

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
1.00	EPA		Supports amendment			Generally supportive of the amendment	Noted	No Change Required	No further action required
1.002	EPA		Supports amendment	Land Contamination		EPA considers that the methodology used to identify and manage potentially contaminated land is consistent with the General Practice Note "Potentially Contaminated Land", Department of Sustainability and Environment, June 2005	Noted	No Change Required	No further action required
1.003	EPA		Supports amendment	Buffers and separating distances		EPA supports the approach taken in determining the appropriate separation distances from existing and proposed industry, and the land uses permitted within these areas.	Noted	No Change Required	No further action required
2.001	APA Group	15	Utilities	Safety Management Study	Plan 15	APA still requires that an SMS be carried out and its findings be incorporated into any amendment prior to adoption.	Change supported. The new Gas Measurement Length of 495m, as a result of the Safety Management Study (SMS) reflected on the Plan 15 (track changes panel version). Section 2.3 and 3.0 - UGZ7 updated to reflect the findings of the SMS. Relevant changes made to explanatory report. Schedule to Cl. 66.06 has also been amended to reflect the revised measurement length	Change Required	Resolved
2.002	APA Group	15	Utilities	Buffers and separating distances	PSP Plan 3 & 15	Plan 3 "Future urban structure" needs to clearly show the measurement length. It is shown on plan 14 "Buffers, Noise Amenity Area and Measurement Length", however recent PSP's have shown the measurement length on both the future urban structure plan and the utilities plan - See Plumpton/Kororoit and Sunbury South PSP's.	Change not supported. The Plan 3 - Future Urban Structure (FUS) is the land use plan within the exhibited Precinct Structure Plan (PSP). The Plan will be too difficult to read if all buffers & separation distances are shown in Plan 3. Hence this has been appropriately shown on Plan 15 - Buffers, Noise Amenity Area and Measurement Length	No Change Required	Resolved
2.003	APA Group	15	Utilities	City Gate	Plan 15; Section 3.0 - UGZ7	Existing "City Gate" gas facility owned by AGN (Australian Gas Networks) and managed by APT O&M Services is located near Donnybrook Road. These types of facilities may impact upon the amenity of surrounding uses (noise, smell, safety etc., APA VTS suggests that APT O&M Services is consulted with regard to this facility and any SMS process.	Change supported. Findings from the SMS will be incorporated in the Plan 15 and other appropriate amendment documents. Section 3.0 - UGZ7 - application requirements already requires that residential subdivision address the city gate facility.	Change Required	Resolved
2.004	APA Group	15	Utilities	Development adjacent	PSP Plan 3, 13 & 15	Landscaping and development adjacent to the existing gas transmission pipeline easement shown on Plans 3, 13 and 14 must not jeopardise the integrity of the pipeline.	Change not supported. R85, R86 (exhibited version) - R83 and R84 (track changes panel version) - PSP requirements already addresses the landscaping and development adjacent to gas transmission pipeline easement.	No Change Required	Resolved
2.005	APA Group	15	Requirements & Guidelines	Gas Transmission Pipeline easement		New requirement "The APA VTS gas transmission pipeline easement is not to be utilised by other infrastructure/utilities services, other than service crossings which are required to be approved by the gas transmission pipeline owner or operator (APA VTS)"	Change not supported. The easement rights already provide for the necessary approvals required	No Change Required	Resolved
2.006	APA Group	15	Other	Cross Section	Appendix 4.4	Any footpaths or cycling paths within the easement for gas pipeline are not to be encumbered with a road (R1) or carriageway easement status. Any vegetation within the easement for gas pipeline must be approved by the gas pipeline owner or operator. Please note that the large depicted 10m high street trees are unlikely to be acceptable within the gas pipeline easement.	Change not supported. Notes on Pg 70 - APA Gas Pipeline easement interface cross section (exhibited version) - Pg 94 (track changes panel version) already addresses the item. Carriageway easement will be addressed at the time of the subdivision under the Subdivisions Act 1988.	No Change Required	Resolved
2.007	APA Group	15	Buffers	Objective	PSP Section 2.2	Ensure sensitive land uses are located outside the measurement length of the high pressure gas transmission pipeline where possible and that construction is managed to minimise risk of adverse impacts.	Noted and New Objective O24 (track changes panel version) added on pg 10 of PSP track changes panel version. UGZ7 has already been tailored the schedule to include additional permit requirements for sensitive uses within the gas measurement length. No change required to planning scheme ordinance.	Change Required	Resolved
2.008	APA Group	15	Planning scheme ordinance	UGZ	Cl. 37.07; Map 1; Schedule 1	Map 1 to Schedule 7 to clause 37.07 needs to include the Gas Transmission Pipeline Measurement length. This will ensure a clear point of reference is provided in the Planning Scheme and has also been the practice in a number of recent PSP's including Kororoit/Plumpton and Sunbury South.	Change not supported. Map 1 / Plan 1 - UGZ7 reflects the Plan 3 FUS of the PSP See Submission response to Item no. 2.002	No Change Required	Resolved
2.009	APA Group	15	Planning scheme ordinance	Referral Authority	Cl. 66.06 - Notice of Permit Applications Under Local Provisions	Please note APA would prefer that it be a recommending referral authority for relevant application types within the pipeline consequence area. In a number of recent panel hearings, Planning Panels have recommended that APA become a recommending referral authority (see Plumpton PSP and Sunbury South PSP). However DELWP have thought otherwise and decided to give APA notice of these applications only. As such APA will not continue to pursue its preferred outcome.	Change not supported. Consistent with previous PSP's. Note that notice to APA will be required under 66.06 Notice of Permit Applications Under Local Provisions.	No Change Required	Resolved
3.001	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Buffers		PSP Table 4.1	Blast buffer, retarding basins, Merri Creek Tributary and wetlands significantly impact the net developable area. Table 4.1 - Parcel Specific Land Budget (Pg 52-53), the net developable area for property No 6 is 4.25 hectares (35.13% of the property area) when the 7.85 hectares set aside for uncredited open space (waterway and drainage reserve) is taken into account. However, this table does not have regard to the implications of the 200m blast buffer which prohibits development within the eastern half of the site until extractive operations have contracted and / or been completed. As illustrated by Figure 15 - Buffers, Noise amenity Area and Measurement Length (pg 51), very little of 75 Langley Park Drive remains available for development when the 200m blast buffer is also taken into consideration.	Noted. See Submission response to Item no. 3.002	No Change Required	No further action required
3.002	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Drainage & water		Plan 3 & Plan 2	The Merri Creek Tributary shown in Plan 3 - Future Urban Structure is located further west than the existing tributary alignment as shown on Plan 2 - Precinct Feature and Local Context. It is unclear from the exhibited documents whether the tributary is to be realigned to that shown on Plan 3. If this is the case, the background documents do not provide sufficient justification for the proposed location of the tributary and corresponding 'uncredited open space'. It is also unclear from the exhibited documents and background reports why the retarding basins and surrounding wetlands are proposed to be located within the south west portion of 75 Langley Park Drive. Their proposed location is also not justified. A more logical outcome would be to locate the tributary, retarding basins and wetlands within the quarry land east of 75 Langley Park Drive, or at the very least within the 200m blast buffer.	Change supported. 1/2 - Waterway alignment under discussion between submitter, Melbourne Water and VPA 2/2 - Retarding Basin RB-03 to be located in the south western corner of the precinct to reflecting the MW updated DSS.	Further Investigation	Pending
3.003	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Other	Impact on Private Land holding		The PSP results in disproportionate impact on a private land holding Property No.6 appears to be the private landholding most impacted by the PSP. The PSP does not distinguish between private and other land holdings, so the true impact of the PSP on development opportunity of nearby privately owned lots is not identified or realised. The PSP vision for Property No 6 will not be realised The PSP is ambitious and unrealistic in its expectations for this private land holding. It is unlikely the shared path, wetlands, open space and retarding basins envisaged for property No 6 will ever be realised given the development constraints imposed on this site.	Noted. See Submission response to Item no. 3.002	No Change Required	No further action required
3.004	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Drainage & water	Background report - evidence on retarding basins use unknown		The Shenstone Park Background Report, September 2019 (pgs 14 and 27) suggests the retarding basins shown on property No. 6 are storage ponds for the sewerage treatment works shown further south. Their purpose and the implications of their use are not explained through the exhibited documents	Change supported. VPA understand the concern. PSP FUS updated to identify the potential future water storage - holding ponds for treated recycled water. Industry and light industry has been nominated on the FUS underlying the water storage area should the water storage area not proceed. Discuss with Director Plan 1 - UGZ7 reflects the Plan 3 FUS (exhibited version) of the PSP. Partial change supported.	Change Required	Resolved
3.005	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Other	Background report - Blast buffer impacts		On Page 22 of the background report, in relation to the 200m blast buffer, notes that '...it is expected that the Industrial land use that are designated generally within the northern and eastern sections of the blast buffer, would only develop in the long term when extractive operations have contracted and / or been completed.' As no time line for extractive works to be completed is given, no consideration is given to the expectations or concerns of private land holders impacted the by the 200m blast buffer. Furthermore, Property no 6 in the north west portion of the blast buffer appears to be overlooked. The extent of infrastructure and drainage works shown for property No.6 and the implications this has on the future development potential for the site suggests this property is being treated as publicly owned land rather than private land.	1/2 - See Submission response to Item no. 3.002 2/2 - Change not supported. The blast buffer is a tool to protect community amenity, human health and safety while facilitating operation of the Woody Hill Quarry which includes blasting activities.. The Planning Authority will not expose people to the risk of fly rock from quarry extraction.	No Change Required	Unresolved
3.006	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Transport & Movement	Avelin Road	Plan 10	It is unclear from the exhibited documents what the intention is for Avelin Road , which is an unconstructed road that runs along the south boundary of Property No 6, between the quarry and Langley Park Drive. Plan 10 of the PSP identifies part of Avelin Road as a 25m wide collector street, however the same plan suggests this road may terminate before reaching Langley Park Drive. Our client is concerned that should this road terminate before reaching Langley Park Drive, emergency vehicle access to the quarry (in particular fire truck access) will be compromised, creating an unacceptable risk to property No.6.	Partial Change supported. Classify Avelin Road as local access street level 1 to the extent of the Woody Hill Blast buffer	Change Required	Resolved
3.007	Terrain Consulting Group - (representing land owner - PSP property 6)	6	Housing			Housing	09/06/2020 - Change not supported	No Change Required	No further action required
4.001	Mirvac Victoria Pty Ltd		Transport & Movement			Ensure the southern leg of the Donnybrook Road/Patterson Drive intersection is adequately flared to provide for capacity at the intersection. DoT has advised us that they prefer cyclists to be accommodated by off-road shared paths and as such Mirvac is proceeding on this basis.	Noted. The southern leg of the IN-03 is designed to reflect the off road shared path.	No Change Required	No further action required
4.002	Mirvac Victoria Pty Ltd		Precinct infrastructure	IN-04	Table 9	Intersection IN04 - There are inconsistencies between the Plans and Project Descriptions for IN04 within the PSP (Plan 10 - Street Network and Plan 14 PIP) show IN04 as a T intersection. However, the description in Table 9 states that IN04 would be a 4 way intersection in its ultimate form. We assume that this description is an error.	Change supported. Change part 2 of the description in Table 9 for IN-04 Pg.44 (exhibited version) - Pg 59 (track changes panel version) to provide consistency with Donnybrook Woodstock PSP & ICP.	Change Required	Resolved
4.003	Mirvac Victoria Pty Ltd		Transport & Movement	DoT PAO	Plan 2, 3, 4, 10 & 14	PAO be correctly applied to the land required for the ultimate Donnybrook Road cross section and associated intersections.	Change supported. See Submission Response to Line Item no. 30.002 and 30.028	Change Required	Resolved
4.004	Mirvac Victoria Pty Ltd		Transport & Movement	Clarification		In summary, clarification is sought on the following transport matters: <ul style="list-style-type: none"> ☐ Clarification on whether intersection IN-04 (proposed T-intersection at the eastern boundary of Olivine) has been modelled as a T-intersection in the analysis. ☐ Whether Donnybrook Road was modelled as a 4 lanes or 6 lanes arterial road. ☐ Whether the PSP can provide any certainty or intended timing on duplication of Donnybrook Road to its ultimate cross section. ☐ Clarification on whether the base case model has been adequately validated against existing conditions, noting the modelled trips generation is consideration lower than the trips generation derived from first principles. This is particularly important in light of the relatively high existing traffic volume on Donnybrook Road. ☐ Clarification on why the Degree of Saturation (volume/capacity ratio) is predicted to be over 1.0 on Hayes Hill Boulevard based on the Shenstone Park transport model. ☐ Details on what impact the development of Shenstone Park PSP will have on the intersection of Donnybrook Road and Patterson Drive in light of the predicted higher volumes on Donnybrook Road and Patterson Drive. 	1. Transport consultant has confirmed that IN-04 is modelled as a cross intersection and will include it as a T intersection in the updated modelling scenario. 2. Donnybrook Road has been modelled as 6 lanes. Transport consultant note that Table 4.9 of the GTA report states four lanes which is an error. This will be updated in the report addendum. 3. Donnybrook Road upgrade will be delivered by the State and its timing is unknown. 4. Awaiting advice. 5. Awaiting advice. 6. The predicted volumes at IN-03 intersection on both Donnybrook Road and Patterson Drive are well below their theoretical capacities (less than 0.5 VCR) and the design of the network and intersection will be more than capable of accommodating the anticipated volumes.	Further Investigation	Pending
4.005	Mirvac Victoria Pty Ltd		Quarry			Assurance that the intention is not to transition the quarry to a landfill operation as was the case in Ravenhall, despite there being approved PSPs and permits for residential estates nearby. The PSP ought to outline what the possible uses of the land would be - i.e. active open space, public open space or other.	Change not supported. Given the expected operational life span of the quarry, this is outside the scope of the PSP and should be dealt with by proper planning processes at the time of post-quarry planning for the site.	No Change Required	Resolved
4.006	Mirvac Victoria Pty Ltd		Drainage & water			We support the reserve shown on the east side of the gas easement in the PSP and we submit that Melbourne Water's scheme be modified to reflect the exhibited PSP. We ask that VPA clarify what level of discussion has been held with Melbourne Water on the drainage strategy proposed in the Shenstone PSP and whether Melbourne Water have committed to updating their Lockerbie East DSS to reflect the approach shown in the Shenstone PSP.	Noted. VPA have updated all the plans to reflect the most recent Melbourne Water layout to the best possible outcome for the Shenstone Park PSP.	Change Required	Resolved
4.007	Mirvac Victoria Pty Ltd		Precinct infrastructure	ICP		> Is a supplementary levy proposed or will the Standard levy apply? > will the ICP be gazetted at the same time as the PSP?	Noted. At this stage the ICP is a standard levy and is anticipated to be gazetted with the PSP. A working draft Shenstone Park ICP has been prepared for the Precinct to specify infrastructure that is appropriately levied in accordance with the Ministerial Direction.	No Change Required	No further action required
4.008	Mirvac Victoria Pty Ltd		Utilities			> The gas city gate, not recognised in the scheme, forces the drainage alignment west potentially impacting developable land. > We expect significant construction conditions for working around the city gate. > It is possible APA (Gas authority) may require further setbacks from the city gate.	Partial Change supported. City gate facility and its impact have been recognised in the safety management study. Also, Melbourne water drainage layout has been updated on all plans.	Change Required	Pending
4.009	Mirvac Victoria Pty Ltd		Utilities		Plan 15	Plan 15 identifies a 590m measurement length from the APA easement which differs from the measurement length applied in the Donnybrook/Woodstock PSP (341metres). Clarification sought	Partial Change supported. Safety Management Study conducted which determines a revised Gas Measurement length of 495m	Change Required	Resolved
5.001	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)					SUPERSEDED	SUPERSEDED TO ITEM 23	No Change Required	Withdrawn

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6.001	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance		Table 1, SUZ11, PUZ1	Table 1 - Summary Land Use Budget of the PSP deducts land identified for utilities from the Net Developable Area on the basis that they are not proposed to be developed for purposes beyond their designation of utilities. It is therefore unclear why the land affected by the power line easements in the south-west corner of the PSP (directly north of the Golina property) is proposed as a Special Use Zone - Schedule 11 (SUZ11). The schedule is very broadly drafted to allow for a variety of uses including industry, shipping container storage and other uses of potential concern to Golina. It is submitted that the land should remain in the PSP with the Public Use Zone - Schedule 1 Service & Utility (PUZ1) being applied. This would be a more appropriate use of the Victorian Planning Provisions.	VPA position - Change not supported. Easement zoning is consistent with English Street PSP. Submitter response - Email response received from Tract dated 9/6/2020 to withdraw this submission.	No Change Required	Withdrawn
