare when the plan for the town centre shows no housing.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
27.049	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	General	Table 4	Council is supportive of the persons per dwelling figure of 3.1 per household due to the evidence base and likely demographic of future residents	Noted	No change required	Resolved

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27.05	Mitchell Shire Council	N/A	3. Image, Character, Heritage & Housing	Walkable catchments & density	Table 4	30 dwellings per hectare in the mixed-use area should be deleted. There are other requirements and guidelines within the exhibited PSP that are adequate for permit applications proposing housing density to be considered on their merits.	Minimum residential densities have been set for neighbourhood character areas to maximise the proportion of the planned population within walkable distance to local services and public transport. The VPA considers that minimum density requirement within the 'walkable catchment area' are commensurate with the medium-density residential outcomes planned for in these locations.  Table 3 has been deleted and replaced with an amended Table 2, which will provide for the flexible application of density according to character and amenity. Table 2 also provide council with additional guidance for assessing the contextual appropriateness of proposals involving high and medium density dwellings through the planning application process.	Change required	Unresolved
27.051	Mitchell Shire Council	N/A	4. Town Centres & Employment	General	3.2	The Southern Town Centre appears large for a local town centre in comparison to Beveridge South West proposed major town centre, Wallan and Lockerbie Metropolitan Activity Centre	The Southern Local Town Centre is anticipated to provide approximately 9,000m2 of combined retail and commercial floor area. This level of provision is commensurate with the findings of the Ethos Urban Economic Assessment background report.  Notwithstanding the above, VPA will amend the application requirement at Section 3.0 of the UGZ to include preparation of a 'Town Centre layout plan', which will allow for the spatial configuration of the southern town centre to be determined through a developer-led detailed design process at the time of sub-division.	Change required	Unresolved
27.052	Mitchell Shire Council	N/A	4. Town Centres & Employment	Other (inc. spec Rs & Gs)	R6	Requirement (R6) should also reference the design principles in appendix 4.3	Guideline 24 has been amended to become a requirement.  The Local Town Centre design principles in Appendix 4.3 and 4.4 have been amended to provide greater clarity regarding built form outcomes.	Change required	Unresolved
27.053	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Other (inc. spec Rs & Gs)	Table 9	Community Facilities: it is Council's preference for this facility to be located in the retail core, also noting that there is potential for this facility to utilise the airspace above a facility such as a library.	The VPA considers that the current performance guidelines provide the council with sufficient control, and that matters of detailed design would be more appropriately assessed through the Town Centre Layout Plan	No change required	Unresolved
27.054	Mitchell Shire Council	N/A	4. Town Centres & Employment	Concept plans and diagrams	Fig 4	Should provide for a centralised pedestrian crossing link connecting the retail component with the community facility and car park.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
27.055	Mitchell Shire Council	N/A	4. Town Centres & Employment	Concept plans and diagrams	Fig 5	Shows at the southern end a component of retail floorspace alongside an open space link which may be problematic from a commercial viability sense. Is there scope to amend this plan?	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved



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27.056	Mitchell Shire Council	N/A	4. Town Centres & Employment	Concept plans and diagrams	Fig 6	Could be improved upon by replacing the office/commercial in the blue circle next to the drainage line with a residential use. In the blue elongated circle below it is proposed that this space could cater for market stalls as well as being a plaza with landscaping	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
27.057	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Open space	SR-01	Factor in the wetland to the north of the active open space as a cause for potential reorientation of the northern reserve (SR-01).	The VPA will re-orient SR01	Change required	Unresolved
27.058	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Other (inc. spec Rs & Gs)	G30	Change to a requirement	The VPA will change this guideline to a requirement	Change required	Unresolved
27.059	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Biodiversity & trees	R7	Revise wording to include a bullet point stating that, the nature strip is to be topsoiled and turfed/hydroseeded as well as make reference to the goals of 27% tree canopy cover and 39% tree and shrub cover is achieved in accordance with Council's commitment to the Resilient Melbourne Urban Forest Strategy.	The VPA considers that this matter relates to detailed design that is more appropriately addressed through the planning application process.	No change required	Unresolved
27.06	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Other (inc. spec Rs & Gs)	R23	Add a new bullet point to include a skate park with necessary lighting, shade and water fountains. The Strategic Planning team has been informed that this issue is the number one for members of the Youth Council and would therefore like the PSP to be supportive of this element even though it could be viewed as minor in detail.	The VPA has amended Requirement 28 (was R23) to include reference to a skate park with associated amenities in the existing last dot point "installation of park furniture including barbeques, shelters, tables, local scale play grounds and other local scale play elements such as half basketball courts and hit-up walls, a skate park with associated amenities, rubbish bins and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide at Table 10".	Change required	Unresolved
27.061	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Other (inc. spec Rs & Gs)	R29	Modify Requirement 29 to encourage use of energy efficient / smart lighting.	The VPA notes that the exhibited PSP does not include a Requirement 29. VPA seeks further clarification from Council regarding this submission.	No change required	Unresolved
27.062	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Open space	LP-25	Question the necessity of LP-25 to the south of the eastern local town centre due to its proximity to LP-02, LP-24 and SR-02 as well as the location of LP-04 adjacent to the Camerons Lane PAO	The VPA will amend the locational attributes for LP-04 to remove references to being adjacent to RD-01.  The VPA proposes to split LP-04 to create two 0.75ha parks, one located on parcel 14 and one located on parcel 15.	Change required	Unresolved
27.063	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Interfaces		Include new guideline, stating that landscaping adjacent to waterway corridors and wetlands should be complementary to the natural environment.	The VPA has included new guidelines relating to the management of interfaces with waterway corridors.	Change required	Unresolved
27.064	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	SRs	Re-orientate all pitches to comply with State Sporting Association guidelines or remove the pitch outlines completely, adding a note on the Figures which states that future design/development is to the satisfaction of Council.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved

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27.065	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Rural Conservation Zone		Rural Conservation Zoned land to be managed by Parks Victoria as it will provide a regional open space with eventual links to the proposed Wallan regional park. Council also welcomes an opportunity to discuss the merits of the RCZ as opposed to the Public Conservation and Resource Zone (PCRZ) with a view to ensuring the land remains in public ownership and retains public access for the benefit of the wider community.	The VPA notes the future aspirations for the land as a regional park but understands that DELWP and Parks Victoria are not in a position at this time to make a commitment to acquisition. The VPA therefore considers that the RCZ is appropriate in this instance as the applicable land is to remain in private ownership.	No change required	Unresolved
27.066	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	SR-01, SR-02, SR-03, SR-04	The proposed location of the Sports Reserves (Items SR-01, SR-02, SR-03 and SR-04) are supported by Council. The sport reserves are in strategic locations within close proximity to the future town centres, schools and community facilities. It is however notable that the provision ratio for active open space is dependent on average household size being 3.2 persons per dwelling whereas in fact developments in Roxburgh Park (in the abutting Hume LGA) are reaching closer to 3.65 persons per dwelling. The PSP also describes a walkable catchment density of 30 dwellings per hectare which Council vehemently opposes as outlined previously in this submission. Given the uncertainty over the future requirements, demographics of future residents and sporting needs, Council is supportive of removing the concepts altogether or as a minimum, deleting reference to individual sports through pitch delineation.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
27.067	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	General	Western Community Centre	Update the Level of the Western Community Facility from 1 to 2 in order to cater for a population of up to 50,000 future residents	Responding to the most recent ASR review of community facilities provision, the VPA proposes to: -Increase CL-03 by 0.5ha -Provide an additional community facility of 0.8ha in the south of the PSP  <i>Land owners to be engaged</i>	Change required	Unresolved
27.068	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	General		Provide a Community Infrastructure Assessment to confirm whether the revised dwelling and population forecasts are adequately serviced by the proposed levels of community services and infrastructure. The Assessment will also need to factor in any updated policies.	Responding to the most recent ASR review of community facilities provision, the VPA proposes to: -Increase CL-03 by 0.5ha -Provide an additional community facility of 0.8ha in the south of the PSP	Change required	Unresolved
27.069	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Background reports		Modify the Background Report to include a section which outlines the recommendations and rationale arising from the Community Infrastructure Assessment.	Noted. Further refinement of community facility provision will be determined though a community infrastructure assessment currently underway.	Change required	Unresolved

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27.07	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Other (inc. spec Rs & Gs)	R8	Update to require a minimum of level 2 access roads as the frontage roads	The VPA notes that Level 2 Access Roads are a DET requirement, and will update the PSP with the following wording proposed by DET: Education facilities must have a minimum of two road frontages (three preferred), with one connector road abutting the school with a road easement wide enough to allow for school bus movement while accommodating on-street parking and two way traffic movement.	Change required	Unresolved
27.071	Mitchell Shire Council	N/A	6. Biodiversity & Bushfire Management	Biodiversity & trees	Plan 8	The plan should emphasise the need for applicants to comply with environmental legislative requirements, such as the BCS as demonstrated in the Beveridge Central PSP	The VPA notes that the PSP does not contain any identified conservation areas per the BCS.	No change required	Unresolved
27.072	Mitchell Shire Council	N/A	6. Biodiversity & Bushfire Management	Other (inc. spec Rs & Gs)	R10	The requirement specifically refers to the Country Fire Authority and this area is due to urbanise and connect to metropolitan Melbourne shouldn't the requirement refer to the relevant Fire Authority	The VPA notes that Requirement 10 refers to "the relevant fire authority"	No change required	Unresolved