6.002	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance			It is understood that these properties were acquired by Yarra Valley Water for the purposes of waste water recycling and whilst these properties will not comprise the Sewerage Treatment Plant; they will be required for ponding and water treatment prior to discharge and disposal. Accordingly, it is not clear why the land has been applied with an industrial land use zone when it is identified to be used for utility purposes in the future structure plan and as it was acquired for? Again, the appropriate land use zone under the VPP that should be applied is PUZ1.	Change supported. The VPA have amended the FUS to be clear about the nomination of land uses within the western part of the precinct. This includes identification of the potential future water storage - holding ponds for treated recycled water in the yellow hatching, which is then overlaid onto industry and light industry land uses. The VPA has made the decision to not rezone this land to PUZ for 2 reasons: - The PUZ exempts notice and third party appeal rights. Very little details have been provided by YVW about the specifications of this land and therefore is inappropriate in allowing for these exemptions. - Given little certainty has been provided about the specifications of this land from YVW, the VPA have allowed for flexibility in allowing for potential industry or light industry uses to occur should the potential future water storage facility not be required. The VPA have decided to use light industry towards the western boundary of the precinct to allow for a buffer between approved sensitive uses within the English Street PSP and the Woody Hill Quarry and proposed industry to the east of Langley Park Drive. The VPA has tailored Table 2: Use of Land to include utility installation as a Section 1 use (permit not required) subject to the use meeting the condition within the table. The condition being that it is on land identified as 'potential future water storage - holding ponds for treated recycled water'. Industry has been nominated adjacent to the quarry to ensure no land use conflicts arise. The applied zone provisions include the Industrial 1 Zone and Industrial 3 Zones. Plan 1 of UGZ7 to be updated to reflect Plan 3 of the PSP. Table 1 amended to delete reference to utility facility.	Change Required	Unresolved
6.003	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance		Table 1	Land designated within the PUZ1(as per our suggestion) remain outside of the land budget and a more defined plan be included in the PSP which directs the use and development of the land in more specificity. Alternatively, if any of the land identified as "utilities" is intended to be used and developed for industrial purposes, add the land into the land budget so that it provides infrastructure contributions under the future Infrastructure Contributions Plan (ICP).	Change Supported. Land on the western side of Langley Park Drive designated as light industry land use, land on the eastern side to be designated as industry and will be added to the land use budget. A notation is also designated the plan 3 FUS for 'potential future water storage - holding ponds for treated recycled water'. See Submission response 6.002. As part of this change the VPA have included this land in the land use budget table as NDA and therefore will be subject to the Shenstone Park ICP. Plan 1 of UGZ7 to be updated to reflect Plan 3 of the PSP.	Change Required	Unresolved
6.004	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance	UGZ	Section 2.3 UGZ7	There is a drafting error under Section 3 of the table. The table states that "Shop" on land identified as "business", "industry", and "light industry" in the PSP is prohibited. As the PSP identifies land for utilities as "Utility" (notwithstanding the applied zone is Industrial 1 Zone) – this would mean that "shop" would be permissible on the land identified as Utility but prohibited on land identified for "business", "industry", and "light industry". This error would be clearly resolved and confusion avoided if the applied land use zone was changed to PUZ1.	Change not supported. Given the VPA have changed the land use nomination in the PSP to be industry and light industry, the prohibition now applies.	No Change Required	Unresolved
6.005	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Other	ICP charges		The Woody Hill Quarry is also deducted from the land budget and a portion of the Quarry is proposed to be rezoned from Farming Zone to the Special Use Zone, which would also exempt the Quarry from ICP charges being applied to the land. This would appear unreasonable as the Quarry would expect to use and benefit from facilities such as IN01 and IN02 heading north and IN06 and RD-01 Koukoura Drive east (which then provides further north/south arterial function).	Change not supported. SUZ4 is not proposed to be subject to ICP The Woody Hill Quarry has existing access on to Donnybrook Road via 870 Donnybrook Road. The quarry is unlikely to benefit from the construction of ICP intersections and other ICP infrastructure given it is an existing use with existing access.	No Change Required	Unresolved
6.006	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Other	Alternative FUS subject to closure of the quarry		Work Authority WA006437, the Quarry will most likely cease to operate for quarry purposes within the life of the PSP and ICP and likely be developed for industrial purposes. The PSP include an alternative Future Urban Structure (Plan 3) on how the road network and layout of the area would occur subject to the future closure of the Quarry, and that traffic analysis etc be reviewed based on that revised layout so as to inform the ultimate land use of the PSP area.	See Submission response to Item no. 4.005	No Change Required	Resolved
6.007	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Transport & Movement	Langley Park Drive	Plan 3	Plan 3 - Future Structure Plan of the PSP indicates that the Langley Park Drive will be constructed to a "local access street - level 1" for the majority of its length but then stops short of continuing to the southern boundary of the PSP. Turning then to Plan 09a on page 28 of the PSP, the road south of the dashed line (Langley Park Drive) is shown green. This effectively removes our client's right of access to the existing road reserve and does not explain how vehicles will access the proposed Sewerage Treatment plant.	Partial change supported. VPA undertaking further work to identify the extent of Langley Park Drive as a connector road to provide access to properties along Langley Park Drive within Shenstone Park PSP. Submitter to provide supporting documents for a road crossing of BCS Conservation Area south of Shenstone Park PSP (to justify extension of Langley Park Drive through transmission easement). The Langley Park connector road would not preclude development of a connector (south) in future, however the road through the BCS will need to be discussed with DELWP MSA separately by the submitter.	Change Required	Unresolved
6.008	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Transport & Movement	Langley Park Drive	Plan 3 & 14	The potential future development of the future Northern Quarries PSP area, Langley Park Drive should also be upgraded to a connector street, and with a re-route allowing future egress to Donnybrook Road through Intersection IN-01 (as identified on Plan 14 of the PSP).	Awaiting more response from the submitter to fully respond to this line item. 1/2 Change partially supported. See Submission response to Item no. 6.007 2/2 Change supported Roads linking to IN-01 to be upgraded to connector. Additional cross section of Industrial connector street added to Section 4.4 - Streetscape Cross section in the PSP track changes panel version. Transport consultant has advised the VPA - All of the roads modelled within the Shenstone Park PSP were defined as local/collector, so should the road be updated to a 'Connector Street' there is no requirement to update the modelling. Given this may be a primary access point to the industrial area, a connector classification in the PSP is warranted.	Change Required	Unresolved
6.009	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Quarry	Access to Phillips Quarry	Plan 3	FUS of the PSP includes a distinct blue arrow across the northern boundary to provide access to Phillips Quarry which has not been adequately addressed how the land required for this access will be acquired, noting there is no PAO exhibited as part of Amendment C241wsea. However, we strongly oppose the creation of this access road as it serves to only benefit one owner's property at the expense of our client's property and interests. An alternative access configuration would be to extend the proposed local access street circling the Woody Hill Quarry (in the area identified as BCS boundary realignment) and aligning the access back through the Industrial and quarry land to avoid disturbance of the BCS conservation area.	Change supported. Remove the blue arrow indicating access to Phillips Quarry from Plan 3. Plan 1 - UGZ7 to reflect Plan 3 of the PSP.	Change Required	Resolved
6.010	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance	IPO9	N/A	Special Use Zone - Schedule 4 Woody Hill Quarry (SUZ4) currently applies across the Woody Hill Quarry and will continue to do so under the proposed PSP. The SUZ does not exempt third party notice and appeal rights. Amendment 241wsea proposes to introduce the PSP as an incorporated document and apply Clause 43.03 Incorporated Plan Overlay (IPO) across the PSP area. The application of the IPO, and more specifically Clause 43.03-2 (Exemption from notice and review) will mean that planning applications which are in accordance with the incorporated plan (i.e PSP) will be exempt from third party notice and review. This removes our client's existing rights to review and make submission on future planning permits associated with the quarry. We strongly object to the proposed regime given that neither the Incorporated Plan nor the PSP provides any detail or specificity on the Quarry layout and/or use – especially as the drafted material presents potential expansion closer to our client's boundary and interests.	Change supported. Upon investigation, it appears that IPO9 applies to the SUZ4 and SUZ11 areas. IPO9 will continue to apply to SUZ11, but will be deleted for areas where SUZ4 applies. Explanatory report updated to delete reference to IPO9 being applied to SUZ4 land. IPO map to be amended prior to panel hearing.	Change Required	Resolved
6.011	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance	Electricity Easement	SUZ11	Electricity Easement zoned as SUZ11 should be zone as UGZ with an applied zone of PUZ. Alternatively, the land (and utility land to the north of the proposed SUZ11) could be zoned PUZ1 as the appropriate VPP Zone.	VPA position - Change not supported. Easement zoning is consistent with English Street PSP. Submitter response - Email response received from Tract dated 9/6/2020 to withdraw this submission.	No Change Required	Withdrawn
6.012	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance	UGZ	Section 5.0 UGZ7	It is submitted that the PSP needs to include further details and/or a plan of the utility land to apply the notice and review exemption, and ensure planning permits are generally in accordance with a more specific plan and not just open ended. Alternatively, notice and appeal rights should not be exempt for land identified for utilities. This applies equally to the proposed SUZ11 land (notwithstanding our recommendation for PUZ).	Change supported. See Submission response to Item no. 6.002	Change required	Unresolved
6.013	Tract Consultants - representing Golina Holdings (570, 620 & 650 Summerhill Road)		Planning scheme ordinance	UGZ & IPO8	Section 4.0 UGZ7 & Section 3.0 IPO8	The MSA requires Nature Conservations to be acquired by the State government, as opposed to be being gifted by land owners. The drafting of the LMCA requirements in UGZ7 and IPO8 should be revised to align with the MSA and ensure the BCS conservation area will be acquired by the State and not required to be gifted by land owners.	Change not supported. VPA has used the standard wording provided by DELWP MSA.	No Change Required	Unresolved
7.001	Tract Consultants - (representing landowner - PSP property 11)	11	Land use	Location of waterway, connector streets and land use	Plan 3 - FUS	The proposed layout restricts the size and configuration of future lots, and development that could be achieved on these lots. Also, the PSP area is not suitable for major industrial Land development. We suggest that the proposed land uses, connector roads and waterway be redesigned to allow for a more logical and legible development outcome. Our proposed redesign includes: ☑ Realignment of the waterway along the subject area's eastern and southern boundaries; ☑ Identifying the entire subject area as Business on Plan 3 of the PSP and as a result, apply the Commercial 2 Zone within Table 1 of Schedule 7 to the Urban Growth Zone (UGZ7) across the entire subject area. In fact, ☑ Extending the north-south connector road to the southern boundary of the subject area (just above the realigned waterway) and straightening out the east-west connector roads.	Further economic assessment required for responding to this submission line item. VPA undertaking further work.	Further Investigation	Pending

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
7.002	Tract Consultants - (representing landowner - PSP property 11)	11	Employment	Concept Plans	Plan 3 - FUS; Table 5; UGZ7; Economic Assessment Pg. 40	It is recommended that the PSP provide further plans and/or maps identifying the appropriate location of the restricted retail and ensure that it is fairly applied to the entire business frontage of Donnybrook Road and not located only on one property. With this recommendation in mind, we have prepared a concept plan for the Panel's consideration – Land Use Concept Plan – 910 Donnybrook Road, Tract Consultants Pty Ltd 12.11.2019. The concept plan applies only to the Business land and proposes to: ☐ 'book end' two (2) x three (3) hectares of restricted retail premises (total 6Ha in accordance with the Economic Assessment report) around the two major intersections with Donnybrook Road and; ☐ Make provision for 15 hectares of restricted retail (again in accordance with the Economic Assessment report), specifically for bulky goods and showrooms on land fronting Donnybrook Road between the two intersections.	Change not supported. The intent for the PSP is to provide flexibility. A concept plan would limit the extent of flexibility and may result in unintended consequences. Further investigation to determine the extent of business area.	Further Investigation	Pending
7.003	Tract Consultants - (representing landowner - PSP property 11)	11	Out of scope	N/A	N/A	Request that any ghost permits being pursued with Council for such purposes be held from a decision until the plans for the location of the restricted retail are included in the PSP.	Change not supported. Ghost permits are outside the scope of the amendment. Landowner to discuss with Whittlesea Council.	No Change Required	No further action required
7.004	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance	UGZ	Section 2.0 UGZ7	Access to local convenience services will be important for workers and visitors and it is recommended that small shop uses be permitted under Section 2 (permit required) within Table 1.	Further review of Ethos Urban Economics report. The VPA are unsure of what specific use within the 'shop' nesting diagram is requested by the submitter which would provide for the local convenience needs of workers, in addition to those uses listed in 'food and drink premises'. The restriction in this case is also related to the sensitive use buffer to the Woody Hill Quarry, where the VPA are intending to reduce the amount of uses that promote congregations of people. Action - discuss further with applicant as to what specific shop uses to make permit required.	Further Investigation	Pending
7.005	Tract Consultants - (representing landowner - PSP property 11)	11	Supports amendment		Plan 12	Retarding basin (RB-01 of Plan 12) east of the subject area. We consider the location of this retarding basin to be appropriate in the context of the Melbourne Water Drainage Scheme, adjacent PSP land uses and our client supports its proposed location.	Noted	No Change Required	No further action required
7.006	Tract Consultants - (representing landowner - PSP property 11)	11	Drainage & water	Merri Creek Tributary	Plan 12	We suggest the waterway be realigned along the eastern and southern boundaries of the subject area to allow the outfall from RB-01 to follow a more logical and legible development outcome. Please refer to the enclosed Land Use Concept Plan – 910 Donnybrook Road, Tract Consultants Pty Ltd 12.11.2019. It is noted that the background reports to the PSP including the geomorphology report identify the waterway as being constructed and able to be realigned or reconstructed.	Melbourne Water have requested functional design for the proposed realignment. Submitter is considering.	Further Investigation	Pending
7.007	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance	Zoning	N/A	Suggest that land designated for utilities be zoned Public Use Zone1 (PUZ1 – Service and Utility) and remain outside of the land budget and a more defined plan be included in the PSP which directs the use and development of the land in more specificity. Alternatively, if the land is intended to be used and developed for industrial purposes as per the Urban Growth Zone Schedule, that the VPA add the land into the land budget so that it provides infrastructure contributions under the future ICP.	Change supported. See Submission response to Item no. 6.002 and 6.003	Change Required	Unresolved
7.008	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance	Electricity Easement		Unclear why the electricity easement in the south-west corner of the PSP is proposed as a Special Use Zone -Schedule 11, whilst the remaining utilities land is proposed as Industrial 1 Zone? This land again is recommended to be zoned Public Use Zone.	Change not supported. Easement zoning is consistent with English Street PSP.	No Change Required	Resolved
7.009	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance		Section 3 - Table 2 - UGZ7	The table states that "Shop" on land identified as "business", "industry", and "light industry" in the PSP is prohibited. As the PSP identifies land for utilities as "Utility" (notwithstanding the applied zone is Industrial 1 Zone) – this would mean that "convenience shop" would be permissible on the land identified as Utility but prohibited on land identified for "business", "industry", and "light industry". This error would be clearly resolved, and confusion avoided if the applied land use zone was changed to PUZ1.	Change not supported. See Submission response to Item no. 6.004	No Change Required	Unresolved
7.010	Tract Consultants - (representing landowner - PSP property 11)	11	Quarry	ICP	N/A	The Woody Hill Quarry is also deducted from the land budget and a portion of the Quarry is proposed to be rezoned from Farming Zone to the Special Use Zone, which would also exempt the Quarry from ICP charges being applied to the land. This would appear unreasonable as the Quarry would expect to use and benefit from facilities such as IN01 and IN02 heading north and IN06 and RD-01 Koukoura Drive east (which then provides further north/south arterial function).	Change not supported. See Submission response to Item no. 6.005	No Change Required	Unresolved