27.073	Mitchell Shire Council	N/A	6. Biodiversity & Bushfire Management	Biodiversity & trees	G42	The word "practical" should be deleted thus sentence beginning "Existing vegetation."	The VPA will amend G42 to encourage retention and enhancement of potential habitat areas but considers that practicality managing bushfire risk should be considered through the planning application process	Change required	Unresolved
27.074	Mitchell Shire Council	N/A	6. Biodiversity & Bushfire Management	General		Monitoring requirements on developer interaction with sensitive areas as identified in the BCS to be enforced in accordance with DELWP best practice within growth areas.	The VPA seeks clarification on this submission point.	No change required	Unresolved
27.075	Mitchell Shire Council	N/A	6. Biodiversity & Bushfire Management	Biodiversity & trees	G42	Insert "including windows" and make separate reference to native vegetation	The VPA will amend G42 to encourage retention and enhancement of potential habitat areas but considers that wind-row trees are more appropriately addressed under Section 3.1 as they relate to character and identity	Change required	Unresolved
27.076	Mitchell Shire Council	N/A	7. Transport & Movement	Background Reports		The future urban structure within the GTA Strategic Transport Modelling Assessment (dated 10/12/2018) appears at odds with the exhibited PSP. Council reserves the right to present further views on this during the months following exhibition.	Noted	No change required	Unresolved
27.077	Mitchell Shire Council	N/A	7. Transport & Movement	Old Sydney Road		Submits that Old Sydney Road's omission from the PSP and ICP is contrary to good and orderly planning.	Old Sydney Rd is not an allowable item under the Ministerial Direction as it is not an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP.  Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with Requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
27.078	Mitchell Shire Council	N/A	7. Transport & Movement	Hume connection	Plan 9	Council seeks confirmation on the two key east west connections over the Hume Freeway as shown in the annotated plan. It is requested that this be clarified, and consideration given as to who is expected to be delivering this "potential" item as well as why has this location been selected. Should consideration be for an active transport connection and a connector road or a shared path connection in this crossing location	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.	Change required	Unresolved
27.079	Mitchell Shire Council	N/A	7. Transport & Movement	Hume connection	Plan 9	Currently some of off-road shared paths do not fully connect with one another, for example, along the Freeway interface. Whilst it is no doubt the intent that they do connect it is recommended the PSP show the connection to remove all doubt and better articulate the intent of the network. Old Sydney Road's shared trail path should also be shown on Plan 9 as it provides an excellent opportunity for an interface trail between urban development and surrounding areas of outstanding natural beauty	The VPA will amend Plan 9 to show all of the future off-road shared paths being interconnected and indicate the proposed shared path along Old Sydney Road.	Change required	Unresolved
27.08	Mitchell Shire Council	N/A	7. Transport & Movement	Old Sydney Road	Plan 13	Modify to show the inclusion of Old Sydney Road as RD-05 and update the plan to show the inclusion of Old Sydney Road in terms of an item requiring upgrade and consideration	Old Sydney Rd is not an allowable item under the Ministerial Direction as it is not an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP.  Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.	No change required	Unresolved
27.081	Mitchell Shire Council	N/A	7. Transport & Movement	ICP & background costings	Plan 13	Show a signalised pedestrian crossing on the eastern arterial where it crosses a drainage corridor.	A signalised pedestrian crossing considered but may not be needed given the proximity of signalised intersections near the drainage corridor. Pedestrian signals should be located on pedestrian desire lines and the UDF for the town centre will need to inform the location	No change required	Unresolved
27.082	Mitchell Shire Council	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	G52	Modify to say that cul-de-sacs should be avoided	The VPA will amend the guideline to state that cul-de-sacs should be avoided where possible	Change required	Unresolved
27.083	Mitchell Shire Council	N/A	7. Transport & Movement	Biodiversity & trees	G55	Mention canopy cover to reach the agreed goals for Resilient Melbourne Urban Forest Strategy	The VPA has G29 which deals with trees. "All open space and public landscaped areas, including streets, should contain extensive canopy tree planting that contributes to achieving the 2050 target for tree canopy in Mitchell Shire as outlined in Table 2 of the "Living Melbourne Our Metropolitan Urban Forest, 2019".	No change required	Unresolved

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27.084	Mitchell Shire Council	N/A	7. Transport & Movement	ICP & background costings		Update the PSP/ICP to include Murray Street section under the VicRoads Camerons Lane interchange PAO otherwise this section will likely fall to the landowner to provide which will inevitably delay development at a likely stage	The VPA is currently in the process of reviewing the suggested amendment to the PSP.	Further investigation	Unresolved
27.085	Mitchell Shire Council	N/A	7. Transport & Movement	Topography & Slope	Table 11	The table is unclear in terms of the criteria for the numbers, assuming it refers to a percentage. The word 'desirable' is also misspelt. in the table heading.	The VPA will amend Table 11 and correct the spelling in the table heading.	Change required	Unresolved
27.086	Mitchell Shire Council	N/A	7. Transport & Movement	Appendices	Appendix 4.5	The secondary arterial cross section appears to require an additional 2m from property owners on one side to facilitate a shared path where no frontage road exists. It is not clear how this is to be funded or by who	Developers are expected to provide the additional 2m as tree reserve adjacent to house sideages that abut the arterial between frontage roads	Further investigation	Unresolved
27.087	Mitchell Shire Council	N/A	7. Transport & Movement	Appendices	Appendix 4.5	Boulevard connector should specify a minimum height of 5m for all street trees at maturity, similar to the secondary arterial road cross section	The VPA considers that the PSP is a strategic document and the details of street tree provision are more appropriately addressed through council policy or the permit application process.	No change required	Unresolved
27.088	Mitchell Shire Council	N/A	7. Transport & Movement	Appendices	Appendix 4.5	Freeway interface Street (residential frontage) should include a note stating that, "dwellings adjacent to the Freeway must be acoustically treated to the satisfaction of the Roads Authority and responsible authority."	The VPA will amend the note stating, "Any development in proximity to the freeway that triggers the VicRoads Requirements of Developers – Noise Sensitive Uses document must respond to its requirements to the satisfaction of the responsible authority". The VPA will also delete the "5m" designation noise attenuation wall on the freeway interface street cross section noting that walls may be higher or lower than 5m.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
27.089	Mitchell Shire Council	N/A	7. Transport & Movement	Biodiversity & trees		<p>The following would ensure the future trees planted would have the best chance of surviving;</p> <p>1.Provision must be made for street trees on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to the tree size at maturity, unless otherwise agreed by the responsible authority, at an average of:</p> <p>(a)small trees (smaller than 10m canopy) spaced at 8-10m intervals.</p> <p>(b)medium trees (10-15m canopy) spaced at 10-12m intervals.</p> <p>(c)large trees (large than 15m canopy) spaced at 12-15m intervals.</p> <p>2.The following minimum soils volumes and areas are required for trees planted in containerised/restricted locations including car parking facilities and commercial precincts:</p> <p>(a)small trees require a minimum 9m<sup>3</sup> soil volume and a minimum soil area of 3.5m x3.5m.</p> <p>(b)medium trees require a minimum 35m<sup>3</sup> soil volume and a minimum soil area of 6m x 6m.</p> <p>(c)large trees require a minimum 150m<sup>3</sup> soil volume and a minimum soil area of 10m x 10m.</p> <p>3.Provision must be made for a combination of small, medium and large trees.</p> <p>4.Street tree selected must be suitable for local conditions, support the heritage character of the place and must provide for habitat unless otherwise approved by the Responsible Authority.</p>	The VPA considers that the PSP is a strategic document and the details of street tree provision are more appropriately addressed through council policy or the permit application process.	No change required	Unresolved
27.09	Mitchell Shire Council	N/A	8. Integrated Water Management & Utilities	Other (inc. spec Rs & Gs)	G57	The guideline is weaker than it necessitates as a key tool in reducing the impact on the environment of 50,000 future residents as well as visitors. Council would prefer the guideline to be promoted as a requirement to achieve a higher standard in this precinct	The VPA considers that the guideline provides an appropriate level of weight for the consideration of relevant policies. The VPA considers that the PSP should not replicate provisions that are specified in other technical or policy documents.	No change required	Unresolved
27.091	Mitchell Shire Council	N/A	8. Integrated Water Management & Utilities	Drainage & waterways	Plan 11	Council believes that the shape of the retarding basins in WI-02 (14.08hectares) do not comply with the Melbourne Water requirements.	Melbourne Water has confirmed that Kalkallo Creek Drainage Scheme includes a retarding basin and wetland located on the southern boundary of the precinct (Malcolm Street) that was omitted in the exhibited version of the PSP. The VPA will update the PSP as required to give effect to the scheme per Melbourne Water's advice.	No change required	Unresolved
27.092	Mitchell Shire Council	N/A	8. Integrated Water Management & Utilities	Drainage & waterways		Stormwater run off from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management prior to discharge to receiving waterways.	The VPA considers that the PSP should not replicate provisions that are specified in other technical or policy documents.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
27.093	Mitchell Shire Council	N/A	8. Integrated Water Management & Utilities	Drainage & waterways		Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water, rain water and recycled water.	The VPA considers that the PSP should not replicate provisions that are specified in other technical or policy documents.  The VPA considers that this matter relates to issues of detailed design that are more appropriately addressed through the planning application process.	No change required	Unresolved
27.094	Mitchell Shire Council	N/A	8. Integrated Water Management & Utilities	Drainage & waterways		Provision of water tapping, potable and recycled water connection points for any potential open space including the land located within the electricity transmission line easement.	The VPA considers that the PSP should not replicate provisions that are specified in other technical or policy documents.  The VPA considers that this matter relates to issues of detailed design that are more appropriately addressed through the planning application process.	No change required	Unresolved
27.095	Mitchell Shire Council	N/A	1. General	General		There is strong support and preference for this PSP to be an opportunity for Council to apply environmental sustainability assessment (ESD) to an area of significant size and scale. This is supported by Clause 11 of the Victorian Planning Policy Framework 'Settlement'	Noted	No change required	Unresolved
27.096	Mitchell Shire Council	N/A	8. Integrated Water Management & Utilities	Drainage & waterways		It is Council's preference that a new requirement be introduced that addresses ESD requirement for the PSP. The Marshall PSP (ref R17) sets a precedent that the PSP can refer to.	The VPA considers that this matter relates to issues of detailed design that are more appropriately addressed through the planning application process.	No change required	Unresolved
27.097	Mitchell Shire Council	N/A	7. Transport & Movement	Old Sydney Road	R22	Remove "including Old Sydney Road" from the bullet point as it should be picked up by the ICP.	The VPA notes that Old Sydney Rd is not included in the current Beveridge North West ICP as it is not an allowable item under the Ministerial Direction. Thus, at this stage, the suggested amendment to R22 is not applicable	No change required	Unresolved
27.098	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Appendices	Appendix 4.1	Cameron's Lane future interchange is listed as a PIP project when it isn't funded by the ICP and therefore should be removed	The VPA will delete the reference to Cameron's Lane interchange from Appendix 4.1	Change required	Unresolved
27.099	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Appendices	Appendix 4.1	Apportionment in instances where not 100% Beveridge North West should stipulate which PSP shares the cost of the item. (e.g. RD-01, IN-01, IN-03 and IN-09).	The VPA will amend Appendix 4.1 to include additional detail regarding external apportionments.	Change required	Unresolved
27.1	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Appendices	Appendix 4.1	Show RD-02 as a short-term PIP project due to its current condition and level of use.	The VPA agrees to categorise RD-02 as a short term PIP project.	Change required	Unresolved
27.101	Mitchell Shire Council	N/A	9. Precinct Infrastructure & Staging	Appendices	Appendix 4.1	IN-02 should be a four-way intersection not a T. ICP funding should include full signalisation, noting Mandalay are to provide southern leg (unsignalized standard).	The VPA considers that the T-intersection planned is sufficient because the proposed arterials provide for north-south traffic movements.	No change required	Unresolved
27.102	Mitchell Shire Council	N/A	7. Transport & Movement	ICP & background costings	Appendix 4.1	There is over 1km of road between IN06 and IN05 with a park on one side and residential development on the other. A mid-block pedestrian crossing should be considered over this distance and included in ICP.	The proposed intersections have been spaced according to considerations of traffic management and topography, noting at this stage it is unclear how development will respond to topography and where preferred crossing points might be.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
27.103	Mitchell Shire Council	N/A	7. Transport & Movement	Old Sydney Road	Plan 13	Update plan to include Old Sydney Road, (including intersections) and showing pedestrian crossings on the arterial roads.	Old Sydney Rd is not an allowable item under the Ministerial Direction as it is not an arterial road and there is no nexus to development within the precinct. Therefore, it cannot be included in the list of infrastructure projects funded by the Beveridge NW ICP.  Further to this, where appropriate any upgrades to Old Sydney Road will be undertaken as subdivision works in line with requirement 22 of the PSP. A cross section for Old Sydney Road has been included in the PSP to guide future upgrades.  PED-01 and PED-02 are shown on RD-03 and RD-04 respectively.	No change required	Unresolved
27.104	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	ICP & background costings	Appendix 4.1	Western Community Facility (CI-04) to be a level 2 facility as opposed to level1.	The provision of community infrastructure has been determined according to anticipated future population of the Beveridge North West area as identified in the PSP.  Further refinement of community facility provision will be determined through a community infrastructure assessment currently underway.	Change required	Unresolved
27.105	Mitchell Shire Council	N/A	5. Open Space, Com Facilities & Education	Open space	Appendix 4.1	LP-25 to be consolidated into LP-07.	The VPA will delete LP-25 from the PSP and consolidate into LP-07, increasing size to 1 ha	Change required	Unresolved
27.106	Mitchell Shire Council	N/A	4. Town Centres & Employment	Appendices	Appendix 4.3	Include within Principle 8 a statement around signage and wayfinding signage needs to be included for developments of town centre, commercial and open spaces – to direct visitors and locals to facilities effectively	The VPA will update Principle 8 of Appendix 4.3 and 4.4 to include reference to signage and wayfinding	Change required	Unresolved
27.107	Mitchell Shire Council	N/A	4. Town Centres & Employment	Appendices	Appendix 4.3	Expand on the urban art bullet point in Principle 9 to include commercial spaces as well as public realm.	The VPA will update Principle 9 of Appendix 4.3 to include reference to commercial spaces.	Change required	Unresolved
27.108	Mitchell Shire Council	N/A	0. Other	Ordinance	Explanatory Report	Land affected by the Amendment should read, the PSP is located south of Wallan and north-west of Beveridge township.	Support VPA agree and will update the Explanatory Report.	Change required	Unresolved
27.109	Mitchell Shire Council	N/A	0. Other	Ordinance	Explanatory Report	The land area should align with other documentation which states that the size of the precinct is 1279 hectares.	Support VPA agree and will update the Explanatory Report to reflect the correct precinct area.	Change required	Unresolved
27.111	Mitchell Shire Council	N/A	0. Other	Ordinance	Explanatory Report	The note section on page 2 of the Explanatory Report states that the ICP will be introduced via a separate amendment, which appears incorrect given a Standard Levy is proposed. Clarification is sought on the intended approval process for the ICP.	The VPA confirms that a Standard Levy is proposed but requires a separate amendment. No change to the Explanatory Report is required.	No change required	Unresolved
27.111	Mitchell Shire Council	N/A	0. Other	Ordinance	Explanatory Report	Insert a new bullet point on page 3 which relates to the PSP helping achieve on the delivery of housing affordability as defined and referenced in the Planning and Environment Act 1987	Support The VPA will update the Explanatory Report to include reference to the delivery of affordable housing.	Change required	Unresolved



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27.112	Mitchell Shire Council	N/A	0. Other	Ordinance	Explanatory Report	The response to policy 2.2.5 erroneously states that an average density of 16 dwellings per net developable hectare are sought to be achieved whereas it is in fact 20 dwellings per net developable hectare	Support The VPA will update the Explanatory Report to reflect the average density being sought as 20 dwellings /Ha of NDA.	Change required	Unresolved
27.113	Mitchell Shire Council	N/A	0. Other	Ordinance	Explanatory Report	Objective two should refer to how the PSP is seeking to achieve greater housing affordability	VPA considers that the objectives of the PSP should describe the high-level intended outcomes. The methods for how these outcomes are to be delivered are more appropriately described through the requirements and guidelines.	No change required	Unresolved
27.114	Mitchell Shire Council	N/A	0. Other	Ordinance	Schedule 3 to Clause 37.07	Update Plan 1 to Schedule 3 to Clause 37.07 in accordance with previously mentioned recommended changes to the Future Urban Structure.	The VPA will update Plan 1 in accordance with any changes required to the FUS post panel.	Change required	Unresolved
27.115	Mitchell Shire Council	N/A	0. Other	Ordinance	Clause 2.2	Delete the row relating to applying the Residential Growth Zone to the residential walkable catchment from Table 1: Applied zone provisions within Clause 2.2 (Applied zone provisions).	Do not support As noted during discussions with Council, the VPA considers that application of the Residential Growth Zone is appropriate within the walkable catchment areas identified in the Future Urban Structure of the PSP.  The VPA have introduced the RGZ in to the Mitchell Planning Scheme following its previous consultation.	No change required	Unresolved
27.116	Mitchell Shire Council	N/A	0. Other	Ordinance		Cultural Heritage Management Plans (CHMPs) to be required in high sensitivity areas, in accordance with Background Report by Archaeological and Heritage Management Solutions (AHMS).	Do not support As noted during discussions with Council, CHMPs are required in accordance with the Aboriginal Heritage Regulations 2018 and do not need to be included within the application requirements of the UGZ	No change required	Unresolved
27.117	Mitchell Shire Council	N/A	0. Other	Ordinance		For development applications on land containing or abutting Kalkallo Creek an erosion management plan should be required.	Support UGZ is proposed to be amended to include application requirements associated with erosion management.	Change required	Unresolved
27.118	Mitchell Shire Council	N/A	0. Other	Ordinance		Council is supportive of the approach towards the Rural Conservation Zoned(or other appropriate zone) land which is also reflected by the Incorporated Plan Overlay however wishes to see 'decision guidelines' more in tune with the Sunbury South PSP approach. A workshop with representatives of the Statutory Planning team from both VPA and Council is considered an appropriate way of addressing this issue. A copy of Council's minor changes to this schedule is provided as attachment 4.	Support The VPA supports including additional decisions guidelines in IPO4. The additional decision guideline seek to ensure the significance of the landscape is considered.	Change required	Unresolved
27.119	Mitchell Shire Council	N/A	0. Other	Quarry	Prohibited Use	Council request a Quarry be reflected as a 'Section 3 - Prohibited' Use in the Urban Growth Zone.	Do not support The VPA notes that 'Extractive industry' is prohibited in the applied GRZ. Therefore specific prohibition of the quarry is not required.	No change required	Unresolved
28.001	Department of Jobs, Precincts & Resources	N/A	2. Introduction, Vision & Objectives	Other (inc. spec Rs & Gs)	Plan 2	Submits that the Precinct Features Plan be amended to identify the boundaries of the existing Extractive Industry Interest Area 884011 (EIIA884011) that falls within the Beveridge North West Precinct Structure Plan (PSP).	The VPA amended Plan 2 to identify the boundaries of the existing Extractive Industry investigation area (EIIA884011)	Change required	Resolved

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28.002	Department of Jobs, Precincts & Resources	N/A	0. Other	Quarry	Plan 3	Submits that the Future Urban Structure be amended to identify the location of a potential quarry, including its associated buffers, within the north eastern part of PSP consistent with Work Authority Application 1473 (WA1473, currently shown in Plan 2 – Precinct Features)	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
28.003	Department of Jobs, Precincts & Resources	N/A	0. Other	Quarry		That suitable planning provisions are in place to allow for the development of a quarry, including appropriate buffers and compatible adjacent land uses, within the north eastern part of PSP to allow extraction of stone resources in the short-medium term. These provisions would allow for the transition to a future urban form following the extraction of stone resources and the progressive rehabilitation of the site.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
29.001	DELWP MSA	N/A	6. Biodiversity & Bushfire Management	General		The adjacent note is to be included within the PSP as an introduction to the Biodiversity and Threatened Species section. <i>Operation of Commonwealth Environmental Laws</i> <i>The Commonwealth Department of Environment and Energy has granted an approval for urban development in Melbourne's Growth Corridors under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</i> <i>This approval covers the Beveridge North West Precinct.</i> • <i>Provided the conditions of this approval are satisfied, individual assessment and approval under the EPBC Act is not required.</i>	The VPA will amend Section 3.4 Biodiversity per advice from DELWP	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