7.011	Tract Consultants - (representing landowner - PSP property 11)	11	Quarry	ICP	N/A	New Work Authority WA006437, the Quarry will most likely cease to operate for quarry purposes within the life of the PSP and ICP and likely be developed for industrial purposes. It is therefore recommended that the PSP include an alternative Future Urban Structure (Plan 3) on how the road network and layout of the area would occur subject to the future closure of the Quarry, and that traffic analysis etc be reviewed based on that revised layout so as to inform the ultimate land use of the PSP area. The Quarry land should also be apportioned as development land for industrial purposes and attributed to ICP contributions so that when it is further developed following conclusion of the Quarry use, it can fairly contribute to infrastructure identified in the PSP.	Change not supported. See Submission response to Item no. 6.005	No Change Required	Unresolved
7.012	Tract Consultants - (representing landowner - PSP property 11)	11	Other	EPA views - Publicly Accessible	Pg 12 - Explanatory Report	The exhibited explanatory report states that the views of the EPA were provided on 23 July 2019 and 27 August 2019 to the VPA in regards to the PSP. It is requested that this information be publicly accessible as part of the amendment documentation.	The 23/07/2019 EPA advice is part of Submission 1; as is advice issued to CoW on 22/02/2018 EPA documents made available to submitter.	Change Required	Resolved
7.013	Tract Consultants - (representing landowner - PSP property 11)	11	Quarry	Life span		The Woody Hill Quarry is a temporary use expecting to cease quarry operations in the life span of the PSP. As such, it is suggested that sensitive land uses could be considered on business land following the completion of extraction, similar to the way in which the PSP proposes to respond to residential uses near the Phillips Quarry to the South. If this is to be explored by the Panel, this could be delivered by either the Commercial 3 Zone, or a Mixed Use Zone; both allowing for industrial and commercial land uses to coexist.	Change not supported. See Submission response to Item no. 4.005	No Change Required	Resolved
7.014	Tract Consultants - (representing landowner - PSP property 11)	11	Other	ICP charges		Amendment C241wsea does not include a draft Infrastructure Contributions Plan (ICP). The draft ICP should be made publicly available via this amendment process and incorporated at the same time as the PSP into the Whittlesea Planning Scheme, or the PSP be held back until the ICP is able to be applied. This will ensure land owners are not unfairly burdened by higher land taxes and urban council rates on land that cannot be developed whilst waiting for the approval of the ICP.	Noted. At this stage the ICP is a standard levy and is anticipated to be gazetted with the PSP. A working draft Shenstone Park ICP has been prepared for the Precinct to specify infrastructure that is appropriately levied in accordance with the Ministerial Direction.	No Change Required	No further action required
7.015	Tract Consultants - (representing landowner - PSP property 11)	11	Buffers	Post extraction	CI 2.5 - UGZ7; Plan 15	Clause 2.5 of UGZ7 prohibits the construction of a building on land shown within the Woody Hill blast buffer on Plan 15 of the PSP. Alongside the revised layout of the Quarry, this clause should be amended to allow development post extraction.	Change not supported. VPA seek to protect the maximum extraction area and therefore allowing flexible buffers is not appropriate. The VPA would recommend future investigation work after the life of the quarry is exhausted.	No Change Required	Resolved
7.016	Tract Consultants - (representing landowner - PSP property 11)	11	Buffers	Blast buffer	Plan 15	Plan 15 - Buffer, Noise Amenity Area and Measurement Length identifies the Woody Hill blast buffer on the southern portion of the subject area. It appears that this is a mapping error and the blast buffer should not apply across the subject area in accordance with the more detailed assessment reports. Figure 18 in the addendum to the Quarry Impact Assessment prepared by GHD does not include the blast buffer across the subject area. In accordance with the advice prepared by GHD, the blast buffer shown on Plan 15 should be removed from the subject area. Notwithstanding this, the road and waterway alignment proposed would alleviate the blast buffer concerns if it was applied to the land. The SUZ does not exempt third party notice and appeal rights. 910 Donnybrook remains interested to be involved in future planning applications regarding the expanded quarry (e.g. to understand any operations of the quarry that may affect the future development of 910 Donnybrook Road). There is also no third party or appeal rights once the quarry ceases to operate and there is nothing in the PSP or the IPO to guide the future planning applications regarding the quarry land, again we recommend applying a concept plan or request further detail in IPO Schedule 9.	Change not supported. 200m blast buffer is required from the quarry expansion area. VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	No Change Required	Unresolved
7.017	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance	IPO9	N/A	910 Donnybrook remains interested to be involved in future planning applications regarding the expanded quarry (e.g. to understand any operations of the quarry that may affect the future development of 910 Donnybrook Road). There is also no third party or appeal rights once the quarry ceases to operate and there is nothing in the PSP or the IPO to guide the future planning applications regarding the quarry land, again we recommend applying a concept plan or request further detail in IPO Schedule 9.	Change supported. See Submission response to Item no. 6.010	Change Required	Resolved
7.018	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance	UGZ	Section 5.0 UGZ7 - Exemption from Notice and Review	It is submitted that the PSP needs to include further details and/or a plan of the utility land to apply the notice and review exemption, and ensure planning permits are generally in accordance with a more specific plan and not just open ended. Alternatively, notice and appeal rights should not be exempt for land identified for utilities.	Change supported. See Submission response to Item no. 6.002	Change Required	Unresolved
7.019	Tract Consultants - (representing landowner - PSP property 11)	11	Planning scheme ordinance	UGZ		It is recommended that a more detailed plan be included in the PSP to identify the location and extent of the restricted retail generally in accordance with the concepts enclosed with this submission.	Change not supported. The intent for the PSP is to provide flexibility. A concept plan would limit the extent of flexibility and may result in unintended consequences.	No Change Required	Unresolved
7.020	Tract Consultants - (representing landowner - PSP property 11)	11	Requirements & Guidelines		R53	Requirement 53 requires vehicle movements and access to properties fronting arterial roads, including Donnybrook Road to have internal loop road and/or rear laneways. This requirement may not be a suitable traffic and development response for each lot/development proposal abutting Donnybrook Road and it is recommended that this requirement be reworded to allow for greater flexibility, or removed entirely.	Change supported. Change R53 (exhibited version) to R51 (track changes panel version) wording as follows: a) Vehicular movement and access to residential properties fronting primary arterial roads must be from internal loop roads, and/or rear laneways to the satisfaction of the responsible authority. b) Vehicle access to properties fronting Donnybrook Road to the Employment Area must be from service roads, internal roads or rear laneways. c) Development within the Employment Area must engage positively with the frontage of Donnybrook Road and the LTC and include a high quality landscaped interface, to the satisfaction of the responsible authority.	Change Required	Resolved
7.021	Tract Consultants - (representing landowner - PSP property 11)	11	Requirements & Guidelines		R57	Requirement 57 requires developments to address all waterways through the use of frontage roads or lots with a direct frontage. This requirement may not be suitable in the context of business use land.	Change not supported. Standard requirement across PSP's.	No Change Required	Unresolved
7.022	Tract Consultants - (representing landowner - PSP property 11)	11	Requirements & Guidelines		R61	Requirement 61 requires the construction of any connector street which crosses a waterway (as identified on Plan 10) to be constructed prior to the issue of statement of compliance for the first stage of residential subdivision on the second side of the waterway to be developed, whether or not that residential subdivision directly abuts the waterway. It is recommended that Plan 10 show the location of waterways to understand exactly where a connector road crosses a waterway. We also confirm that this requirement only applies to residential areas and would not apply to the subject area.	Change not supported. City of Whittlesea (CoW) request. Landowner to have further discussion with CoW VPA to liaise with CoW to confirm if R61 (exhibited version) - R58 (track changes panel version) still required.	No Change Required	Resolved
7.023	Tract Consultants - (representing landowner - PSP property 11)	11	Requirements & Guidelines		R91	The sixth bullet point of Requirement 91 refers to the "Donnybrook-Woodstock Infrastructure Contributions Plan (ICP)". Please confirm this is correct and that it should not read as the "Shenstone Park ICP".	Change not supported. VPA confirm the wording to be correct.	No Change Required	Resolved
7.024	Tract Consultants - (representing landowner - PSP property 11)	11	Other	Panel Dates		We note that the pre-booked Panel Dates set out in the Explanatory Report coincide with Easter in April and we request that the Panel be delayed two weeks to commence from the week 4 May 2020.	Noted. All submitters previously requested to submit panel availability to the VPA. Planning Panel has been set for 16/11/2020.	Change required	No further action required
8.001	Tract Consultants - (representing landowner - PSP property 17)					SUPERSEDED	SUPERSEDED TO ITEM 12	No change required	Withdrawn
9.001	Whittlesea City Council					Whittlesea City Council submission yet to be formally received.	SUPERSEDED TO ITEM 32	No change required	Withdrawn
10.001	Retzos Group - (Lot A - 910 Donnybrook Road)		Supports amendment	Business	Plan 3	Support the designation of the land at 910 Donnybrook Road for "business" uses.	Noted	No Change Required	No further action required
10.002	Retzos Group - (Lot A - 910 Donnybrook Road)		Supports amendment	Ordinance	Plan 1 - Schedule 7 UGZ	Support the identification of the Commercial 2 Zone as applied zone for the land designated as business on Plan 1 of Schedule 7 UGZ.	Noted	No Change Required	No further action required
10.003	Retzos Group - (Lot A - 910 Donnybrook Road)		Supports amendment	Retail and employment needs		We support the findings and outcomes of the retail and employment needs - economic assessment prepared by Ethos Urban. The report notes that the major influences for the designation of land in the FUS as employment are the Melbourne North Growth Corridor Plan (2012) and constraints to potential land uses associated with the buffer area from Woody Hill Quarry. We agree with this designation, as it seeks to accommodate the types of uses found in the C2Z, which are entirely appropriate for this area. The report also notes that planning for the employment area should have regard for the potential for land with direct frontage to Donnybrook Road to accommodate a range of uses reliant on high levels of passing traffic, including service station with associated convenience retailing and fast food convenience restaurants. We entirely support this justification.	Noted	No Change Required	No further action required
10.004	Retzos Group - (Lot A - 910 Donnybrook Road)		Other	ICP		Amendment C241wsea does not include a draft Infrastructure Contributions Plan (ICP). The draft ICP should be made publicly available via this amendment process and incorporated at the same time as the PSP to ensure land owners are not unfairly burdened by higher land taxes and urban council rates on land that cannot be developed whilst waiting for the approval of the ICP.	Noted. At this stage the ICP is a standard levy and is anticipated to be gazetted with the PSP. A working draft Shenstone Park ICP has been prepared for the Precinct to specify infrastructure that is appropriately levied in accordance with the Ministerial Direction.	No Change Required	No further action required

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
10.005	Retzos Group - (Lot A - 910 Donnybrook Road)		Transport & Movement	Cross Section	Section 4.4	Section 4.4 - Donnybrook Road cross section locates the service corridor on North side of the existing road reservation. It is just as appropriate to locate the service corridor to the south side of the Donnybrook Rd, given the number of business uses that will populate this area. A service corridor is typically associated with commercial uses, allowing easy access to highly visible retail premises.	Partial change supported. Remove the last note "Donnybrook Road should locate the service corridor on the North side of the existing road reservation" on Pg 80 (track changes panel version) and Pg 62 (exhibited version)	Change Required	Unresolved
10.006	Retzos Group - (Lot A - 910 Donnybrook Road)		Requirements & Guidelines		R28	R28 should be changed from requirement to a guideline, as while this may be a preferred outcome, it places unrealistic constraints on sites used to accommodate the kind of uses encouraged by the C2Z. These uses, often including bulky goods, rely on adequate parking visible from the site frontage to ensure business. Some retail uses may also require space in front of the premises for the loading and unloading of goods	Change supported. Deleted R28 (exhibited version) and added to G19 Pg 26 (track changes panel version)	Change Required	Resolved
10.007	Retzos Group - (Lot A - 910 Donnybrook Road)		Requirements & Guidelines		R31	This requirement may be unachievable in some circumstances related to uses typically found in the C2Z. Therefore, it is unrealistic to expect these areas to be located completely away from public view. We submit that screening should suffice, so that storage and refuse areas may be located within public view, whilst being obscured to enhance amenity. We also submit this requirement should be changed to a guideline	Deleted R31 (exhibited version) and added to G20 Pg 26 (track changes panel version)	Change Required	Resolved
10.008	Retzos Group - (Lot A - 910 Donnybrook Road)		Transport & Movement	Service Rd	Plan 10	The proposed street network should include a service road along the south side of the Donnybrook Rd to enable convenient access to the range of business uses that will be located along the road. The PSP designates two types of intersections on either side of the site, in the form of one Left In, Left out and one signalised intersection. We submit that the PSP should include a service road, and that these intersections be amended to reflect this change, demonstrating how access to the service road will occur	Change not supported. R53 (exhibited version), R51 (track changes panel version) addresses the service road requirement	No Change Required	Unresolved
10.009	Retzos Group - (Lot A - 910 Donnybrook Road)		Requirements & Guidelines		R53	Given the types of uses that are typically associated with the C2Z often require adequate parking at the front of the site, we submit that this requirement would be severely constraining on potential development within the area designated for "Business". We submit that this requirement should be amended to include access by service road to allow more efficient access from Donnybrook Rd	Change not supported. R53 (exhibited version), R51 (track changes panel version) addresses the service road requirement	No Change Required	Unresolved
11.001	DELWP Heritage					SUPERSEDED	SUPERSEDED TO ITEM 14	No change required	Withdrawn
12.001	Tract Consultants - (representing landowner - PSP property 17)	17	Open Space		Plan 12	The PSP includes three retarding basins, a waterway connecting to the larger retarding basin and two irregular-shaped credited open space areas abutting the waterway comprising 1.08ha. Our client is generally supportive of the open space location, however proposes a slight reduction in the area of the open space at the proposed location (to 0.8ha) and the addition of to a small passive open space area of 0.28ha to be proposed to abut RB-06 in order to provide increased amenity for the benefit of residents in the southern part of the area of the PSP. The overall land take for credited open space is proposed to remain unchanged at 1.08ha	Change supported. 1/2 - VPA have updated all the plans to reflect the most recent Melbourne Water layout to the best possible outcome for the Shenstone Park PSP. 2/2 - LP-04 updated on all plans to accommodate the realignment of Melbourne Water drainage layout.	Change Required	Resolved
12.002	Tract Consultants - (representing landowner - PSP property 17)	17	Other	CHMP	Table 7	Table 7 - Open Space Delivery Guide of the PSP lists the protection of tree groups and the stony knoll as attributes of LP-04. An approved Cultural Heritage Management Plan (CHMP) relating to the Property has previously been provided to the VPA and Council. The approved CHMP recommends the removal of the stony knoll, which has been supported by Council. In accordance with the approved CHMP, we suggest removing reference to the protection of tree groups and stony knolls as stipulated in Table 7.	Further discussion required with City of Whittlesea.	Further Investigation	Pending
12.003	Tract Consultants - (representing landowner - PSP property 17)	17	Other	LCC	Plan 3	The PSP includes a Local Convenience Centre (LCC) to be located directly south of the passive open space within the Property. Our client is of the opinion that the LCC is not viable in the proposed location and proposes that it be relocated to the north-east corner of the Property on the south-west corner of the future Donnybrook Road and Koukoura Drive intersection. If this option is not supported by the VPA and Council, we recommend the proposed LCC be removed entirely from the PSP and the land reverted to residential land. The components of the LCC (East), as outlined in Table 4 - Local Town Centre Composition and Delivery Guide, should subsequently form part of the retail and commercial allowance for the larger Shenstone Park Local Town Centre.	Partial change supported. The eastern LCC is required to provide convenience facility to the residential catchment to the east of the precinct and has been justified in the background studies. The location of the LCC (east) has been updated to sit outside the revised gas measurement length as a result of the findings from the Safety Management Study	Change Required	Unresolved