29.002	DELWP MSA	N/A	6. Biodiversity & Bushfire Management	Biodiversity & trees		<p>A Native Vegetation Retention &amp; Removal plan needs to be included in the PSP. The plan should ensure consistency with the following DELWP data:</p> <ul style="list-style-type: none"> <li>• Time stamping native vegetation data</li> <li>• Scattered tree data</li> </ul> <p>The following note should be included under the legend: <i>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.</i></p> <p>If any native vegetation is shown to be retained, the following note needs to be included: <i>Native Vegetation shown outside of BCS conservation areas in Plan XX is exempt from habitat compensation fees under the Biodiversity Conservation Strategy where it meets the criteria for retaining native vegetation in the 'Guidance Note for implementing the Biodiversity Conservation Strategy for Melbourne's Growth Corridors,' to the satisfaction of DELWP.</i></p>	<p>Partially support The VPA will amend Plan 8 Biodiversity per advice from DELWP</p> <p>VPA support the inclusion of the exemption to Clause 52.17.</p> <p>VPA do not support the inclusion of the requested note as it does not accord with the Ministerial Direction on form and content.</p>	Change required	Unresolved
29.003	DELWP MSA	N/A	0. Other	Ordinance	Schedule to Clause 52.17 Native Vegetation	<p>The following exemption must be included so that a planning permit is not required to clear vegetation where is carried out in accordance with the Section 146B of the Environment Protection and Biodiversity Conservation Act 1999.</p> <p>Area: <i>Land shown as UGZ3 or IPO4</i></p> <p>Exemption: <i>All native vegetation removal, destruction or lopping of which is required for any development that is subject to and carried out in accordance with 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' made pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act 1999 (Cth). This does not apply to native vegetation or scattered trees identified as to be retained in a precinct structure plan incorporated in this scheme</i></p>	<p>Support VPA support the inclusion of the exemption to Clause 52.17.</p>	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
29.004	DELWP MSA		0. Other	Ordinance	UGZ & IPO	<p>DELWP require the following note to be included in the relevant schedules to the Urban Growth Zone (UGZ3) and Incorporated Plan Overlay (IPO4) applying to the Beveridge North West precinct structure plan area:</p> <p><i>Operation of Commonwealth Environmental Laws. On 5 September 2013 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 growth corridors in the expanded Melbourne 2010 Urban Growth Boundary as described in page 4 in the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013). 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.</i></p>	Do not support UGZ and IPO have been updated to include exemption. However as noted during discussions with DELWP Environment, the note is not considered to be required as this duplicates the legislation of the EPBS Act. The Note also does not conform with the Ministerial Direction on Form and Content.	No change required	Unresolved
30.001	DELWP - Land Management	N/A	5. Open Space, Com Facilities & Education	General		The integration approach for local open space links throughout the Precinct Beveridge NW PSP is commended.	Noted	No change required	Resolved
30.002	DELWP - Land Management	N/A	2. Introduction, Vision & Objectives	Biodiversity & trees	Section 2.1	<p>Further to this, it is requested that the PSP acknowledge the potential Regional Park that may emerge from the upcoming Feasibility Study for Wallan Regional Park. This Feasibility Study for a Wallan Regional Park will apply a corridor-wide assessment to provide increased open space within the north growth corridor. The assessment will consider the location, opportunities and challenges for creating a regional park. It will also consider potential linkages with the proposed Upper Merri Creek Parkland and proposed landscape in the exhibited Beveridge North West PSP.</p> <p>The study will include:</p> <ul style="list-style-type: none"> <li>- assessment of strategic need</li> <li>- identification of available and suitable land</li> <li>- recommendations for any proposed park.</li> </ul> <p>The potential park location to be investigated includes the Upper Merri Creek, Hernes Swamp, Taylors Creek and Kalkallo Creek (as per the North Growth Corridor Plan).</p>	The VPA will update the PSP to acknowledge the potential for a regional park to be provided	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
31.001	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools		Where possible in the PSP, it would preferable to refer to the proposed schools by their interim names. The VSBA has allocated the following interim names to each of the five proposed government schools: - Hilltops Proposed P-6 (northern tc) - Spring Hill Proposed P-6 (eastern tc) - Beveridge Drystone Proposed P-6 (southern tc) - Beveridge Drystone Proposed 7-12 (southern tc)	The VPA will update references to the proposed schools by their interim names per the VSBA submission.	Change required	Resolved
31.002	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools		References to 'government school' and 'future government school' be changed to 'proposed government school'.	The VPA will update references to schools as 'proposed' per the VSBA submission.	Change required	Resolved
31.003	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	P-12	Updates are requested in relation to any references to the P-12 government school. References to Beveridge Drystone Proposed P-12 should be changed to Beveridge Drystone Proposed P-6 and Beveridge Drystone Proposed 7-12, noting that the proposed P-6 will adjoin the community facility. It is suggested that a performance requirement be added to Table 9 'Southern Town Centre Performance Requirements & Guidelines' (page 19), requiring the Beveridge Drystone Proposed P-6 site to adjoin the community facility.	The VPA will update references to the to Beveridge Drystone Proposed P-12 to Beveridge Drystone Proposed P-6 and Beveridge Drystone Proposed 7-12.	Change required	Resolved
31.004	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Plan 2	Indicates a proposed quarry (WA 1473) near Hilltops Proposed P-6. Clarification is requested in relation to whether a buffer has been nominated and, if so, if it will impact the school site.	The VPA acknowledges the differing positions regarding the proposed quarry. This mater is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources..	No change required	Unresolved
31.005	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Section 2.1	<i>Beveridge North West will be home to resilient communities who will have early access to a range of facilities, including health care, education, recreation and community infrastructure'</i> . The VPA is requested to confirm whether this statement is aspirational or is intended to be a measurable outcome.	The vision outlined in section 2.1 is an aspirational statement intended to be given effect to over time through implementation and delivery of the PSP.	No change required	Resolved
31.006	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Plan 5	There are two references to Hilltops Proposed P-6 adjoining the landscape values interface area in Plan 5, 'Image, Character and Housing' (page 9), and in Table 2, 'Sensitive Interface Area Outcomes' (page 13). It would appear that the landscape value (shown by a dashed green line, east of the school site and south of the local indoor recreation facility) has been included in error. Can the VPA confirm whether this is the case?	The FUS and interface areas will be updated to improve legibility	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
31.007	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Table 8	Update provision of proposed government primary schools to four (to reflect submission 30.003)	The VPA will update Table 8 to include provision of 4 government primary schools	Change required	Resolved
31.008	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Table 9	Update the Future Government School reference to read 'Proposed Government School' with edits to the following dot points: <ul style="list-style-type: none"> <li>• first dot point edited to read 'Must provide an area of 11.9ha for the provision of a proposed government primary school and a proposed government secondary school'; and</li> <li>• third dot point edited to read 'Must have a minimum of two road frontages (three preferred), with one connector road abutting the school with a road easement wide enough to allow for school bus movement while accommodating on-street parking and two way traffic movement'.</li> </ul> (Note: The VSBA generally requests that a connector road is 25 metres wide, however, a reduced road width may be acceptable if the VPA is able to provide cross sections and traffic analysis to demonstrate a narrower width can still accommodate the outcomes as outlined in the dot point above regarding road widths).	The VPA will update Table 9 to reflect the VSBA submission.	Change required	Unresolved
31.009	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Fig 4, 5, 6	The scaled plans suggest that the council community facility is included within the 3.5 hectare school parcel. While section 4.2, 'Parcel Specific Land Budget' (page 55), is correct, the VSBA requests that the document/plans need to be clear that the 3.5 hectare sites are for education purposes only. Alternatively, a note could be included, indicating that the plans are indicative only and not to scale	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
31.01	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Fig 6	The Western Town Centre concept plan is missing a pedestrian bridge across Kalkallo Creek.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
31.011	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Fig 7, Fig 5	There is an inconsistency in relation to the local access road shown in Figure 7, 'Sports Field Concept Plan (SR-0 I)' (page 27), and Figure 5 on page 21 . The inclusion of the local access road in Figure 7 between the school and the sports reserve is incorrect and should be removed	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Resolved
31.012	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	R8	Re-word requirement as follows ' <i>Education facilities must have a minimum of two road frontages (three preferred), with one connector road abutting the school with a road easement wide enough to allow for school bus movement while accommodating on-street parking and two way traffic movement.</i> '	The VPA will update Table 9 to reflect the VSBA submission.	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
31.013	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	G40	This guideline is intended to only apply to non-government schools and should be amended to include the words in bold 'Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be used for a school at ultimate development of the PSP.'	The VPA will update Guideline 40 to make reference to non-government schools.	Change required	Resolved
31.014	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	G41	In considering any changes to the layout of community facilities and open space, it is important that the responsible authority has regard to adjoining/nearby proposed government school sites. Can you please confirm that Guidelines G35 and G36, which deal with co-location and integration of these facilities with schools, will prevent these uses from being disconnected from school sites?	The VPA is considers that G35 and G36 provide sufficient guidance regarding the co-location of government schools with community facilities and open space.	No change required	Unresolved
31.015	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools		Given the Department is not a referral authority, it would also be beneficial to include a guideline within the PSP document (and possibly within this section) requesting that the Department be notified of subdivision applications that include or impact proposed government school sites.	VPA to insert new guideline in PSP: Any lot created for a government school site should be designed to the satisfaction of DET.	Change required	Unresolved