12.004	Tract Consultants - (representing landowner - PSP property 17)	17	Transport & Movement		Plan 3, 10 & 11	The PSP includes an east-west connector road which terminates at the proposed LCC. In order to create an improved design outcome whilst providing a better traffic engineering outcome, we suggest the proposed east-west connector road is re-aligned so it can successfully continue to the eastern boundary of the PSP area into a future left-in/left-out intersection on Koukoura Drive. This proposed alignment has been previously confirmed with Vic Roads Senior Transport Planner, Frank Deserio, in April 2017 and subsequently advised to the VPA and Council.	Partial change supported. Safety Management Study (SMS) requires perpendicular crossing to gas main. Additional left in - left out connection to Koukoura Drive supported as a local access street level 2. Transport consultant advised - V/C ratios in the modelling do not identify the need for an additional connection to Koukoura Drive. Notwithstanding, it would be possible to provide a local connection to Koukoura Drive as part of the Subdivision stage in the form of Service Road access and/or left-in/left-out arrangement. The proposed location is less than the desired 800m from Donnybrook Road and a full intersection at this location would compromise the operation of the Koukoura Drive / Donnybrook Road intersection. We note that there is an off street path which also is able to provide adequate access.	Change Required	Resolved
12.005	Tract Consultants - (representing landowner - PSP property 17)	17	Buffers	Phillips Quarry	Plan 3	The PSP shows that the south-west corner of the Property is identified as a future residential area. Plan 15 - Buffers, Noise Amenity Area and Measurement Length of the PSP identifies this portion of future residential land as affected by a 550 metre Phillips sensitive use buffer associated with the Phillips Quarry. It appears that this is simply a mapping error as the proposed buffer shown in the PSP does not conform with the Quarry Impact Assessment prepared by GHD. Figure 18 in the addendum to the GHD Quarry Impact Assessment measures the separation from the extraction limit rather than the land boundary and as a result, does not affect the future residential land identified on the Property. In accordance with the advice prepared by GHD, the Phillips sensitive use buffer shown in the PSP should be removed from the future residential land located on the Property.	VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	Further Investigation	Pending
12.006	Tract Consultants - (representing landowner - PSP property 17)	17	Biodiversity & ecosystems	Vegetation	Plan 5	Plan 5 - Image, Character, Housing and Heritage of the PSP identifies several trees across the PSP. Upon review of vegetation across the precinct, we advise that two of the trees on the Property have been incorrectly nominated. The tree abutting Donnybrook Road and referenced as tree number 17 (Swamp Gum) in the supporting Arboriculture Assessment prepared by Treteec is considered of 'high value' in the Treteec report. However, an independent review conducted by Treellogic on behalf of our client nominates the same tree as of 'moderate value' due to its fair-to-poor structure. We recommend this tree be removed from Plan 5. The Treteec report identifies tree number 25 (Manna Gum) as of 'medium value' with fair-topop structure. However, the same review conducted by Treellogic attributes no rating as this tree was identified as failing in health due to senescence. We recommend this tree also be removed from Plan 5.	VPA to contact submitter to clarify the location of the trees.	Further Investigation	Pending
12.007	Tract Consultants - (representing landowner - PSP property 17)	17	Other	Dry Stone Wall	Plan 5	Plan 5 also identifies the dry stone wall abutting Donnybrook Road to be of high-to-moderate significance. The proposed schedule to Clause 52.33 Post Boxes and Dry Stone Walls would require a permit to remove the dry stone wall fronting Donnybrook Road. Respectfully, the dry stone wall would need to be removed as part of the proposed arterial works and should simply be identified for removal with an amendment to the schedule to Clause 52.33 to include "Medium" retention value as being able to be removed without a planning permit.	Change not supported. VPA consider a permit exemption should only be applicable for dry stone walls with a low retention value. Submitter response dated 24/08/2020 classified this item as withdrawn	No Change Required	Withdrawn
12.008	Tract Consultants - (representing landowner - PSP property 17)	17	Buffers	Measurement Length	Plan 15	Plan 15 - Buffers, Noise, Amenity Area and Measurement Length of the PSP applies a measurement length restriction of 590 metres in relation to the north-south gas pipeline. The plan also shows the same measurement length running north across the adjacent Donnybrook and Woodstock PSP. However, the measurement length that has been adopted for the Donnybrook and Woodstock PSP is 341 metres and contains the same infrastructure. It is recommended that the PSP remain consistent and adopt 341 metres.	Partial change supported. SMS guides the revised measurement length to 495m. Section 2.3 and 3.0 - UG27 updated to reflect the findings of the SMS. In addition, the explanatory report and the schedule to Cl. 66.06 updated to reflect the findings of the SMS.	Change Required	Resolved
12.009	Tract Consultants - (representing landowner - PSP property 17)	17	Drainage & water		Table 8; Plan 12	Table 8 - Stormwater Drainage and Water Treatment Infrastructure of the PSP identifies the location, area and responsibility of the retarding basin/wetlands. Subsequent to a comprehensive assessment undertaken by Rain Consulting and Creo Consultants on behalf of our client, the following changes are recommended to be implemented: RBWL-02: The RBWL-02 is incorrectly identified as being the responsibility of Council rather than Melbourne Water; The area of the RBWL-02 is to comprise 6.0ha (and not 5.52ha); and, The adjoining waterway to comprise a maximum width of 45 metres. RBWL-05: The area of the RBWL-05 is to comprise 2.1ha (and not 1.76ha). RBWL-06: The RBWL-06 is incorrectly labelled as being located on Parcel 16 rather than Parcel 17; and The area of the RBWL-05 is to comprise 0.2ha (and not 0.75ha).	Change supported. VPA has updated all the plans to reflect the most recent Melbourne Water layout to the best possible outcome for the Shenstone Park PSP. PSP Table 8 reflects the changes to the Melbourne Water DSS.	Change Required	Resolved
12.010	Tract Consultants - (representing landowner - PSP property 17)	17	Precinct infrastructure		Table 9, Plan 14	Table 9 - Precinct Infrastructure Plan of the PSP identifies three culverts along the length of Koukoura Drive. Creo Consultants have reviewed the culvert descriptions and proposed pipe dimensions, and propose the following revisions: Culvert - PSP Proposal - Creo recommendation CU-01 - 4 x 1500mm pipes - 6 x 900mm pipes CU-02 - 2 x 1050mm pipes - NIL CU-03 - 2 x 1050mm pipes - 2 x 1050mm pipes As outlined in the table above, it has been determined that the proposed pipes for CU-02 are not required. It is recommended that reference to CU-02 in the PSP is removed.	Awaiting Melbourne Water asset details	Further Investigation	Pending
12.011	Tract Consultants - (representing landowner - PSP property 17)	17	Other	Parcel Specific Land Budget Table	Section 4.1	The Parcel Specific Land Budget Table found in section 4.1 of the PSP includes an incorrect total area for PSP Property ID 17. The total area identified in the PSP is 67.38ha. The enclosed boundary plan confirms the correct total area is 67.28ha. It is recommended that the PSP is revised to reflect the correct size of the Property.	Change not supported. To develop the Parcel Specific Land Budget Table, the VPA extracts the relevant subset from the digital representation of Victoria's land parcels. The digital representation is a layer of polygons and attributes provided by the Department of Environment, Land, Water & Planning (DELWP) as custodians. The custodial program for the layer is Land Use Victoria. The VPA uses this digital representation as it is complete and exhaustive across Victoria. Further, the information is publicly available, can be accessed by all agencies and is timestamped. In in other precincts where a landowner has lodged a Boundary Plan, with the digital files, to Land Use Victoria, the VPA has observed a refinement in the digital representation as a result of the "survey accurate" data. However, the VPA cannot guarantee this process will always result in a change to land area.	No Change Required	Unresolved
12.012	Tract Consultants - (representing landowner - PSP property 17)	17	Housing	Density	Table 2 & 3	Table 2 and 3 of the PSP provide guidance on the anticipated housing lot sizes and lot yield. Residential areas outside of the walkable catchment area are anticipated to have a minimum average density of 17 dwellings per hectare. This ratio would apply across all residential land within the Property. It is recommended that residential areas abutting water catchments, open space and fronting onto connector roads have the same density as residential areas within the walkable catchment area (minimum average density of 25 dwellings per hectare). Plan 11 - Public Transport and Pathways nominates several connector roads, including both Koukoura Drive and Donnybrook Road as "bus capable roads". We suggest that residential areas within 200 metres of bus capable roads and a waterway also have a minimum average dwelling density of 25 dwellings per hectare. This would still enable generous lot sizes to accommodate detached dwellings but also encourage greater housing diversity through the development of dual occupancies, multi-unit housing sites and walk up flats. Increased housing densities would allow for greater passive surveillance around these key streets and open space areas, whilst continuing to implement the Housing and Development Layout requirements and guidelines included on Page 14 of the PSP.	Change not supported. The gas measurement length limits a higher density in proximity to the high pressure gas main. The SMS may amend the ML and therefore the walkable catchment. Higher densities are not supported outside the walkable catchment and not within the measurement length. Submitter response dated 24/08/2020 classified this item as withdrawn.	No Change Required	Withdrawn
12.013	Tract Consultants - (representing landowner - PSP property 17)	17	Planning scheme ordinance	UGZ	Section 4.0 UG27	Clause 4.0 of the proposed Urban Growth Zone - Schedule 7 (UGZ7) includes conditions and requirements for permits. Page 9 outlines the requirements of the Land Management Co-operative Agreement (LMCA) in relation to the BCS conservation area shown on Plan 3 of the PSP. The BCS conservation area is classified as "Nature Conservation" under the Melbourne Strategic Assessment (MSA). The Melbourne Strategic Assessment outlines conservation strategies for growth corridors and was approved under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. The MSA requires Nature Conservations to be acquired by the State government, as opposed to being gifted by land owners. The drafting of the LMCA requirements in UGZ7 should be revised to align with the MSA and ensure the BCS conservation area will be acquired by the State and not required to be gifted by landowners (or maintained in perpetuity or until acquisition by the landowner).	Change not supported. VPA has used the standard wording provided by DELWP MSA.	No Change Required	Unresolved
12.014	Tract Consultants - (representing landowner - PSP property 17)	17	Planning scheme ordinance	UGZ	Section 3.0 - UG27	Clause 3.0 of the UGZ7 includes application requirements relating to Environmental Site Assessments. Our client has provided advice to the VPA and Council confirming that the Property comprises low contamination (not medium), as referred to the ATMA report. It is recommended that the Property is removed from Table 2 of UGZ7.	VPA position - Change not supported. Classification is consistent with PSP background report.	No Change Required	Withdrawn
12.015	Tract Consultants - (representing landowner - PSP property 17)	17	Planning scheme ordinance	UGZ	Cl. 4.0 - UGZ7	Clause 4.0 of the UGZ7 includes a condition for salvaging and translocating of native vegetation or threatened species. The PSP clearly nominates the BCS area and where native vegetation must be retained. Therefore, it is suggested that this condition is not necessary and should be removed from UGZ7.	Submitter response dated 24/08/2020 classified this item as withdrawn. Change not supported. This is a standard condition request from DELWP MSA. Including as a condition on permit ensures it is enforced	No Change Required	Withdrawn

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
12.016	Tract Consultants - (representing landowner - PSP property 17)	17	Utilities	Sewer Rising main and Pump Station	Plan 13	Plan 13 - Utilities in the PSP proposes a new sewer rising main and pump station. The location identified in the PSP does not take into consideration the current expanded development area which has resulted from the reduction in the adjacent BCS conservation area. Considering the proposed residential land identified in the PSP, the most suitable location for a pump station would be at the south-east corner of the Property within the proposed area of RBWL-06 on Plan 12.	Change supported. VPA to change Plan 13 (exhibited version) to update the proposed location of sewer rising main and pump station as guided by the YVW. Consider road reserve above rising main. 1/2 - YVW to provide GIS information for the proposed rising main. 2/2 - Discuss with Infrastructure and transport consultant for the level of road reserve.	Further Investigation	Pending
12.017	Tract Consultants - (representing landowner - PSP property 17)	17	Out of scope		Plan 12	Plan 12 - Integrated Water Management of the PSP identifies three retarding basins on the Property. The requirements listed under 3.7.1 should state that Melbourne Water will be responsible for any outfall from any retarding basin outside of the PSP boundary.	Change not supported. Outside the scope of the PSP. Submitter advised to followup with Melbourne water DSS.	No Change Required	Unresolved
12.018	Tract Consultants - (representing landowner - PSP property 17)	17	Supports amendment	PIP / ICP	Table 9, Plan 14	Table 9 - Precinct Infrastructure Plan of the PSP nominates 100% internal apportionment of works related to IN05, IN06 and CU-01, CU-02 and CU-03. We support the proposed internal apportionment.	Noted.	No Change Required	No further action required
12.019	Tract Consultants - (representing landowner - PSP property 17)	17	Precinct infrastructure	ICP		Amendment C241wsea does not include a draft Infrastructure Contributions Plan (ICP). The draft ICP should be made publicly available via this amendment process and incorporated at the same time as the PSP into the Whittlesea Planning Scheme. This will ensure landowners are not unfairly burdened by higher land taxes and urban council rates on land that cannot be developed whilst waiting for the approval of the ICP.	Noted. At this stage the ICP is a standard levy and is anticipated to be gazetted with the PSP. A working draft Shenstone Park ICP has been prepared for the Precinct to specify infrastructure that is appropriately levied in accordance with the Ministerial Direction.	No Change Required	No further action required
12.020	Tract Consultants - (representing landowner - PSP property 17)	17	Other	Summary Land use budget; planning scheme ordinance	Table 1	Table 1 - Summary Land Use Budget of the PSP deducts land identified for utilities from the Net Developable Area on the basis that they are not proposed to be developed for purposes beyond their designation of utilities. It is therefore suggested that land designated for utilities be zoned Public Use Zone Schedule 1 and remain outside of the land budget and a more defined plan be included in the PSP directing the use and development of the land in more specificity. Alternatively, if the land is intended to be used and developed for industrial purposes, it is recommended that the land be added into the land budget so that it provides infrastructure contributions under the future ICP.	Change supported. See Submission response to Item no. 6.003	Change Required	Unresolved
12.021	Tract Consultants - (representing landowner - PSP property 17)	17	Quarry	Summary Land use budget; planning scheme ordinance	Table 1	The Woody Hill Quarry is also deducted from the land budget and a portion of the Quarry is proposed to be rezoned from Farming Zone to the Special Use Zone, which would also exempt the Quarry from ICP charges being applied to the land. This would appear unreasonable as the Quarry would expect to use and benefit from facilities such as IN01 and IN02 heading north and IN06 and RD-01 Koukoura Drive east (which then provides further north-south arterial function). It is also likely that the land will cease to operate for quarry purposes within the life of the PSP and ICP and likely be developed for industrial purposes in the future. It is therefore recommended that the PSP include an alternative Future Urban Structure (Plan 3) on how the road network and layout of the area would occur subject to the future closure of the Quarry, and that traffic analysis etc be reviewed based on that revised layout so as to inform the ultimate land use of the PSP area. The Quarry land should also be apportioned as development land for industrial purposes and attributed to ICP contributions so that when it is further developed following conclusion of Quarry use, it can fairly contribute to the infrastructure.	Change not supported. SUZ4 is not proposed to be subject to ICP The Woody Hill Quarry has existing access on to Donnybrook Road via 870 Donnybrook Road. The quarry is unlikely to benefit from the construction of ICP intersections and other ICP infrastructure given it is an existing use with existing access.	No Change Required	Unresolved
13.001	Landream and Austral Brickworks		Transport & Movement	North-south connection	Plan 3	The PSP includes north-south connector roads, local access streets, and local access streets (conservation interface) which terminate before reaching the southern boundary of the PSP area. The connecting role of these streets to the future urban area to the south has not been properly considered. This is not a suitable design or planning response as it restricts access within , and in and out of the PSP area, and does not further the established urban design principles of permeability and connectivity. The lack of street connection presents as a clear barrier to north south movement of people and goods and undermines Plan Melbourne's goal of a 20-Minute City.	Partial change supported. See Submission response to Item no. 6.007	Change Required	Unresolved
13.002	Landream and Austral Brickworks		Transport & Movement	North-south connection	Plan 3, 10 & 11	The PSP currently fails to provide for key north- south movements which prevents the land from facilitating access to key features to the south, such as Craigieburn Road, a future Summerhill Train Station, and existing Craigieburn Train Station. In support of this position, we note the relevant references to VPA's PSP Guidelines; Cl. 15.01 and Cl. 15.01-4 of VPP	Partial change supported. See Submission response to Item no. 6.008	Change Required	Unresolved
13.003	Landream and Austral Brickworks		Transport & Movement	North-south connection	Plan 3, 10 & 11	Continue the north-south connector roads to the southern boundary of the PSP which could be replicated for future Craigieburn East PSP. Recommend a minimum of three north-south connector roads connect to the southern boundary, one from Langley Park Drive and other two connecting to IN-02, IN-03, or IN-04	Partial change supported. See Submission response to Item no. 6.008. Submitter to provide supporting documents for a road crossing of BCS Conservation Area south of Shenstone Park PSP (to justify extension of Langley Park Drive through transmission easement). The Langley Park connector road would not preclude development of a connector (south) in future, however the road through the BCS will need to be discussed with DELWP MSA	Change Required	Unresolved
13.004	Landream and Austral Brickworks		Transport & Movement	North-south connection	Plan 3, 10 & 11	Three road connection points to the southern boundary of the PSP will provide a suitable level of connectivity and permeability. This will allow residents of both PSP areas to enjoy the services and facilities, including employment opportunities of both areas and provide a highly connected urban form.	Partial change supported. See Submission response to Item no. 6.008. Submitter to provide supporting documents for a road crossing of BCS Conservation Area south of Shenstone Park PSP (to justify extension of Langley Park Drive through transmission easement). The Langley Park connector road would not preclude development of a connector (south) in future, however the road through the BCS will need to be discussed with DELWP MSA	Change Required	Unresolved
13.005	Landream and Austral Brickworks		Transport & Movement	North-south connection	Plan 3, 8, 9a, 10 & 11	Plan 3 - FUS indicates that Langley Park Drive will be constructed to a Local Access Street - Level 1 for a majority of its length but terminates short of intersecting with the southern boundary of the PSP. Plan 9a - CA 34D & 28A, the area south of the terminated Langley park Drive appears green (it is unclear the exact interpretation of the green colour). Plan 8 nominates the area as 'native vegetation able to be removed'. We recommend Langley park Drive continue to the southern boundary of the PSP area. The maps appear to remove the right of access for land south of the PSP to the road reserve. The PSP provides no explanation how road connections will be made into the PSP area from the south.	Partial change supported. See Submission response to Item no. 6.008. Submitter to provide supporting documents for a road crossing of BCS Conservation Area south of Shenstone Park PSP (to justify extension of Langley Park Drive through transmission easement). The Langley Park connector road would not preclude development of a connector (south) in future, however the road through the BCS will need to be discussed with DELWP MSA	Change Required	Unresolved
13.006	Landream and Austral Brickworks		Transport & Movement	North-south connection	Plan 3, 10 & 11	Langley Park Drive to be upgraded to a connector street for providing key north-south route servicing the Shenstone Park and Craigieburn East PSP. Traffic analysis conducted to inform the PSP should be redone to better understand the wider road network and, therefore, the role of its streets and roads	Partial change supported. See Submission response to Item no. 6.008	Change required	Resolved
13.007	Landream and Austral Brickworks		Buffers	Future residential	Plan 15	Plan 15 identifies south-east corner of the PSP as portion of future residential land as affected by 550m of Sensitive use Buffer associated with the Phillips Quarry. It appears that there is a mapping error as the buffer shown in the PSP does not conform with the Quarry Impact Assessment prepared by GHD. Fig. 18 in the addendum to the Quarry Impact Assessment measures the separation from the extraction limit rather than the land boundary and as a result, does not affect the future residential land identified in the PSP. In accordance with the advice prepared by GHD, the buffer shown in the PSP should be removed from the future residential land located to the south east.	VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	Further Investigation	Pending
13.008	Landream and Austral Brickworks		Quarry	Life span		The new expansion of Work Authority WAO06437 to the north of existing Quarry, the life of Woody Hill quarry is approximately 5-20 yrs. It is likely that the land will cease to operate for quarry purposes within the life of the PSP and ICP and likely to be developed for other purposes.	Change not supported. Given the expected operational life span of the quarry, this is outside the scope of the PSP and should be dealt with by proper planning processes at the time of post-quarry planning for the site.	No Change Required	Resolved
13.009	Landream and Austral Brickworks		Land use	Alternative FUS subject to closure of the quarry		Recommend the PSP to include an alternative Plan 3 on how the road network and layout of the area would occur subject to the future closure of the Quarry and that traffic analysis be reviewed based on that revised layout so as to inform the ultimate land use of the PSP area. This alternative plan should also be considered in the wider traffic analysis informing the road network proposed as part of the PSP.	Change not supported. Given the expected operational life span of the quarry, this is outside the scope of the PSP and should be dealt with by proper planning processes at the time of post-quarry planning for the site.	No Change Required	Resolved
14.001	DELWP Heritage		Heritage			The assessment by Ecology Heritage doesn't pick up that there is an existing Heritage Inventory site (Bakers Dairy, H7822-2359) located within the subject area, at 975 Donnybrook Road. It may be that they conducted the survey prior to 2017, which is when it was reported.	Withdrawn	No Change Required	Withdrawn
14.002	DELWP Heritage		Heritage			For the new site identified in the report by Ecology, our comment is that a Heritage Inventory Site Card is required to be submitted to Heritage Victoria for the ED's consideration for inclusion on the Inventory.	Withdrawn	No change required	Withdrawn
14.003	DELWP Heritage		Heritage			The Statement of Significance for the heritage place to be included in the planning scheme is stated as being of 'archaeological significance'. Planning Practice Note No 1 Applying the Heritage Overlay nominates the HERCON criteria as the recognised heritage criteria for assessment of places for inclusion in the Heritage Overlay. Of the HERCON criteria, Criterion C: Potential to yield information that will contribute to the understanding of our cultural or natural history (research potential) is normally applied to archaeological sites. It is suggested that the Statement of Significance be altered to reflect the appropriate HERCON criteria prior to incorporation in the Planning Scheme.	Withdrawn	No Change Required	Withdrawn
15.001	Sarah Davies (representing external landowner - 795 & 825 Epping Road)		Out of scope	ESO1 & ESO5		The actual quality and significance of the vegetation within the subject site differs greatly from that contemplated by the existing Environmental Significance Overlay (ESO1 & 5)	Change not supported. The request is for amendment of the subject site outside the PSP boundary. This line item is outside the scope of the amendment.	No Change Required	No further action required
15.002	Sarah Davies (representing external landowner - 795 & 825 Epping Road)		Out of scope	Land use		Opportunities for the use of this site as an agricultural enterprise are becoming increasingly limited and financially unsustainable	Change not supported. The request is for amendment of the subject site outside the PSP boundary. This line item is outside the scope of the amendment.	No Change Required	No further action required
15.003	Sarah Davies (representing external landowner - 795 & 825 Epping Road)		Out of scope	Accessibility		The subject site is becoming landlocked by urban development	Change not supported. The request is for amendment of the subject site outside the PSP boundary. This line item is outside the scope of the amendment.	No Change Required	No further action required
15.004	Sarah Davies (representing external landowner - 795 & 825 Epping Road)		Out of scope	Heritage		The heritage overlay (H0168) is no longer applicable to future use and development considerations	Change not supported. The request is for amendment of the subject site outside the PSP boundary. This line item is outside the scope of the amendment.	No Change Required	No further action required
15.005	Sarah Davies (representing external landowner - 795 & 825 Epping Road)		Out of scope	Land use		The subject site is increasingly unable to fulfil the purposes of the Green Wedge Zone, eg agricultural, environmental and cultural heritage purposes	Change not supported. The request is for amendment of the subject site outside the PSP boundary. This line item is outside the scope of the amendment.	No Change Required	No further action required
16.001	Lavender Rain Pty Ltd		Employment	FUS	Plan 3	The employment land opportunity for Shenstone Park must capitalize on the proximity to the heavy patronized Donnybrook train station and proximity to significant residential areas along the Donnybrook Road corridor. Being located adjacent to an existing train station provides the precinct with a distinct point of difference that will allow the precinct to attract businesses that can service within the corridor. Regardless of the existence of the quarry the role of this precinct should not be to support heavy industry (Industrial 1 uses) and it is questionable whether the precinct should support light industry (Industrial 3 uses). Whilst acknowledging that existing uses must be supported and protected, the 'vision' must focus on the long-term future land use and development of the land up to, and beyond 2050. The land uses that are located between the quarry and the railway line are identified on the Future Urban Structure Plan as being predominantly industrial and utility facility. Depending on the exact nature of industry and utility facility land uses, these can have major impacts on the amenity of sensitive uses, including those located within the English Street PSP area, which have commenced development between English Street and the railway line (i.e. immediate proximity).	Change supported. See Submission response to Item no. 6.002 and 6.003	Change Required	Pending
16.002	Lavender Rain Pty Ltd		Land use	FUS	Plan 3; O3, 9, 10	That is, depending on the nature of the industry / utility use, there may be a need for buffers to be applied that would impact greatly on the approved residential PSP area. For example, buffers apply to the sewerage pump stations and are applied to storage ponds (E.g. Parwan). Given the above, it is unclear how Objectives 3 and 9 can be achieved if the current land use distribution remains. Additionally, a change in land use from industry and utility facility (but not to a sensitive use) will not impact on the operation of the quarry and Objective 10 can still be achieved.	Change supported. See Submission response to Item no. 6.002 and 6.003 Additionally PSP Property ID 4 (exhibited version) amended to light industry.	Change Required	Pending
16.003	Lavender Rain Pty Ltd		Employment	Employment	Plan 3	Amend Plan 3 – Future Urban Structure to show 'Business' (and / or Light Industry) uses extending along the railway line from Donnybrook Road to the southern edge of the PSP area and between the Woody Hill quarry and the railway line.	Change supported. See Submission response to Item no. 6.002 and 6.003 Additionally PSP Property ID 1, 2, 3, part of 4 (exhibited version) amended to light industry with applied Industrial 3 Zone; Property ID 7 & 8 (exhibited version) amended to industry with applied Industrial 1 Zone.	Change Required	Pending
16.004	Lavender Rain Pty Ltd		Transport & Movement	Walkable catchment	Plan 3	Amend Plan 3 – Future Urban Structure to include a 'walkable catchment' boundary that relates to the railway station.	Change not supported. Walkable catchment must not be within Woody Hill Quarry expansion Sensitive use buffer. Walkable catchment is attributed to higher residential densities. In this case, the land use is industrial and business, therefore the walkable catchment is redundant	No Change Required	Unresolved
16.005	Lavender Rain Pty Ltd		Planning scheme ordinance	Planning scheme ordinance	Schedule 7 - Cl. 37.07 - UGZ	Apply the Commercial 2 and / or Industrial 3 zone to the land located between the western edge of the Woody Hill quarry and the railway line.	Change supported. See Submission response to Item no. 6.002 and 6.003	Change Required	Pending
17.001	DELWP		Supports amendment	Land use		The draft Industrial and Commercial Land Use Plan identified industrial land within the Shenstone PSP as 'future regionally-significant' industrial land. We are ok with the industrial (IN21), light industrial (IN23), and business (C22) use land identified in the Shenstone Park PSP which aligns with state land use policy.	Noted	No Change Required	No further action required

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
17.002	DELWP		Buffers	Development Restrictions		After consideration of building development restrictions within the quarry buffer areas, not much industrial use can actually be approved	Unclear what change is proposed for this line item. Discussions underway with DELWP	Further Investigation	Pending
17.003	DELWP		Other	Industry Land Mapping layers	Plan 1	Please also be aware that the industrial land mapping layers on "Plan 1- regional context" will be updated through the draft Industrial and commercial land use plan (MCLUP)	Update PSP Plan 1 to reflect final MCLUP	Change Required	Resolved
17.004	DELWP		Planning scheme ordinance	Measurement Length	Cl.37.07, Plan 15	In "section 1 -permit not required", it is unclear on the Plan 15 where the 590m measurement is measured from and what it is measuring? It also seems there are two 590m measurement. Why was 590 metres arrived at?	Change required. Additionally include gas pipeline in the legend.	Change Required	Resolved
17.005	DELWP		Planning scheme ordinance	Future residential	Cl.37.07	Permit conditions for "section 2-permit required" are unclear. It is unclear what the condition for sensitive uses in Philip quarry sensitive use buffer. For example, this read as Accommodation must be on land identified as 'future residential area' and within the 'Phillips Quarry sensitive use buffer' – don't believe this is the intent. If the intent to trigger a permit for accommodation within the quarry buffer, then perhaps this use should just be prohibited? The intention of the condition needs to be more clearly articulated.	Change not supported. See Submission response to Item no. 2.001 and 12.008 Change not supported. The 'future residential area' designated in the PSP correlates with a sensitive use buffer to the Phillips Quarry identified on Plan 15. Given Phillips Quarry is a future operating quarry, it is necessary to introduce additional requirements for sensitive land uses in this area until such time as operations of the quarry have ceased. This ties in with R19 of the PSP. Therefore, it is correct that accommodation within the 'future residential area' and also within the 'Phillips Quarry sensitive use buffer' require a permit. This also relates to the referral trigger under Cl. 66.04 requiring referral to the Secretary to the Department administering Mineral Resources (Sustainable Development) Act 1990.	No Change Required	No further action required
17.006	DELWP		Planning scheme ordinance	LCC	Cl.37.07, Plan 3	In Table 1: Applied zone provisions, local convenient centre (east) and local convenient centre (west) should be more clearly identified / differentiated on the Plan 3	The VPA considers the land use on the future urban structure adequately depicts commercial land uses.	Further Investigation	Pending
17.007	DELWP		Quarry	Access		Quarry access: Also query the existing quarry access point – how is the management of truck movements to and from the quarry considered in the PSP.	Change not supported. The PSP is a future land use plan and existing land access arrangements will not change until development occurs. Discuss with planning services	No Change Required	No further action required
17.008	DELWP		Land use	FUS	Pg 5 - Plan 3	Update the future urban structure plan to identify the conservation area categories. Remove the arterial road from the conservation area on all plans within the PSP document. Remove reference to realignment proposal.	1/3 - Change not supported. Consistent with previous PSP's, conservation area categories are not shown on the FUS. 2/3 - Further discussion between DELWP and VPA underway. 3/3 - Change not supported. Awaiting DELWP to update the BCS realignment layer to be reflected in the PSP planset	Further Investigation	Pending
17.009	DELWP		Other	Objective	Pg 8 - Objectives	Insert the following objectives under "Biodiversity, threatened species & bushfire management": - Provide for the protection of nationally significant Grassy Eucalypt Woodland and Natural Temperate Grassland communities that support a range of biodiversity values within Conservation Area 28." - Create and retain high quality habitat and habitat connectivity for the Growing Grass Frog along the Merri Creek Corridor within Conservation Area 34."	Partial change supported. O16 (exhibited version) - O16 Pg 10 (track changes panel version) amended to incorporate reference to BCS area 28 and 34	Change Required	Resolved
17.010	DELWP		Other	Rewording	Pg 10 - Table 1	Label the row/column as 'BCS conservation area'.	Change not supported, consistent with the remainder of the table.	No Change Required	Resolved
17.011	DELWP		Biodiversity & ecosystems	Scattered Trees	Pg 26 - Plan 8	Visit https://services.land.vic.gov.au/SpatialDatamart/ and download the current scattered tree layer. This was updated in Jan 2019. Update map so 'scattered tree' layer has a status of either retained or removed (DELWP suggested referring to Wollert Plan 7b)	Change supported. DELWP Scattered trees layer updated on PSP Plan 5, 8, 9a and 9b	Change Required	Resolved
17.012	DELWP		Requirements & Guidelines		Pg. 27 - Section 3.5	Include the following requirements: - Drainage from stormwater infrastructure must be designed to minimise impacts on biodiversity values, particularly habitat for matters of national environmental significance located within conservation areas". Remove requirement R48	Partial change supported; Agree to remove R48 (exhibited version); G54 (exhibited version), G57 (track changes panel version) already addresses the requested requirement	Change Required	Pending
17.013	DELWP		Other	Scattered Trees & Note	Pg. 28, 29 - Section 3.5; Plan 9a & 9b	Native vegetation layers for Conservation Area 28 to reflect recent surveys (previously sent through to Dann Briggs on 26.6.19 – DELWP to send through again). The below note to be added to Plan 9a & 9b: - Native Vegetation extent shown in Conservation Area Concept plan is based on site specific surveys and will vary from timestamping data shown on Plan 7b of PSP. Decision making regarding location of passive recreation infrastructure is to be based on the extent of native vegetation shown in this plan. Existing Note 'Proposals are subject to future funding & detail design by land manager as determined by DELWP' to be changed to ' Proposals subject to future planning and DELWP approval'.	Change supported. Update Plan9a & 9b to reflect latest scattered trees GIS information; Agree to the additional note on plan 9a & 9b, however, the exhibited PSP does not have a Plan 7b, further confirmation from DELWP; Agree to change the note 'Proposals...' on Plan 9a & 9b.	Change Required	Resolved
17.014	DELWP		Requirements & Guidelines		Pg. 37 - Section 3.7	Include the following guideline: - Enable supply of gravity fed treated stormwater for existing and future GGF wetlands". Include the following requirements: - Stormwater conveyance and treatment must be designed to maintain predevelopment hydrology within Conservation Area 28 to DELWPs satisfaction". Delete R88.	Change not supported, G54 already addresses the requested requirement	No Change Required	Pending