31.016	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Plan 10	Can the VPA confirm the width of the connector street - town centre. It would be useful to include a cross section of this road type in the document. The key includes Local Access Street - Level 1 as a road type; however, the cross section at page 65 shows a Local Access Street - Level 2. Can you please confirm the road types adjoining proposed government school sites?	The VPA will amend Appendix 4.5 to include Connector Street - Town Centre. The VPA will update Plan 10 to include reference to Local Access Street - Level 2	Change required	Resolved
31.017	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Drainage & waterways	Plan 12	It is noted that Hilltops Proposed P-6 and Spring Hill Proposed P-6 sites are impacted by proposed sewers. Further information is sought around the impact of the sewers on the school sites. It is the VSBA' s preference for the proposed government school sites to not be significantly impacted by utility easements.	The VPA will update the utilities plan to reflect the most current data	Change required	Unresolved
31.018	Victorian School Building Authority	N/A	5. Open Space, Com Facilities & Education	Schools	Table 4.1	The following changes are also requested: <ul style="list-style-type: none"> <li>•<del>Row</del> row on page 51 - The description column states that the school is to be located in proximity to the town centre (LTC-3), while all other school sites are to be collocated with the town centre. The description of this school site should be modified to include the 'collocated with' text; and</li> <li>•<del>Row</del> row 5 on page 52 - The title should be modified from 'Government year P-12 school' to 'Government year P-6 school and Government year 7-12 school'.</li> </ul>	The VPA will amend Appendix 4.1 per the VSBA's submission	Change required	Resolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
32.001	Department of Transport	N/A	1. General	General		Change all references to PTV and VicRoads within the PSP and associated documents to the Department of Transport, except for the condition relating to public transport within Schedule 3 to Clause 37.07 Urban Growth Zone.	The VPA has removed references to PTV and VicRoads within the PSP with Department of Transport per DoT submission.	Change required	Unresolved
32.002	Department of Transport	N/A	2. Introduction, Vision & Objectives	General	Section 2.1	The PSP and supporting documents should acknowledge the relationship between the PSP area and the future Northern Freight precinct (BIFT). An appropriate buffer should be provided in the future to avoid environmental/community amenity issues.	The VPA will amend Section 2.1 of the PSP to identify the locality of the future northern freight precinct (BIFT). Detailed commentary on buffers is inappropriate in this section.	Change required	Unresolved
32.003	Department of Transport	N/A	7. Transport & Movement	Arterial roads	Plan 3	It is requested that access to the proposed local convenience centre located to the NE corner of Camerons Lane and Patterson's Rd is located on the intersection of two arterial rds. Access to the site should be restricted to left in and left out.	The VPA agrees that access to the site should be restricted to left in left out.	Change required	Unresolved
32.004	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Plan 4	The exhibited planning scheme ordinance does not include the updated PAO boundary. It is requested that the PAO boundary north of Camerons Lane based on the boundary provided in the attached plan (appendix B of the response)	Request a georeferenced CAD or shp file from DOT.	Change required	Unresolved
32.005	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Plan 4 , Table 1	For clarity, amend Plan 4 to show 'Arterial Rd - Existing Rd Reserve' as a separate land use to 'Arterial Rd - Widening / Intersection Flaring'	The VPA will update Plan 4 to distinguish between existing road reserve and future widening requirements.	Change required	Unresolved
32.006	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Table 1	It is unclear whether the Arterial Rd - PAO area (2.6ha) is accurate, having considered the about comment regarding its alignment under the Beveridge Central PSP. Please review and confirm the PAO area and amend if necessary	The VPA agrees to amend the PAO per DoT requirements assuming no additional land is required. Table 1 will be updated to reflect the confirmed area accordingly.	Change required	Unresolved
32.007	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Table 2, Hume Fwy column, row 2	Update wording to the following: <i>Must meet the requirements of 'VicRoads Traffic Noise Reduction Policy, 2005'</i>	The VPA will update Table 2 per the DoT submission	Change required	Unresolved
32.008	Department of Transport	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Figure 11	Figure indicates that lots have direct frontage to an arterial road which would not be appropriate. It would be preferable to show internalised access on concept plan.	The VPA will delete the relevant concept plans and make consequential amendments to the requirements and guidelines where required.	Change required	Unresolved
32.009	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Plan 9	Should this plan show 'on-road bike lanes' instead of 'off-road bike paths' along arterial roads? Refer to secondary arterial road cross section. Amend plan if applicable.	The VPA will amend Plan 9 Public Transport and Path Network to include 'on-road bike lanes' as illustrated in the secondary arterial road cross section.	Change required	Unresolved
32.01	Department of Transport	N/A	7. Transport & Movement	Public transport	Plan 9	The plan shows bus capable routes but does not define the PPTN. Amend plan to show PPTN.	The VPA will amend Plan to show the future PPTN	Change required	Unresolved



Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
32.011	Department of Transport	N/A	7. Transport & Movement	Hume connection	Plan 9	The location of the potential east-west connector road across the Hume Fwy is shown on the wrong location. It should be located further to the north, opposite the horizontal connector road serving the Eastern LTC	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a potential connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.	Change required	Unresolved
32.012	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Section 3.5.1	Amend the text to refer to 'Department of Transport's guidance for public transport and land use development'	The VPA will amend Requirement 11 to include correct reference.	Change required	Unresolved
32.013	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	G46	Update guideline to reflect the need for detailed design where appropriate. Update guideline to reflect other bus stop facility locations beyond those already identified	The VPA will amend the design principles for Local Town Centres to reflect the need for detailed design	Change required	Unresolved
32.014	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	G54	Amend guideline wording to the following: All signalised intersections should be designed having regard to the working document <i>Guidance for Planning Road Networks in Growth Areas November 2015 (as updated)</i> , to the satisfaction of the Roads Corporation and the responsible authority.	The VPA will amend Guideline 54 per DoT submission.	Change required	Unresolved
32.015	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Table 11	Amend table to include %	Noted The VPA will amend Table 11 to include percentage symbol.	Change required	Unresolved
32.016	Department of Transport	N/A	5. Open Space, Com Facilities & Education	Concept plans and diagrams	Plan 13	The plan indicates direct lot frontage to the arterial road. Direct property access to RD-01 to RD-04 should be prohibited. Provide additional text within the Plan report confirming that access would be via local connector roads or alternatively via access or frontage roads.	Plan 13 shows the future location of strategic roading infrastructure, and matters of detailed design and access arrangements are not shown at this scale. The VPA notes that the cross sections for Arterial Roads provided in Appendix 4.5 provide additional guidance regarding lot frontages.	No change required	Unresolved
32.017	Department of Transport	N/A	7. Transport & Movement	ICP & background costings	Plan 13	It is recommended that the contribution to the construction of RD-01 is utilised for the upgrade of Camerons Lane as part of the interchange construction. Interim access to the Hume Fwy would be via Patterson Rd and Lithgow St	The VPA notes that ICP funding cannot be allocated to the delivery of State infrastructure projects. The delivery of RD-01 will need to be negotiated directly between DoT and the Mitchell Shire Council outside of the PSP/ICP process.	No change required	Unresolved
32.018	Department of Transport	N/A	7. Transport & Movement	Arterial roads	Section 4.1	For RD-02 to RD-04, the reservation of land for arterial road should allow for the formation requirements for the ultimate construction of each of these roads, particularly RD-03 which will exceed 34m width. The land requirement for RD-01 has been defined by the PAO boundary for the proposed Camerons Land interchange	Land for the formation of roads has been determined either by the Engineering Design and Construction Manual or bespoke designs where required	No change required	Unresolved
32.019	Department of Transport	N/A	7. Transport & Movement	Appendices	Section 4.1	Change the lead agency for Camerons Lane interchange and BR-01 to 'Roads Corporation'.	The VPA will update lead agency details per DoT submission.	Change required	Unresolved

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32.02	Department of Transport	N/A	7. Transport & Movement	Appendices	Section 4.5	Suggest that cross sections are denoted as minimum width and final reservation widths will vary depending on road formation requirements.	Land for the formation of roads has been determined either by the Engineering Design and Construction Manual or bespoke designs where required.	No change required	Unresolved
32.021	Department of Transport	N/A	7. Transport & Movement	Appendices	Section 4.5	Amend the report to include cross section for 'connector street-town centre'. If no cross section is to be included, details relating to how the cross section differs from a connector street-boulevard should be provided.	The Town Centre will be designed to be flexible in nature and details will be developed as part of development of the Town Centre. Any connector street will need to be necessarily bus capable (3.5m lanes).	Change required	Unresolved
32.022	Department of Transport	N/A	7. Transport & Movement	Appendices	Section 4.5	Amend the report to include cross section for 'connector street'. If no cross section is to be included, details relating to how the cross section differs from a connector street-boulevard and connector street-town centre should be provided.	The Town Centre will be designed to be flexible in nature and details will be developed as part of development of the Town Centre. Any connector street will need to be necessarily bus capable (3.5m lanes).	Change required	Unresolved
32.023	Department of Transport	N/A	7. Transport & Movement	Other (inc. spec Rs & Gs)	Appendix 4.5	Plan 10 does not include any 'local access street- level 2'. However, a cross section is included in appendix 4.5. Seeks clarity regarding which version is correct. Amend Plan 10 or cross section as required.	The VPA will amend the legend of Plan 10 to include correct reference to 'local access street - level 2'.	Change required	Unresolved
32.024	Department of Transport	N/A	7. Transport & Movement	Appendices	Pg. 72, Freeway Interface cross section	Change 'VicRoads' reference in Note 1 of cross section to 'the Roads Corporation'	The VPA will update Note 1 Appendix 4.5 Freeway interface per DoT submission.	Change required	Unresolved
32.025	Department of Transport	N/A	7. Transport & Movement	Appendices	Pg. 72, Freeway Interface cross section	Please clarify as to why the height of the noise wall has been indicated on the cross section. This detail has not been indicated on similar cross sections in other PSPs.	The VPA will delete the noise wall height notion on Appendix 4.5 Freeway interface	Change required	Unresolved
32.026	Department of Transport	N/A	7. Transport & Movement	Background reports	Strategic Transport Modelling Assessment, Pg. 16	Appendix D has assumed an operational speed of 80km/hr for the RD-03 which is contrary to the VPA proposed operational speed of 60km/hr	The VPA confirms the background modelling was based on 80km/hour operational speed for RD-03 (western north-south arterial).	No change required	Unresolved
32.027	Department of Transport	N/A	0. Other	Ordinance	Explanatory Report	Total PSP area does not align with area shown in the land use budget. Amend as necessary.	The VPA will review the land use budget and amend the Explanatory Report to include correct total PSP area as required.	Change required	Unresolved
32.028	Department of Transport	N/A	0. Other	Ordinance	UGZ Schedule Section 3 - Acoustic Assessment Report	Include the following requirement: Any use or development of land directly abutting the Hume Fwy boundary must comply with the <i>VicRoads Traffic Noise Reduction Policy 2005</i> to the satisfaction of, and at no cost, to the Roads Corporation.	Support The VPA will amend Section 3 of the UGZ as follows:  An application for subdivision, use or development adjacent to the 'interface - Hume Freeway' on Plan 5 of the incorporated Beveridge North West Precinct Structure Plan must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of and at no cost to the responsible authority and the Head, Transport for Victoria, which demonstrates how the proposal will comply with the <i>VicRoads Traffic Noise Reduction Policy 2005</i> .	Change required	Unresolved

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32.029	Department of Transport	N/A	0. Other	Ordinance	UGZ Schedule Section 3	<p>Include the following requirement: After certification under the Subdivision Act 1988 of a plan of subdivision containing the 1100th lot of land within the Lockerie North, Beveridge Central and Beveridge North West precincts combined, any subsequent permit application for subdivision must be referred to VicRoads pursuant to Section 55 of the Planning and Environment Act 1987. VicRoads must consider whether a permit can be issued prior to the construction of a new interchange at Camerons Lane.</p> <p>Note that this requirement need to be included in Schedule 2 (Lockerie North PSP) and Schedule 5 to Clause 37.07 UGZ as all three PSPs rely on the existing interchange at Lithgow Street for access to the Hume Fwy. This was mistakenly omitted from the final gazettal of provisions for the Beveridge Central PSP.</p>	<p>Support The VPA will amend the Schedule to the Urban Growth Zone at Clause 66.04 to include the following requirement:  "All permit applications for subdivision, after certification under the Subdivision Act 1988 of a plan of subdivision containing the 1100th lot of land within the Lockerie North, Beveridge North West and Beveridge Central precincts combined, land zoned Urban Growth Zone Schedule 2, Urban Growth Zone Schedule 3 and Urban Growth Zone Schedule 5 must be referred to Roads Corporation."</p>	Change required	Unresolved
33.01	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Biodiversity & trees		The Requirements and Guidelines for Biodiversity in the PSP are very weak. We consider that there should be strong guidance towards biodiversity restoration and connectivity, primarily through indigenous revegetation and provision for fauna movement along waterway corridors, on steep slopes and in the 'Landscape values' land.	The VPA note that the Biodiversity Conservation Strategy does not identify any features of significance within the Beveridge North West PSP area.	No change required	Unresolved
33.02	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Biodiversity & trees	G42	Guideline G42 (p.34) refers to habitat and movement corridors for local fauna, but this needs to be achieved through more than retaining existing vegetation. It should be reworded to also encourage revegetation, habitat restoration and removal/avoidance of obstructions to fauna movement.	Guideline 42 has been relocated to Section 3.1	Change required	Unresolved
33.03	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	General		The Beveridge North West Precinct Structure Plan has a unique and important opportunity to implement the VPP biodiversity provisions, by providing a link between important areas of biodiversity to the west and east of the precinct, as well as habitat corridors along Kalkallo Creek and the constructed waterways.	Noted	No change required	Unresolved
33.04	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Drainage & waterways		The Kalkallo Creek corridor should provide an important north-south link, but PSP only refers to drainage and recreation functions. We consider that the waterway corridor should be at least 200m wide to adequately function in its drainage, recreation and habitat corridor roles.	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Kalkallo Creek Drainage Scheme, and that Melbourne water are the authority responsible for administering and managing the scheme. The VPA are willing to amend the proposed extent of waterway and drainage land subject to the submitter providing written confirmation that Melbourne Water has approved the proposed amendments.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
33.05	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Rural Conservation Zone		The land designated as 'Landscape Values' provides the obvious opportunity for an east-west habitat link. This is a continuous band of open space extending right across the precinct. (We note that in earlier plans (e.g. <i>Delivering Melbourne's Newest Sustainable Communities</i> , 2010) a broader band of green space was shown as an inter-urban break between northern Melbourne and Wallan. It is still an appropriate location for a substantial break in urban development.)	The RCZ has been revised from the extent currently shown in the Mitchell Shire Planning Scheme to provide for future urban development. The VPA has further reviewed the extent of the RCZ and considers that the proposed amendments will preserve the visual integrity of key landscape features and retain the intended function of providing an 'inter-urban break' between Beveridge NW and the Wallan South PSP area. The VPA does not oppose further refinement to the extent of the zone, however changes would need to be justified by the submitter.	No change required	Unresolved
33.06	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Rural Conservation Zone		It is unclear what land uses and tenure will be permitted in the 'Landscape values' land, and whether these will interfere with fauna movement. Private land, with associated dwellings, variable vegetation types, fences and domestic animals would make it difficult to establish a functional habitat movement corridor.	The activities provided for in the Rural Conservation zone is set out under Clause 35.06 of the Mitchell Shire Planning Scheme. No changes to the existing land ownership arrangements are proposed at this time.	No change required	Unresolved
33.07	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Rural Conservation Zone		The two four-lane arterial roads that cross the Landscape values land. Provision for fauna crossings would be required.	RCZ land provides a break between urban areas but is not intended as an ecological corridor.	No change required	Unresolved
33.08	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Rural Conservation Zone		The sports facilities proposed (SR-01 and CI-05) in the centre north of the precinct, which narrow down the potential habitat link to approximately 25 metres in width, across the southern edge of the sporting open space. This is completely inadequate space for a habitat corridor, especially as it is likely to accommodate a shared trail as well. We recommend that the sports facilities open space be re-aligned or re-shaped to leave a corridor at least 200 m wide to accommodate fauna movement and a shared trail.	The VPA will re-orient SR01 to reduce the potential for land fragmentation and ensure that a publicly accessible open space connection can be established between the two arterial roads. The VPA does not anticipate this connection functioning as a habitat corridor.	Change required	Unresolved
33.09	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Rural Conservation Zone		The PSP makes no reference to the proposed Wallan Regional Park which is currently under investigation by DELWP. We understand this may include the Kalkallo Creek corridor as well as an east-west band including Spring Hill. We strongly support the inclusion of the east-west corridor Landscape values land as part of the Regional Park, linking Kalkallo and Merri Creeks.	The VPA will update the PSP to acknowledge the potential for a regional park to be provided	Change required	Unresolved
20.001a	Conundrum Holdings	N/A	0. Other	Quarry		Conundrum is extremely concerned that the Precinct Structure Plan does not adequately protect nor support the resource recovery given that there is at least 5x current suppliers who will not hold a market presence in the northern corridor within the next 10 years due to diminishing resources.	Noted. The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel. This provides suitable justification for no change.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
20.002a	Conundrum Holdings	N/A	0. Other	Quarry	Plan 2	Precinct Features Plan identifies the land as “proposed quarry WA1473”. Respectfully, this should be amended to reflect that the WA1473 has been Statutorily Endorsed by the State Government of Victoria. We suggest that the reference be amended as “future quarry under Statutorily Endorsed WA1473”.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
20.003a	Conundrum Holdings	N/A	0. Other	Quarry	Plan 3	Future Urban Structure Plan has had no regard to the Precinct Features which should inform the Future Urban Structure. It is hard to imagine how the FUS and indeed the rest of the Precinct Structure Plan could have been drafted with such an oversight. The FUS should be amended to reflect the Work Authority and future quarry including the EPA recommended buffer distances of 500m from the Work Authority boundary. Land within the 500m buffer should be identified for future residential and open space purposes following extraction of the earth resources under WA1473 with a corresponding reference “construction restrictions apply”.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
20.004a	Conundrum Holdings	N/A	0. Other	Quarry		The balance of the document should be reviewed to provide reference to the updated FUS including the land budget to identify that any open space provided post rehabilitation of the quarry should be credited open space	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel	No change required	Unresolved
20.005a	Conundrum Holdings	N/A	0. Other	Quarry		Landscape and visual assessment – this is an important report that recognises how the quarry interfaces could be managed during the life of the quarrying. It should be used to better inform the PSP and FUS.  It is noted that 1,000's of trees have been planted around the western boundary of the quarry on the adjoining property immediately west which will assist in managing the interface	Noted	No change required	Unresolved
20.006a	Conundrum Holdings	N/A	4. Town Centres & Employment	Background reports		Economic Assessment – the report specifically states that it has been prepared assuming no quarry. To inform the PSP, it is suggested that you request additional advice from the authors on the impact of the quarry on the economic and retail assessment, it is presumed that the use will not affect the retail spending as the land proposed to be used for a quarry has a longer land use potential for urban residential development following quarry use.	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
20.007a	Conundrum Holdings	N/A	7. Transport & Movement	Background Reports		<p>Traffic report – the findings and recommendations of the traffic report appear reasonable except that it anticipates that 75% of the land use will be delivered by 2031.</p> <p>With the PSP anticipating an overall yield of 16,286 dwellings, this model assumes the delivery of 12,215 dwellings by 2031. This rate of settlement is not supported by:</p> <ul style="list-style-type: none"> <li>- 2019 Victoria in Future (DELWP) which has just been released. The VIF estimates only 10,108 new dwellings by the same interval across the wider Wallan area (including Beveridge, Wallan and the wider Hume subregion); nor,</li> <li>- the population futures forecast by IDCommunity which is published through the Mitchell Shire Council website which anticipates just 4,427 dwellings by 2041 (i.e. 10 years later than 2031) within this PSP area.</li> </ul> <p>It is submitted that the real modelling indicates a much slower rate of development that would indicate that the quarry can be delivered without significant impediment to the residential settlement of the area.</p>	Noted. 2031 is used as a year for modelling purposes only. It represents the road network that the PSP will integrate with as well as surrounding land uses (updated as appropriate).	No change required	Unresolved