17.015	DELWP		Requirements & Guidelines		Pg. 42 - Section 3.8	Include the following requirement for Conservation Area 34 - Where there are no alternative options other than passing through Conservation Area 34, subdivisional development must consolidate utilities into dedicated service corridors." - Utilities and other infrastructure must avoid traversing patches of native vegetation and habitat for matters of national environmental significance." Include the following requirement for Conservation Area 28: - Utilities and other infrastructure must avoid traversing through Conservation Area 28" Create CIP for both Conservation are types. Rename Conservation Interface – Cross Section to: - Conservation Interface Plan- Nature Conservation - Conservation Interface Plan- Growing Grass Frog Add note to Nature Conservation CIP stating: "All trees located within 10m of the conservation area boundary must be of a local provenance."	Partial change supported, R87 (exhibited version), R85 (track changes panel version) addresses requirement relating to CA28; R88 (exhibited version), R86 (track changes panel version) addresses requirement relating to CA34 All items have been included, but R88 (exhibited version) not deleted.	Change Required	Resolved
17.016	DELWP		Other	Cross Section	Pg. 69	Final dot point references trees not removed in accordance with R10 as not being subject to planning permit exemption. It is not clear what trees these apply to as R10 however regards retained trees and their treatment - Exemption to be changes to ensure only trees shown in Plan 8 as to be retained require planning permit.	Partial Change supported. Note included already. Change of title not supported for consistency in PSP document. Inclusion of Growing Grass Frog interface cross section not supported as there is no developable land interfacing with GGF conservation area. Conservation Interface cross section renamed as 'Conservation Interface BCS Area 28'	Change Required	Pending
17.017	DELWP		Planning scheme ordinance	N/A	Schedule to Cl. 52.17	Final dot point references trees not removed in accordance with R10 as not being subject to planning permit exemption. It is not clear what trees these apply to as R10 however regards retained trees and their treatment - Exemption to be changes to ensure only trees shown in Plan 8 as to be retained require planning permit.	Change supported. VPA acknowledge that Schedule 52.17 should be amended to refer to R9 (exhibited version) instead of R10 (exhibited version). However, due to changes to the PSP document as a result of considering submissions changes to requirement numbers have been made. In this case R9 (exhibited version) has changed to R10 (track changes panel version).	No Change Required	Resolved
17.018	DELWP		Planning scheme ordinance	UGZ	Section 4.0 UGZ7	Replace the following condition: Protection of conservation areas and native vegetation during construction A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area or patch of native vegetation or scattered tree identified for retention in the incorporated Shenstone Park Precinct Structure Plan must ensure that: Before the start of construction or carrying out of works, the developer of the land must erect a vegetation protection fence that is: - Highly visible - At least 2 metres in height - Sturdy and strong enough to withstand knocks from construction vehicles - In place for the whole period of construction - Located the following minimum distance from the element to be protected: Element Distance Conservation area 0.5 metres Scattered tree 12 x Diameter at Breast Height Patch of native vegetation 2 metres During the undertaking of buildings or works, all activities must be excluded from occurring within the protection fencing, unless otherwise agreed to by the Department of Environment, Land, Water and Planning. Construction stockpiles, fill, machinery, vehicle parking, excavation and works or other activities associated with the buildings or works must be designed and constructed to ensure that the conservation area, scattered trees or patches of native vegetation identified for retention in the Precinct Structure Plan are protected from adverse impacts during construction.	VPA understand the standard wording has recently been reviewed and therefore may be different to the content provided during exhibition which closed in November 2019. VPA to meet with DELWP MSA to understand what this revised text is. Further discussions with DELWP MSA	Further Investigation	Pending
					Schedule 9 - Cl. 43.03	Insert the following conditions: Land Management Co-operative Agreement A permit to subdivide land on land shown in the incorporated Shenstone Park Precinct Structure Plan as including the conservation area shown on Plan number 9 of the Precinct Structure Plan as Conservation Area 28 or 34 must ensure that, before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land: - Enters into a Land Management Co-operative Agreement with the Secretary to the Department of Environment, Land, Water and Planning (DELWP) under section 69 of the Conservation Forests and Lands Act 1987, which: - Must provide for the conservation and management of that part of the land; and - May include any matter that such an agreement may contain under the Conservation Forests and Lands Act 1987. - Makes application to the Registrar of Titles to register the agreement on the title to the land. - Pays the reasonable costs of the Secretary to DELWP in the preparation, execution and registration of the agreement.			

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
17.019	DELWP		Planning scheme ordinance			The requirement for a Land Management Co-operative Agreement in this condition does not apply to land of any lot or part of a lot within the conservation area shown on Plan 9 of Precinct Structure Plan as conservation area 28 or 34 that: <ul style="list-style-type: none"> •B identified in a Precinct Structure Plan as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or •B identified in a Precinct Structure Plan as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or •B the subject of an agreement with the Secretary to the DELWP to transfer or gift that land to: <ul style="list-style-type: none"> oThe Secretary to DELWP; oThe Minister for Environment and Climate Change; or oAnother statutory authority, to the satisfaction of the Secretary to DELWP.	See Submission Response to Line Item no. 6.013. Standard wording provided from DELWP MSA team. Further discussion required from DELWP MSA to amend wording.	Further Investigation	Pending
						Salvage and translocation The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment, Land, Water and Planning, 2017) must be implemented in the carrying out of development to the satisfaction of the secretary to the Department of Environment, Land, Water and Planning.			
						Protection of conservation areas and native vegetation during construction A permit granted to subdivide land where construction or works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area or patch of native vegetation or scattered tree identified for retention in the incorporated Shenstone Park Precinct Structure Plan must ensure that: Before the start of construction or carrying out of works, the developer of the land must erect a vegetation protection fence that is: <ul style="list-style-type: none"> •Highly visible •At least 2 metres in height •Sturdy and strong enough to withstand knocks from construction vehicles •In place for the whole period of construction •Located the following minimum distance from the element to be protected: <table border="1"> <tr> <td>Element</td> <td>Distance</td> </tr> <tr> <td>Conservation area</td> <td>0.5 metres</td> </tr> <tr> <td>Scattered tree</td> <td>12 x Diameter at Breast Height</td> </tr> <tr> <td>Patch of native vegetation</td> <td>2 metres</td> </tr> </table> 			
Element	Distance								
Conservation area	0.5 metres								
Scattered tree	12 x Diameter at Breast Height								
Patch of native vegetation	2 metres								
		During the undertaking of buildings or works, all activities must be excluded from occurring within the protection fencing, unless otherwise agreed to by the Department of Environment, Land, Water and Planning. Construction stockpiles, fill, machinery, vehicle parking, excavation and works or other activities associated with the buildings or works must be designed and constructed to ensure that the conservation area, scattered trees or patches of native vegetation identified for retention in the Precinct Structure Plan are protected from adverse impacts during construction. Environmental Management Plans A planning permit to subdivide land, construct a building, or construct or carry out works on or within 30 metres of land shown as a conservation area in the incorporated Shenstone Park Precinct Structure Plan must include the following condition: <ul style="list-style-type: none"> •The subdivision, buildings or works must not commence until an Environmental Management Plan has been approved to the satisfaction of the Secretary to the Department of Environment, Land, Water, and Planning. 							
18.001	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Background Studies	Plan 13	The Utility Servicing Infrastructure Assessment for Shenstone PSP prepared by Cardno, dated July 2017, Section 5.1 (Sewer Reticulation) and Section 5.2 (Water Supply), should be updated to include more current servicing details.	Partial change supported. 1/2 - YVW to provide updated GIS information for servicing plan to be included in the PSP 2/2 - Change not supported. Cardno report is a overarching guiding background report and will not be updated.	Further Investigation	Pending
18.002	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Servicing details		An updated version of the current DW/NDW and Sewer servicing details, including current asset timing and pipe alignments based on the proposed PSP road layout, can be provided upon request	See Submission Response to Line Item no. 18.001 - 1/2. YVW to provide the updated GIS information.	Further Investigation	Pending
18.003	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Water assets		YVW DW mains are currently available along the northern side of Donnybrook Road and NDW supply is currently not available for the subject land. Ultimate DW and NDW YVW supply for the subject land requires: •Extension of external distribution mains; and •Installation of external & internal reticulation mains.	Change supported. See Submission Response to Line Item no. 18.001	Further Investigation	Pending
18.004	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other			Distribution and reticulation mains provided for any development of the subject land must integrate with surrounding development. The distribution and reticulation mains are generally located within existing or future road reserves.	Noted. This will be addressed at the time of the sub-division.	No Change Required	Resolved
18.005	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Utilities			YVW requires DW and NDW distribution mains on opposite sides of roads.	Noted. This will be addressed at the time of the sub-division.	No Change Required	Resolved
18.006	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Cross Section	Pg 73 - Railway Interface	The YVW owned (freehold) pipetrack is nominally 20m wide but isn't shown in the railway interface plan on P73. As per the Donnybrook Woodstock PSP, the YVW land can accommodate a bike path or similar and we can discuss other suitable shared uses	Change supported. Railway Interface - Industrial Frontage Pg 73 (exhibited version) - Pg 99 (track changes panel version) - Updated the cross section to include 20m wide YVW pipe track – consistent with Donnybrook Woodstock PSP in the Landscape Strip.	Change Required	Resolved
18.007	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Cross Section	Pg 74 - Railway Frontage Underpass	The underpass on P74 appears to be "looking south" but all the other plans are "looking north". In addition, the large Amaroo Main Sewer is nominally 15m offset from the rail reserve boundary and would be beneath the footings in this plan. Can the local edge road reservation be widened please to 20m, being the nominal width of the YVW owned freehold pipetrack.	Partial Change supported. See Submission response to line item no. 30.015. Delete Railway Frontage - underpass cross section	Change Required	Resolved
18.008	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Transport & Movement	Grade separation	Pg 30	The grade separation as shown on page 30 doesn't appear to follow the logic of the PSP to the west. Refer to green mark-up below (part of Yarra Valley Water submission). Early plans suggested that the grade separation would be constructed south of the existing road reserve to enable Donnybrook road to remain in service during the works.	Partial Change supported. See Submission response to line item no. 30.015. Delete Railway Frontage - underpass cross section	Change Required	Resolved
18.009	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Utilities	Branch Sewer & PAO		Please note the Donnybrook Rd Branch Sewer has already been constructed along this proposed widening south of Donnybrook Rd (dashed green alignment - see submission). If the draft plan reflects the current understanding of the road planning, could an update please be provided to YVW about the basis?	Partial Change supported. See Submission Response to Line Item no. 30.002 and 30.028 Confirm the location of the sewer is outside the PAO.	Further Investigation	Pending
18.010	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Utilities	Servicing details	Plan 13	In Feb 2018, we provided sewer servicing advice to accommodate the reduction in conservation area. This has not been incorporated in the draft PSP. To accommodate the sewer servicing (consistent with our advice in 2018) could the VPA please: (see map in submission) i. Extend the road reserve to provide for a suitable alignment for the branch sewer and rising main to enable us to service the area (shown in green). ii. Update the Utilities plans on P39 with the major sewer assets as shown in pink below. CAD versions of the existing branch sewers are also available for incorporation into the PSP on request. iii. Really include the road reserves on the utilities plan to provide context to the water and sewer alignments. The "open space" area at the southern end of YVW's land should be removed. Because: a. Plan 8 shows the vegetation and trees as "able to be removed". b. Regardless, any planned assets on our land would need to go through the usual planning processes for any vegetation removal and do not require "protection" via the PSP. c. The land is not of value from a public open space perspective (in the middle of YVW owned land).	Change supported. See Submission Response to Line Item no. 12.016 VPA to change Plan 13 to update the proposed location of sewer rising main and pump station as guided by the YVW. Consider road reserve above rising main. YVW GIS information pending	Further Investigation	Pending
18.011	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Open Space		Plan 7 & 8		Change supported. Melbourne Water have provided the VPA with the updated Drainage layout which does not identify the uncredited open space on property 8. All PSP plans reflect the updated MW drainage layout	Change Required	Resolved
18.012	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Water Treatment Facility	Plan 15	The blast buffers on Plan 15 extend over YVW's only means to access the "proposed water treatment facility". The blast restriction area should be extended to the western boundary of the quarry to ensure we can access the site.	Change not supported. Submission 27 clearly articulates government policy regarding protecting extractive resources. Additionally, there is currently an approved works authority along the southern boundary of the Woody Hill Quarry.	No Change Required	Unresolved
18.013	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Access to Phillips Quarry	Plan 3	YVW request that the "Access to Phillips Quarry to be determined" and arrows should be removed from Plan 3. This is subject to negotiations between the various landowners and the quarry and outside the PSP process. If the VPA choose to leave this in the PSP the arrow needs to be moved as YVW will not own the land to the current title boundary and access will not be realised while the land remains with the current land owner.	Change supported. Remove the blue arrow indicating access to Phillips Quarry from Plan 3.	Change Required	Resolved
18.014	Yarra Valley Water (landowner - 1,2,3, 7 & 8)	1, 2, 3, 7 & 8	Other	Integrated Water Management		Yarra Valley Water has been working closely with Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, Hume City Council, City of Whittlesea, Mitchell Shire Council, Melbourne Water and the Victorian Planning Authority to develop an Integrated Water Management Plan (IWMP) for the Upper Merri Creek Catchment. The Shenstone 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 IWM for this sub-catchment can be determined via the following website link - https://uppermerriecreek.com.au/ 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	Change not supported. The PSP cannot reference a document which has not been formally approved.	No Change Required	Unresolved
19.001	Melbourne Water		Drainage & water			RBWL-01 - Retarding Basin and Wetland (Lockerbie East DSS) No additional actions/comments required at this point in time. RBWL-02 - Retarding Basin and Wetland (Woodstock West DSS) The corresponding Development Services Scheme has catered for cleanout works downstream of this asset to obtain a free-draining outfall (if required). Based on the existing topography, a 15 metre wide channel may be required for a distance of approximately 500 metres to achieve a free-draining outfall; these works are proposed outside of the Shenstone Park PSP.	Noted	No Change Required	No further action required
19.002	Melbourne Water		Other	Integrated Water Management		The constructed channel upstream of this asset has been extended further to the north (to Donnybrook Road). Due to the existing gas main, 2 separate piped outlets have been proposed to service the catchment on the northern side of Donnybrook Road, noting that this section of the catchment has separate retarding basins proposed to service the catchments on either side of the gas main. As single crossing of the gas main is proposed to the south of Donnybrook Road, and the scheme proposes that the formal waterway commences at this crossing location, not at Donnybrook Road. If the channel is extended all the way to Donnybrook Road, as proposed in the future urban structure, it will convey only the outflow from the upstream retarding basin on the eastern side of the gas main, which is estimated to be approximately 2m3/s. If the extension of this waterway to Donnybrook Road is proposed to provide greater connectivity for residents, Melbourne Water is generally supportive of the VPA progressing with this outcome.	Change supported. Melbourne Water have provided the VPA with the updated Drainage layout. All plans amended to reflect the Melbourne Water revised Drainage Layout	Change Required	Resolved
19.003	Melbourne Water		Other	Integrated Water Management		RBWL-03 - Retarding Basin and Wetland (Lockerbie East DSS) Unfortunately Melbourne Water was not consulted on the relocation of this asset back into 75 Langley Park Drive, noting that our most recent submission to the VPA sited this asset to the south of Avelin Drive. The current siting of this asset will require a significant amount of excavation and severely limits the development potentiality of the relevant land parcel. Following discussion with the VPA and YVW, Melbourne Water notes that it will be difficult to site this asset in the eastern land parcels owned by YVW, and requires guidance from the VPA regarding the ultimate treatment of Langley Park Drive (alignment and extension) and the potential for this asset to be sited within the transmission easement and partially within the proposed adjacent tree reserve.	Change supported. Melbourne Water have provided the VPA with the updated Drainage layout. All plans amended to reflect the Melbourne Water revised Drainage Layout	Change Required	Resolved

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
19.004	Melbourne Water		Other	Integrated Water Management		RBWL-04 - Retarding Basin and Wetland (Northern Quarries DSS) Based on the assessment completed by Alluvium, a bypass pipe will be required through the conservation area to the south to protect and maintain the current hydrological regime within the downstream section of Curly Sedge Creek. DELWP is generally support of this concept outcome, noting that it should be able to be designed to protect and maintain the current hydrological regime, which will limit the affects to significant vegetation located along this section of creek.	Noted	No Change Required	No further action required
19.005	Melbourne Water		Other	Integrated Water Management		RBWL-05 - Retarding Basin and Wetland (Woodstock West DSS) The Woodstock West DSS currently proposes a piped outfall from RBWL-05 which runs south along the north-south road on the eastern boundary of the PSP, and connects into the outfall from RBWL-06, which will have a combined piped outfall to the tributary of Darebin Creek located in close proximity to the south-east corner of the PSP.	Noted	No Change Required	No further action required
19.006	Melbourne Water		Other	Integrated Water Management		RBWL-06 - Wetland (Woodstock West DSS) The Woodstock West DSS currently proposes a piped outfall from RBWL-05 which runs south along the north-south road on the eastern boundary of the PSP, and connects into the outfall from RBWL-06, which will have a combined piped outfall to the tributary of Darebin Creek located in close proximity to the south-east corner of the PSP. Please amend the description of this asset, to reflect that it is just a wetland (there is no retarding basin component).	Change redundant Updated Melbourne Water Drainage Layout does not contain the RBWL-06 (exhibited version). Deleted reference to RBWL-06 (exhibited version) from Table 8 (track changes panel version).	Change Required	Resolved
19.007	Melbourne Water		Other	Integrated Water Management		RBWL-07 - Retarding Basin and Wetland (within the Northern Quarries DSS) The proposed Future Urban Structure has been amended since Melbourne Water provided our concept layouts to the VPA for inclusion. This asset has been sited to the south of an area identified for extractive industries and upstream of land designated for commercial/industrial uses. Due to the proposed siting of this asset and the surrounding land uses, it will be extremely difficult for this asset to service the larger catchment to the north-east, due to the lack of connectivity, and the relevant scheme will now be unable to service the catchment between this asset and the southern boundary of the PSP. The proposed outfall for this asset will be located outside of the PSP, and will require further consultation with the relevant land-owners/users. Consideration should also be made for this asset to be sited adjacent to the conservation area to improve the overall amenity of this area of the PSP.	VPA have requested Melbourne Water to reconsider the layout for RBWL - 07. Pending information from MW	Further Investigation	Pending
19.008	Melbourne Water		Other	Integrated Water Management	Plan 12 & Table 8	Please detail the sediment basin (SB1B) located in the Woodstock West DSS (refer to attached image) on all relevant plans (asterisk symbol would be considered).	Change supported. Update Plan 12 and Table 8 to show SB-01 which is located in the North-east corner of the PSP adjacent to the waterway.	Change Required	Resolved
19.009	Melbourne Water		Other	Integrated Water Management	Plan 12	Please detail the minimum waterway corridor widths (natural and constructed) on Plan 12 - IWM and include a table in the relevant section of the document. Please also include the below comment with the additional table: "The Waterway Corridor Widths provided indicate the minimum acceptable corridor width, and assumes that an active edge will be provided on both sides of the waterway corridor."	Change not supported. Refer to R75 (exhibited version) - R73 (track changes panel version).	No Change Required	No further action required
19.010	Melbourne Water		Other	Additional wording	Pg 38 - Table 8	Please amend the wording of the general comment under Table 8 to appropriately reflect the general intent of the designation of retarding basin ownership: "Melbourne Water is generally considered to be the responsibility authority for retarding basins with a catchment of greater than 60 ha"	Change supported. Update wording under Table 8 Pg 38 (track changes panel version)	Change Required	Resolved
19.011	Melbourne Water		Transport & Movement			Active edges (road reserve or larger width paths) should be shown or indicated for inclusion along both sides of all sections of waterway.	Change supported. Consistent with the R14 (exhibited version) update the waterways and open space interface cross-section Pg 72 (exhibited version), Pg 97 (track changes panel version) to remove the paper road and rear loaded property.	Change Required	Resolved
19.012	Melbourne Water		Other	Guideline and Cross section	Pg 14 - Section 3.1.3; Pg 72	Melbourne Water is not supportive of direct interfaces between development and our waterway corridors/drainage reserves. The preference is to include active edges (road reserve or larger width paths) and to only allow residential lots to front onto our waterway corridors/drainage reserves where a full-width road reserve is not practical. Please amend G13 and this cross section 'Waterways and Open Space Interface' to appropriately reflect this advice and to remove the image of a house potentially having a side interface to our waterway corridor.	See Submission response to Line Item no. 19.011	Change Required	Resolved
19.013	Melbourne Water		Transport & Movement			Melbourne Water requires confirmation of how far south Langley Park Drive will be formalised.	Change supported. To facilitate access to all properties on the western side of Langley Park Drive, it will be upgraded to a Connector Street. Golina Holdings; Landream and Austral Brickworks requested to provide a proposal for the extent of Langley Park Drive	Further Investigation	Pending
19.014	Melbourne Water		Open Space	Tree Reserve	Plan 3	Langley Park Drive Tree Reserve The Future Urban Structure currently proposes a large tree reserve in the south-west corner of the PSP as a drainage reserve in favour of Melbourne Water. As this area is not required for to contain flood extents, convey flows or accommodate proposed scheme infrastructure, it is not appropriate to designate this area as a drainage reserve vested with Melbourne Water. It may be more appropriate to vest a reserve of this nature in favour of Council or DELWP, if retention of this area is identified as a priority for the wider precinct.	Change supported. See Submission Response to Line Item No. 18.011	Change Required	Resolved
19.015	Melbourne Water		Requirements & Guidelines		Pg 37 - Section 3.7	G55 - Where practical, and where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recharge, sewer mining) should be incorporated within the precinct open space system as depicted on Plan 07. Please exclude the specific uses as they are not specifically relevant to the objectives and requirements of the Shenstone Park PSP.	Change not supported. Refer O21	No Change Required	Resolved
19.016	Melbourne Water		Open Space		Plan 3 and 7	Open Space Outcomes Whittlesea City Council and the VPA to consider the co-location of Passive Open Space with Waterway Corridors/Drainage Reserves in the areas designated for Business and Industry uses, to improve the amenity, urban cooling effect and social benefits to the end user.	Noted	No Change Required	No further action required
19.017	Melbourne Water		Transport & Movement		Plan 10 & 11	Cycling and Walking Additional details should be included on the appropriate plans providing an indication of the greater cycling and walking network that could be included across the PSP; consideration should also be made for the inclusion of dual use shared paths/maintenance access tracks along the proposed waterway corridors.	Change not supported. Refer to R71 (exhibited version) - R69 (track changes panel version).	No Change Required	No further action required
19.018	Melbourne Water		Transport & Movement		Plan 10 & 11	Pedestrian Crossings Consideration should be given for pedestrian crossings of the waterways, every 400 metres, where there isn't a road crossing identified.	Change not supported. Waterway crossings are subject to further approval during subdivision and development.	No Change Required	No further action required
19.019	Melbourne Water		Other			Waterway Interface with Utility Facility Consideration should be given for an appropriate interface design between the Tributary of Merri Creek and the proposed YVW utility facility. The interface treatment should promote access and passive use along this section of waterway corridor and provide an appropriate buffer between the two uses.	Change not supported. This would be subject to further consideration at the time of a planning permit. A key showing 'Potential future water storage - holding ponds for treated recycled water' over PSP property IDs 1, 2, 3, 7 & 8 is shown.	No Change Required	Pending
19.020	Melbourne Water		Other			Soil Types and Sensitivity Further investigation may be required to better understand the soil types within the footprint of the Shenstone Park PSP and their sensitivity to the land-uses proposed. The Land Capability Assessment prepared for the City of Whittlesea and the VPA does not appear to provide clear guidance regarding the appropriateness of development outcomes for the soil types. The design responses for all infrastructure outcomes should reflect the recommendations of suitably qualified and experienced experts.	Jacobs are undertaking a study of soil types in the PSP area. Awaiting results	Further Investigation	Pending
19.021	Melbourne Water		Heritage			Aboriginal Cultural Heritage It is noted that a number of existing tributaries within the footprint of the Shenstone Park PSP have not been identified with the appropriate corresponding buffer for Areas of Cultural Heritage Sensitivity.	Change supported. Melbourne Water have provided the VPA with the updated Drainage layout. All plans amended to reflect the Melbourne Water revised Drainage Layout	Change Required	Resolved
20.001	Dominion Property Group (representing land owner - PSP property 15)	15	Buffers	Phillips Quarry	Pg 51 - Plan 15	In particular, we refer to Plan 15 on page 51 of the PSP and question why the VPA applied the quarry buffers from the property boundary of the Phillips Quarry rather than from the point source of emissions shown by either the 'Approved extraction boundary' or the 'Stage 1 works area' on GHD Figure 32? The approved planning permit for the Phillips Quarry 'Stage 1 Works Area' has expired. The final 'lapse date' to extend this permit is early January 2020 and to date no extension has been sought. Therefore, no approval and certainty exists that the balance of the site could ever be used for extractive purposes. Further, we question the buffers as shown in the PSP given the proximity of the WAG pipeline. Restrictions around activities such as blasting are imposed adjacent to the pipeline and therefore the reality of any blasting near the Phillips property boundary (adjacent to the pipeline) is unlikely. Finally, we note quarry buffers for the Phillips Quarry are interrelated to both the Shenstone Park PSP and significant areas of the Northern Quarries PSP. These buffer issues require resolution for the betterment of progressing both PSP's.	VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	Further Investigation	Pending
20.002	Dominion Property Group (representing land owner - PSP property 15)	15	Utilities	Drainage and Uncredited Open Space	Plan 3	The draft PSP includes uncredited public open space within the subject site along an existing drainage corridor (see Figure 5 in submission). We request the uncredited open space located along the 'Darebin Creek tributary' adjacent to the City Gate gas easement in the northern portion of the site be removed as a designation. The Melbourne Water approved Lockerbie East DSS shows drainage infrastructure in this area to be piped and aligned with the utilities easement to the west of the 'Darebin Creek tributary'. The northern extent of this uncredited open space represents an unreasonable encumbrance to our client's land as it is not a waterway, nor does it provide any drainage function. We request that the uncredited open space designation be removed from this part of the land consistent with the Melbourne Water DSS plan shown in Figure 6 of submission.	Change supported. Melbourne Water have provided the VPA with the updated Drainage layout. All plans amended to reflect the Melbourne Water revised Drainage Layout	Change Required	Resolved
20.003	Dominion Property Group (representing land owner - PSP property 15)	15	Transport & Movement		Pg 30 - Plan 10	We refer to Plan 10 'Street Network' on page 30 of the PSP as shown in Figure 7 of submission. We note all other significant PSP landholdings are each provided with a formal point of access to their land from Donnybrook Road, however no formal access is provided to our client's land except through the adjoining landholdings. We object to the lack of a formal access to our client's site and suggest that either of the nearby access locations on the adjoining properties could be relocated to the common boundary to provide access to both properties.	Change not supported. Transport consultant advised - The V/C ratios in the modelling do not identify the need for an additional connection to Donnybrook Road. It would be possible to provide a local connection to Donnybrook Road as part of the Subdivision stage in the form of Service Road access and/or left-in/left-out arrangement. Submitter has been requested to provide GIS information of the location for a left in left out on Donnybrook Road for access to property 15. Awaiting GIS information from submitter.	Further Investigation	Pending
20.004	Dominion Property Group (representing land owner - PSP property 15)	15	Out of scope	BCS Area 28	Plan 3	We refer to the 'BCS conservation area' located on the southern portion of our client land as shown in Figure 8 of submission. We have serious reservations about the way the BCS has been assessed and mapped within the PSP. We are currently undertaking our own independent investigations of this corridor as it applies to our client's landholdings, including land to the south in the Northern Quarries PSP. We advise that we will be providing the VPA with a copy of our findings as soon as possible for discussion and your consideration. We object to the location of the open space areas either side of the utilities easement as shown in Figure 9 of submission. We consider relocating this open space further to the north and east with the proposed uncredited open space area along the Darebin Creek tributary would result in a more consolidated and usable open space area for future residents. We seek the opportunity to discuss alternate open space locations that would better align with our concept master plan and connect to the drainage corridor to maximise use of open space as shown in Figure 10 of submission.	Change not supported. Changes to the BCS is outside the scope of the Shenstone Park amendment process.	No Change Required	No further action required
20.005	Dominion Property Group (representing land owner - PSP property 15)	15	Open Space	LP-05	Plan 7	We refer to Plan 13 of the draft PSP illustrating the proposed location of 'Utilities' within the PSP area as shown in Figure 11 of submission. We have reservations regarding the requirements for the rising main and pump station as indicated in the PSP. We are currently undertaking our own independent investigations and will provide our findings to the VPA asap.	Awaiting GIS files from submitter for open space location	Further Investigation	Pending
20.006	Dominion Property Group (representing land owner - PSP property 15)	15	Utilities	Rising main and Pump Station	Plan 13	We refer to Plan 13 of the draft PSP illustrating the proposed location of 'Utilities' within the PSP area as shown in Figure 11 of submission. We have reservations regarding the requirements for the rising main and pump station as indicated in the PSP. We are currently undertaking our own independent investigations and will provide our findings to the VPA asap.	Change supported. GIS information requested from YVW	Further Investigation	Pending

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP Submission	VPA Submission Response	Action	Status	
21.001	Catholic Education Melbourne (CEM)		Land use	Non government school	Plan 3 CEM require a 3 ha site for a primary school to allow for education facilities that include 2.6 ha to accommodate the primary school and an additional 0.4 ha to accommodate own ancillary education facilities. <ul style="list-style-type: none"> Site should be centrally located with the parish catchment. They should be located on future transport routes if possible, but not major roads. Site should be accessible in terms of pedestrian, bicycle and vehicular transport. Site should be in the vicinity of other community facilities and services such as public open spaces, local shopping centres, libraries or sports centres. Site should be adjacent to Catholic secondary schools, open spaces, or other community facilities as listed above, if possible. Site should be separated from potential hazards such as high voltage transmission lines, quarries, sources of noise or smoke pollution, and high-density traffic routes. <ul style="list-style-type: none"> Site should be of a square or rectangular shape, as far as possible, with a 60:40 length to width ratio and; a good northern interface to maximise solar access. Site should be provided with three street frontages where practicable. Any connector road or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points. Site should be level or gentle sloping (no steeper than 1 in 20). The level should be such that retaining walls are not necessary on the property. The land should be free of outcropping stones. There should be adequate drainage rights and preferably adequate existing drains serving the property. Water, sewerage and electricity should be available. Site should be free of contaminants as a school is a sensitive use under planning provisions 	Email response received from CEM dated 12/6/2020 to withdraw this submission.	No Change Required	Withdrawn	