20.008a	Conundrum Holdings	N/A	0. Other	Quarry	UGZ Schedule 4, IPO Schedule 3	<p>The Urban Growth Zone Schedule 4 and the Incorporated Plan Overlay Schedule 3:</p> <ul style="list-style-type: none"> <li>- The FUS should be updated on the schedules to reflect the changes to the FUS highlighted above.</li> <li>- Both Schedules should include a Specific Provision (similar to Clause 2.8 of 37.07-5 of the Whittlesea Planning Scheme) as follows:</li> </ul> <p><b>Specific Provision – Referral of applications near the Work Authority 1473</b></p> <p><i>An application to subdivide land, construct a building and/or construct or carry out works on land identified as ‘construction restrictions apply’ on Plan 1 of this Schedule must be referred in accordance with Section 55 of the Planning and Environment Act 1987 to the Secretary to the Department administering the Mineral Resources (Sustainable</i></p>	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel	No change required	Unresolved
20.009a	Conundrum Holdings	N/A	0. Other	Quarry	Clause 66.04	<p><b>Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions</b></p> <p>Following the above changes to the Urban Growth Zone Schedule, consequential changes to the Schedule of Clause 66.04 should be applied.</p>	The VPA acknowledges the differing positions regarding the proposed quarry. This matter is unlikely to be resolved prior to panel.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
20.011a	Conundrum Holdings	N/A	0. Other	Quarry		Notwithstanding the above, we submit that there is a substantial body of material Exhibited including the Coffey Report, Landscape Assessment and a series of other background reports and information releases as well as the Plan 2 within the PSP itself that identify the proposed quarry. It was also clearly identified in the Parsons Brinkerhoff report prepared and released as part of the North Growth Corridor Plan process.  Accordingly, we believe that there is sufficient material to enable a ventilation of the quarry with you or if required, before an appointed Planning Panel.	The VPA acknowledges the differing positions regarding the proposed quarry. This mater is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
20.01a	Conundrum Holdings	N/A	0. Other	Quarry		If in the event the VPA intends to debate its ability (or the Panel's ability) to consider the quarry due to the status of the Exhibited material, we respectfully request that an alternative FUS be concurrently Exhibited showing the quarry generally as set out in this submission - so that all matters can be appropriately reviewed before the Panel.	The VPA acknowledges the differing positions regarding the proposed quarry. This mater is unlikely to be resolved prior to panel	No change required	Unresolved
20.01B	Conundrum Holdings	N/A	0. Other	Quarry		We submit that this can be facilitated by amending the Urban Growth Zone Schedule to include a further Specific Provision generally as follows: Specific Provision – Extractive Industry WA1473. Notwithstanding any other provision under the Planning Scheme - 'Extractive Industry' is a Section 2 - Permit required land use for the land subject of WA1473. This would still require the processing of a Planning Permit and would not remove due process.	The VPA acknowledges the differing positions regarding the proposed quarry. This mater is unlikely to be resolved prior to panel.  The VPA considers that showing the works authority area for the proposed quarry on Plan 2 'Precinct Features' is appropriate as a works authority number has been issued by the Department of Jobs Precincts and Regions - Earth Resources.	No change required	Unresolved
3.001B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		CFA recommends further discussion occur regarding the final assessment of vegetation as it will likely effect the location and distance for required setbacks.	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirements and Guidelines will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report. CFA submission Support	Change required	Unresolved
3.002B	Country Fire Authority	N/A	0. Other	Ordinance		An assessment of alternative locations for future development does not appear to be addressed in any of the supporting amendment documentation at this time. CFA recommends that this policy be considered within the context of an amended Explanatory Report that expands its assessment against current bushfire policy, namely Clause 71.02-3 and Clause 13.02-1s.	The VPA will amend the Explanatory Report to include an assessment of the PSP against Clause 71.02-3 and 13.02-1s.	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
3.003B	Country Fire Authority	N/A	5. Open Space, Com Facilities & Education	Other (inc. spec Rs & Gs)	Plan 3	An additional fire emergency facility will be required to be accommodated within the PSP. A suitable location of the facility will be required to be between 4000-6000sqm in size and have adequate access and egress opportunities suitable for emergency vehicles. CFA recommends further discussion occur regarding suitable siting opportunities before the BNWPSP is finalised	The VPA understands that the CFA has confirmed their interest in establishing a site within the southern Local Convenience Centre. The VPA will amend the PSP to show a CFA facility at the preferred location. VPA require guidance from CFA as to the specific size requirements for the future site.  A land use exemption will be included in the UGZ once the site is identified in the PSP. A permit will be required for works.	Change required	Unresolved
3.004B	Country Fire Authority	N/A	5. Open Space, Com Facilities & Education	Other (inc. spec Rs & Gs)	Plan 3	Submits that BNWPSP be updated to show a location for the proposed facility in agreement with a preferred location to the satisfaction of CFA.	The VPA understands that the CFA has confirmed their interest in establishing a site within the southern Local Convenience Centre. The VPA will amend the PSP to show a CFA facility at the preferred location. VPA require guidance from CFA as to the specific size requirements for the future site.  A land use exemption will be included in the UGZ once the site is identified in the PSP. A permit will be required for works.	Change required	Unresolved
3.005B	Country Fire Authority	N/A	5. Open Space, Com Facilities & Education	General	G38	Submits that Section 3.2.2 - Community Facilities and Education be updated to reflect requirements, to provide such a facility and that G38 be expanded upon.	The VPA will amend Section 3.3.2 - Community Facilities & Education to include guidance for the location attributes of the future CFA facility. CFA to advise what guidance should be provided for their facility.	Change required	Unresolved
3.006B	Country Fire Authority	N/A	5. Open Space, Com Facilities & Education	Appendices		Submits that the emergency facility be added as appropriate to Appendix 4.	The VPA will amend Appendix 4.4 - Precinct Infrastructure Plan to include the CFA facility	Change required	Unresolved
3.007B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		Demonstrate how the recommendations in the bushfire report have been / will be incorporated into the plan. For example, have any changes to the road network been proposed to northern vegetated areas.	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirement and Guideline will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report.  The VPA notes that the Terramatrix report acknowledges that proposals for development will be required to assess of potential bushfire risks and demonstrate how risks can be avoided or mitigated through the planning application process.	Change required	Unresolved



Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
3.008B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		CFA recommends that the areas of the BNWPSP where a setback from a bushfire hazard is required is expanded to be generally in accordance with the plan 'Potential BAL 12.5 Development Setbacks' contained within the submitted Bushfire Report.	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirements and Guidelines will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report & CFA submission.	Change required	Unresolved
3.009B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General	Section 3.4	Include all relevant requirements and guidelines pertaining to bushfire management. This will require either creating new requirements and potentially moving some requirements from other sections of the plan. Areas where suitable bushfire requirements / guidelines could apply include vegetation management, setbacks/buffers, requirements for land adjoining bushfire hazards, public open space, draining reserves, road design, access and egress routes, site management and construction standards.	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirements and Guidelines will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report & CFA submission.	Change required	Unresolved
3.011B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General	Section 3.4	Add bushfire specific figures, maps and plans to assist in the interpretation of bushfire requirements, for example, a separate plan showing location of bushfire hazards and interface areas	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report	Change required	Unresolved
3.012B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General	R10	Amend in accordance with typical access level 1 and 2 requirements with the exception of Access Street Level 2 which be increased to a minimum width of 7.5m in width. Information regarding slope should also be considered in respect of Table 11, Street and Slopes. Please note that further discussion with VPA and CFA is recommended before changing these requirements.	The 7.3 metre cross section is in accordance with CFA policy - Requirements for water supplies and access for subdivision in residential 1 and 2 and township zones. (see Page 6 - <a href="https://www.cfa.vic.gov.au/documents/20143/50918/subdivision_reqs_water.pdf/e8bcc426-3fc2-5043-1360-ef59a8472461">https://www.cfa.vic.gov.au/documents/20143/50918/subdivision_reqs_water.pdf/e8bcc426-3fc2-5043-1360-ef59a8472461</a> )	No change required	Unresolved
3.013B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		Ensure bushfire requirements are clear and consistent with general bushfire language	Noted	No change required	Unresolved
3.014B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		Minimise conflicts between policies, requirements and guidelines. For example: - Table 2 includes potentially conflicting setback requirements to Old Sydney / Urban Growth Boundary (Column A); or. - Requirement R7 requires trees in streets, civic places and the open space network to be planted to facilitate a continuous tree canopy cover. Typical vegetation management for bushfire purposes requires some (usually 2m in this type of landscape) tree canopy separation. This may be able to be tailored in certain areas of the BNWPSP, however the requirements would need to be updated to reflect this.	The VPA will amend Requirement 7 by adding the following: <i>"Where a road is located adjacent to a woodland, grassland or low threat vegetation area shown on Plan 8, tree canopies must have a minimum separation distance of 2 metres."</i>	Change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
3.015B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		Include policy that ensures dwellings and other buildings do not back onto areas of unmanaged vegetation or bushfire hazards	A new Requirement and Guideline will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the Terramatrix report.	Change required	Unresolved
3.016B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	Other (inc. spec Rs & Gs)		Encourage links to vegetation management and bushfire risk reduction in Section 3.3 – Open Space, Community Facilities & Education, in either a separate guideline or in consideration of existing guidelines, particularly in G28-G30. Also consider adding reference to the level of vegetation management required in locational attributes or separate column within Table 10 – Credited Open Space Delivery Guide.	The VPA will amend Section 3.3.1 to include an additional Guideline relating to vegetation management within future open space areas.	Change required	Unresolved
3.017B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General	Section 3.17	Ensure that the section links to vegetation management and bushfire risk.	The VPA will amend Plan 8-Biodiversity to show vegetation areas and required BAL setback areas per Map 6 of the Terramatrix report  A new Requirements and Guidelines will also be included in Section 3.4 to address BAL setback requirements and development interfaces per the recommendations of the	Change required	Unresolved
3.018B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		CFA recommends that additional requirements that focus on the submission of a Bushfire Management Plan be required. The plan should be required how all the bushfire protection measures will be linked with the objectives, guidelines and requirements associated with the BNW/PSP	Support The VPA will amend the Schedule to UGZ3 and IPO4 to include a requirement for a bushfire assessment and Site Management Plan (SMP) to be prepared as part of the planning application process	Change required	Unresolved
3.01B	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General	Section 3.4	Cross reference other relevant information in the plan such as figures, maps or plans.	Noted	No change required	Unresolved
3.1A	Country Fire Authority	N/A	6. Biodiversity & Bushfire Management	General		Formal expression of interest in land north of corner of Patterson's Road and Camerons Lane for a future CFA station.	Support The VPA understands that the CFA has confirmed their interest in establishing a site within the southern Local Convenience Centre. The VPA will amend the PSP to show a CFA facility at the preferred location. VPA require guidance from CFA as to the specific size requirements for the future site.  A land use exemption will be included in the UGZ once the site is identified in the PSP. A permit will be required for works.	Change required	Unresolved
33.10	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Drainage & waterways		We note that another drained wetland extends across the northern boundary of the precinct. It is shown as a waterbody in Plan 2 but then 'disappears' except in Plan 5 where it shows as 1:100 year flood extent. It appears that the wetland is destined for residential development. However it drains to the northeast, and should be considered as part of the stormwater management network for the Hernes Swamp – Merri Creek catchment.	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Melbourne Water's Drainage Schemes, and that Melbourne water are the authority responsible for administering and managing the scheme. The swamp has not be identified in the Biodiversity Conservation Strategy as a site for retention and accordingly it has been designated for urban development.	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
33.11	Friends of Merri Creek	N/A	6. Biodiversity & Bushfire Management	Drainage & waterways		The potential of the former swamp for restoration as a wetland and/or utilisation as a retarding basin should be considered as part of a proposed review of the drainage strategy for this area.	The VPA notes that the waterways and drainage reserve land in the PSP reflects the requirements of the Melbourne Water's Drainage Schemes, and that Melbourne water are the authority responsible for administering and managing the scheme. The swamp has not be identified in the Biodiversity Conservation Strategy as a site for retention and accordingly it has been designated for urban development.	No change required	Unresolved
34.01	Urban Design and Management on behalf of Old Hume Pty Ltd	15	1. General	General		In general, our client is very supportive of the proposed outcomes of the Beveridge North West PSP. The PSP provides a strong vision and clear objectives for future development in the area.	Noted	No change required	Unresolved
34.06	Urban Design and Management on behalf of Old Hume Pty Ltd	15	7. Transport & Movement	Hume connection		We also note that 'Plan 09 - Public Transport and Path Network' has an annotation that states 'Potential east west connector over Hume Freeway' We note separately that the 'Plan 10 - Street Network' makes no reference to the provision of a connector street in this location, nor does the Future Urban Structure.	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.	Change required	Unresolved
34.07	Urban Design and Management on behalf of Old Hume Pty Ltd	15	5. Open Space, Com Facilities & Education	Open space		Response to ASKK submission Response on Active open space: The PSP as exhibited provides for a fair and equitable distribution of land uses. Providing a pocket of residential within proximity of the local sports reserve and within the walkable catchment to the activity centres is logical and a suitable solution. We support the PSP as exhibited	noted	No change required	Unresolved
34.08	Urban Design and Management on behalf of Old Hume Pty Ltd	15	5. Open Space, Com Facilities & Education	Schools		Response to ASKK submission response on the Non-government school: As non-government schools are a factor of the negotiation between a landowner and the organisation requiring the school, the details of exact land area can be resolved through detailed planning permit applications in future. PSPs typically provide an area of 2.5ha for a non-government school within the PSP framework we don't see any need to alter the location or the size of the school from that within the exhibited PSP	noted	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
34.09	Urban Design and Management on behalf of Old Hume Pty Ltd	15	8. Integrated Water Management & Utilities	Drainage & waterways		Response to ASKK submission on the Waterway and Drainage Reserve: We recognise that the PSP has been prepared based on Melbourne Water's Drainage Services Scheme, and as such, detailed design will resolve the exact delivery of infrastructure in the area. We support the drainage scheme being used to guide the delivery of infrastructure in the area and the land uses shown on the PSP.	noted	No change required	Unresolved
34.10	Urban Design and Management on behalf of Old Hume Pty Ltd	15	4. Town Centres & Employment	Other (inc. spec Rs & Gs)		Response to ASKK Submission on the addition of a local convenience centre: We note that the exhibited PSP shows the Eastern Local Town Centre to the north of the subject land, and the southern Local Town Centre to the west. We also note that G26 of the exhibited PSP does provide for flexibility in the delivery of additional local convenience centres as long as they do not compromise the function and role of nearby centres. We agree that a local convenience centre to cater for a potential yield of around 1,400-1,500 lots from this parcel could be supported, subject to providing appropriate economic justification.	noted	No change required	Unresolved
34.11	Urban Design and Management on behalf of Old Hume Pty Ltd	15	5. Open Space, Com Facilities & Education	Open space		Response to ASKK Submission on Passive Open Space (Local Parks): We would support the relocation of the southernmost local park to a slightly more central location within the southern quadrant of the subject land (Property 15). Provision of the space on Camerons Lane, which will be an arterial road, is not desirable	The VPA will amend the locational attributes for LP-04 to remove references to being adjacent to RD-01. The VPA proposes to split LP-04 to create two 0.75ha parks, one located on parcels 14 and one located on parcel 15.	Change required	Unresolved
34.12	Urban Design and Management on behalf of Old Hume Pty Ltd	15	5. Open Space, Com Facilities & Education	Open space		submits that the VPA should review the relocation of the local park in the southern quadrant	The VPA notes that the locations of local parks shown on Plan 3 'Future Urban Structure' are indicative only. The final location and shape of local parks is subject to detailed design and assessment through the planning application process. Guideline 28 provides guidance for the assessment of proposals for alternative local parks locations.	No change required	Unresolved
34.13	Urban Design and Management on behalf of Old Hume Pty Ltd	15	4. Town Centres & Employment	Other (inc. spec Rs & Gs)		Submits that the VPA should consider the need for a local convenience centre within the parcel (although we also that the PSP allows for this in guideline G26 subject to appropriate justification)	The VPA considers guideline 26 provides sufficient flexibility to consider the provision of additional local convenience centre	No change required	Unresolved

Submission No.	Organisation/ Group/Agency	PSP Property ID	Topic	Sub Topic	Relevant Provision	Submission	VPA Submission Response	Action	Status
34.14	Urban Design and Management on behalf of Old Hume Pty Ltd	15	7. Transport & Movement	Hume connection		Requires Clarification of the option for a connector road crossing of the Hume Freeway as denoted on Plan 09 of the exhibited PSP, as there is no other reference in the PSP to this proposed road.	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.	Change required	Unresolved
34.15	Urban Design and Management on behalf of Old Hume Pty Ltd	15	8. Integrated Water Management & Utilities	Drainage & waterways		We recognise that the PSP has been prepared based on Melbourne Water's Drainage Services Scheme, and as such, detailed design will resolve the exact delivery of infrastructure in the area. We support the drainage scheme being used to guide the delivery of infrastructure in the area and the land uses shown on the PSP.	Noted	No change required	Unresolved
34.16	Urban Design and Management on behalf of Old Hume Pty Ltd	15	4. Town Centres & Employment	Other (inc. spec Rs & Gs)		We note that the exhibited PSP shows the eastern Local Town Centre to the north of the subject land, and the southern Local Town Centre to the west. We also note that G26 of the exhibited PSP does provide for flexibility in the delivery of additional local convenience centres as long as they do not compromise the function and role of nearby centres. We agree that a local convenience centre to cater for a potential yield of around 1,400-1,500 lots from this parcel could be supported, subject to providing appropriate economic justification.	Noted	No change required	Unresolved
34.17	Urban Design and Management on behalf of Old Hume Pty Ltd	15	5. Open Space, Com Facilities & Education	Open space		We would support the relocation of the southernmost local park to a slightly more central location within the southern quadrant of the subject land (Property 15). Provision of the space on Camerons Lane, which will be an arterial road, is not desirable.	The VPA notes that the locations of local parks shown on Plan 3 'Future Urban Structure' are indicative only. The final location and shape of local parks is subject to detailed design and assessment through the planning application process. Guideline 28 provides guidance for the assessment of proposals for alternative local parks locations.	No change required	Unresolved
34.18	Urban Design and Management on behalf of Old Hume Pty Ltd	15	7. Transport & Movement	Hume connection		Clarification of the option for a connector road crossing of the Hume Freeway as denoted on Plan 09 of the exhibited PSP, as there is no other reference in the PSP to this proposed road.	The annotation shown on Plan 9 reflects a potential connection shown on the Northern Growth Corridor Plan. The VPA will amend the location of the annotation shown on Plan 9 to the area to the south of Spring Hill Cone to reflect topographical constraints. The crossing is subject to further investigation and detailed design, however the connector street network will be updated to show a connector street in this location to enable a connection to be formed. Funding for the crossing is not proposed through the Beveridge North West ICP as there is no clear need or nexus at this time.	Change required	Unresolved