21.002	Catholic Education Melbourne (CEM)		Other		Background report to identify that CEM has strategically justified a primary school for the PSP. Ongoing Policy Concerns CEM remain seriously concerned with the more recent change in policy by the VPA, to remove reference to Catholic Education as a Lead Agency from all PSP documents. This has limited the capacity of CEM to access sites that are strategically justified for Catholic education as part of the PSP planning process. This remains an issue despite the VPA opting to make reference in the background report where a site has been strategically justified for a Catholic School. It is the view that the VPA is not including the need of the Independent school sector and as such there is an under provision of school sites. It is critical for Education planning that the Catholic system have certainty to access the sites we have justified. An under provision of approximately 11% is estimated. The background report is currently the only means available in the PSP process to provide a degree of certainty of provision and delivery of future Catholic schools in growth areas. This is not satisfactory if the intent is to deliver schools in a timely manner for the State involving all three Education providers namely the Government, Catholic and Independent Sectors.	Email response received from CEM dated 12/6/2020 to withdraw this submission.	No Change Required	Withdrawn	
21.003	Catholic Education Melbourne (CEM)		Other		Background report to identify that CEM has strategically justified a primary school for the PSP. Ongoing Policy Concerns CEM remain seriously concerned with the more recent change in policy by the VPA, to remove reference to Catholic Education as a Lead Agency from all PSP documents. This has limited the capacity of CEM to access sites that are strategically justified for Catholic education as part of the PSP planning process. This remains an issue despite the VPA opting to make reference in the background report where a site has been strategically justified for a Catholic School. It is the view that the VPA is not including the need of the Independent school sector and as such there is an under provision of school sites. It is critical for Education planning that the Catholic system have certainty to access the sites we have justified. An under provision of approximately 11% is estimated. The background report is currently the only means available in the PSP process to provide a degree of certainty of provision and delivery of future Catholic schools in growth areas. This is not satisfactory if the intent is to deliver schools in a timely manner for the State involving all three Education providers namely the Government, Catholic and Independent Sectors.	Email response received from CEM dated 12/6/2020 to withdraw this submission.	No Change Required	Withdrawn	
22.001	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Buffers	Buffers and separating distances	Plan 3	The exhibited FUSP and associated background reports refer to the possible expansion area of the quarry to the east but fail to justify the extent of expansion and likelihood of achieving associated approvals. We contend that the previous plan which illustrates a noise buffer to the existing Works Authority area, as identified within both the North Growth Corridor Plan, Northern Quarries Investigation Area (Attachment C) and Draft FUSP as prepared by Council and circulated to all referral authorities, should continue to be supported as the base plan for the application of buffers and employment land in the western portion of the PSP. The exhibited PSP represents a substantial departure from this which has not been justified satisfactorily. Until such time that the quarry buffer is resolved following a consultative process with relevant parties post-PSP exhibition, DJV and Satterley are of the position that the Future Urban Structure cannot be finalised, particularly the location of the Local Hub.	Change not supported. Submitter 27 has provided strategic justification for the quarry expansion area.	No Change Required	Unresolved
22.002	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Land use	Business and Employment	Plan 3	Viability of quantum of land nominated for business and employment having regard to the strategic context of the site more broadly and other designated employment precincts across the northern growth corridor. Whether the treatment of transition between non-residential and residential land uses is appropriate from an urban design perspective.	Change not supported. The Shenstone Park economic background report has provided the strategic justification for the provision of business and employment land within the precinct. MICLUP provides for strategic justification for this land identifies as future regionally significant industrial land. Noted. As discussed with Satterley and Niche Planning Studio in the meeting dated 24/02/2020 - -WPA indicated constrained by the gas measurement length (AS2885), no high density (applied Residential Growth Zone) permitted inside measurement length. VPA circulate SMS once finalised.	No Change Required	Unresolved
22.003	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Housing	Walkable catchment	Plan 3	In the first instance, we request an understanding of the analysis which has informed the walkable catchment.	Change not supported. The exhibited PSP and other related amendment documents have sought to balance the needs of extractive resources, employment and residential outcomes. The exhibited PSP also reflects state government policy regarding extractive industry and industrial land use.	No Change Required	Unresolved
22.004	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Requirements & Guidelines	Walkable catchment	Plan 3, Plan 15, Pg 14 - Section 3.1.3	Amend R16 to either remove the walkable catchment or reflect a flexible approach to walkable catchments at the permit stage, rather than definite boundaries.	Partial Change supported. The gas measurement length limits a higher density in proximity to the high pressure gas main. The Safety Management Study proposes an amended measurement length of 495m and the walkable catchment to sit outside the measurement length. Change not supported to R16 (exhibited version). Higher densities are not supported outside the walkable catchment and not within the measurement length	No Change Required	Unresolved
22.005	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Requirements & Guidelines		Pg 31 - Section 3.6.1	Deletion of R56 which inhibits innovative and affordable housing designs currently on the market and which can provide diverse and affordable housing product within the walkable catchment areas of 22 dwellings/ha.	Partial Change supported. Council have requested to retain the requirement but note flexibility. This guides VPA to change the requirement R56 (exhibited version) to a guideline G43 Pg 43 (track changes panel version)	Change Required	Resolved
22.006	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Planning scheme ordinance	UGZ	Section 2.2 UGZ7	Remove reference to the General Residential Zone and apply only the Residential Growth Zone across the PSP area; to encourage diversity and affordability, having regard to its context and proximity to the town centre and other land uses.	Change not supported. Gas Measurement Length and Quarry buffers restricts the application of Residential Growth Zone across the PSP.	No Change Required	Resolved
22.007	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Land use		Plan 3	Satterley supports previous versions of the PSP and submissions by DJV which better balance employment opportunities with residential outcomes and expanded residential uses to the west and provide for a town centre hub.	Change not supported. The exhibited PSP and other related amendment documents have sought to balance the needs of extractive resources, employment and residential outcomes. The exhibited PSP also reflects state government policy regarding extractive industry and industrial land use.	No Change Required	Unresolved
22.008	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Transport & Movement		Plan 3 & 10	Inclusion of stronger support for alternative connector road alignments and crosssections as an important place-making contribution to the residential areas of the PSP.	Partial change supported. VPA investigating alternative connector road alignments to enhance place-making in the PSP.	Change Required	Unresolved
22.009	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Requirements & Guidelines	Affordable Housing	Pg 15 - Section 3.1.3, G14 & G15	Explanation of practical implementation of G14 and G15 as to whether provision of affordable housing will be "required" to be delivered (noting expression as a Guideline) and how outcomes are expected to be achieved. In the context of this, explanation of how affordable housing is to be implemented and achieved particularly from Council's perspective.	Partial change supported. UGZ7 has been amended to include the affordable housing application requirement and decision guideline proposed as part of the amendment C106mth which seeks to implement the Beveridge North West PSP. VPA is awaiting the Beveridge North West Panel Report for Board approval to finalise the wording of these provisions.	Further Investigation	Pending
22.010	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Housing	Affordable Housing	G14 & G15	An understanding of how/where the 10% cap was derived and how this figure will be negotiated.	See Submission Response Line Item 22.009	Further Investigation	Pending
22.011	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Requirements & Guidelines	Affordable Housing	Pg 15 - Section 3.1.3, G15	Amend G15 to delete reference to "walkable catchments" and instead encourage affordable housing across the precinct.	See Submission Response Line Item 22.009	Further Investigation	Pending
22.012	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Requirements & Guidelines	Affordable Housing	N/A	Implement a new Guideline (or other mechanism as appropriate) which allows and encourages Council to apply its discretion to other Requirements or Guidelines with the view to facilitate innovative affordable housing outcomes within the PSP area.	See Submission Response Line Item 22.009	Further Investigation	Pending
22.013	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Heritage		Plan 3	The exhibited PSP seeks to implement a new heritage overlay (HO187) that proposes to protect this site and its extended curtilage. Satterley are reviewing this proposal and will make further submissions on this matter at a later date. Satterley consider that the condition of items identified in the heritage study undertaken for the PSP are poor and as such question whether the heritage study adopted a practical position in its assessment having regard to the future urban use of the subject land.	See Submission Response Line Item 32.018	Further Investigation	Unresolved
22.014	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Land use	Community Activity Centre	Plan 3, 6 & 7	Reduction of the Community Activity Centre to 0.8ha.	VPA facilitating further discussion with City of Whittlesea, noting the initial response provided as: "Noting the ASR Research Community and Open Space provisions designate 1 Neighbourhood House is required per 20,000 people, considering the population calculations are based on a minimum density, and the current demand analysis indicates just above half of this provision is met without factoring in that there are no Neighbourhood House's located within the adjacent Donnybrook Woodstock PSP, the provision of a 1.2ha Community Facility including a Neighbourhood House is considered appropriate." VPA facilitating further discussion with City of Whittlesea, noting the initial response provided as: "Council notes the increase of Active Open Space land from 8 hectares in the Community Infrastructure and Open Space Needs Assessment to 8.45ha and would support the reduction to 8 hectares. This appears to be an error in re-shaping the Active Open Space."	Further Investigation	Unresolved
22.015	Satterley Group (interest in PSP property 13 - Representation updated to Niche Planning Studio)	13	Land use	Sports Reserve	Plan 3, 6 & 7	The Active Open Space to be revised to 8.0ha.	VPA facilitating further discussion with City of Whittlesea, noting the initial response provided as: "Noting the ASR Research Community and Open Space provisions designate 1 Neighbourhood House is required per 20,000 people, considering the population calculations are based on a minimum density, and the current demand analysis indicates just above half of this provision is met without factoring in that there are no Neighbourhood House's located within the adjacent Donnybrook Woodstock PSP, the provision of a 1.2ha Community Facility including a Neighbourhood House is considered appropriate." VPA facilitating further discussion with City of Whittlesea, noting the initial response provided as: "Council notes the increase of Active Open Space land from 8 hectares in the Community Infrastructure and Open Space Needs Assessment to 8.45ha and would support the reduction to 8 hectares. This appears to be an error in re-shaping the Active Open Space."	Further Investigation	Unresolved
23.001	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Quarry	Quarry Expansion Area	Plan 3, 15	The PSP should reflect the current approved Work Authority area for the quarry. DBJV does not support the designation of any of its land at 960 Donnybrook Road for future quarry operations. The 960 Donnybrook title does not possess any work authority, and there is no intention for it to ever be quarried. In fact, the land is subject to a contract of sale to a residential developer. The contract was entered into based on the December 2017 draft of the Shenstone Park PSP which provided for approximately 100 hectares of net developable residential land at 960 Donnybrook Road.	Submitter 27 has provided strategic justification for the quarry expansion area. The designation of land uses has not been derived from land ownership patterns, but rather strategic policy. Commercial arrangements between landowners are outside the scope of the amendment and not a matter for the VPA.	No Change Required	Unresolved
23.002	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Buffers		Plan 15	The buffers proposed in the PSP are based on assumptions that are untested. In addition, the buffers do not comply with the EPA's Separation Distance guidelines. DBJV are currently working with the Barro Group who own the subject to determine accurate buffers. In terms of the proposed buffer associated with the water treatment plant, the VPA is requested to provide full details of the water treatment plant including evidence confirming that Yarra Valley Water has an interest over the land where the plant is proposed, and the necessary authorisations to enable it to be developed in this specific location. Ordinarily, water authorities locate these type of facilities in locations where they are in full control of their own buffer.	Partial change supported. 1/3 - VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries. 2/3 - Buffers from the potential future water treatment facility to the south removed from the PSP; Plan 3 updated to change small triangle of light industry land use designation in the middle of the plan to residential. Plan 3 and Plan 15 in the PSP updated to reflect this change. Section 6.0 amended to delete provisions relating to the odour buffer associated to the sewerage treatment plant. Schedule to Cl.66.04 and the explanatory report also delete reference to these provisions. 3/3 - VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	Further Investigation	Pending

Submission Item No.	Organisation/Group	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
23.003	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Buffers	Woody Hill buffers		The GHD Addendum notes that the assessment of the Woody Hill Quarry buffer is "based on the [Exhibited] Future Urban Structure Plan working backwards from the extent of the industrial/business land". This method of calculating the buffer is not in accordance with relevant guidelines.	See Submission Response to line item no. 23.002 - 1/3 and 3/3. VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	Further Investigation	Pending
23.004	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Supports amendment	Phillips Quarry and Land Owner Agreements		Figure 1 of the submission sets out a plan detailing the Road Access Area location and the area of land within 960 Donnybrook Road currently affected by WA 6437 which will become available for residential development if WA6437 is surrendered. DBJV otherwise supports WA6437 and agrees that residential development should not be permitted within 500 metres of WA6437 unless and until it is surrendered in accordance with the term sheet.	Change not supported. Commercial arrangements between landowners are outside the scope of the amendment and not a matter for the VPA.	No Change Required	Unresolved
23.005	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Other	Phillips Quarry and Land Owner Agreements		The Planning Authority is requested to amend the exhibited PSP to reflect the agreement that has been reached between the Barro Group, DBJV and 960 Blueways to reflect the road access area.	Change not supported. Commercial arrangements between landowners are outside the scope of the amendment and not a matter for the VPA.	No Change Required	Unresolved
23.006	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Utilities	Melbourne Water	Plan 3	It is also necessary for the wetlands currently depicted for siting within the south west corner of the Donnybrook Road title in the exhibition PSP to be re-sited further north so it is not within the road access area land. Inctus has prepared a stormwater management strategy for the Site which confirms that the re-siting of the wetlands will not adversely affect the achievement of Melbourne Waters's best practice in relation to management the quantity and quality of stormwater.	VPA have requested Melbourne Water to reconsider the layout for RBWL - 07. Pending information from MW	Further Investigation	Pending
23.007	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Biodiversity & ecosystems	BCS Area 28		A minor amendment is required to the boundary of Conservation Area 28. Biosis has prepared and lodged an application with DELWP for approval of this change to the Conservation Area 28. It is understood that DELWP has no objection to the proposed realignment on the basis that the additional land to be added to the Conservation Area as a result of the realignment possesses higher conservation values than the land to be removed from the Conservation Area.	Awaiting DELWP to update the BCS realignment layer to be reflected in the PSP planset.	Further Investigation	Pending
23.008	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Land use	Employment Land	Plan 3	DBJV has engaged Urbis to undertake an economic assessment of the exhibited PSP. Urbis has advised that: <ul style="list-style-type: none"> There is already sufficient Industrial Land supply to meet 40+ years demand. The background report informing the designation of employment land within the exhibited PSP does not set out any strategic justification for the amount of land that should be set aside. There is already a significant supply of Industrial land at more superior locations in the surrounding area. The proposed Industrial land would face significant competition from other planned industrial areas in the region which are characterised by superior locational attributes. 	Change not supported. The Shenstone Park economic background report has provided the strategic justification for the provision of business and employment land within the precinct. MCLUP provides for strategic justification for this land identifies as future regionally significant industrial land.	No Change Required	Unresolved
23.009	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Other	Community Infrastructure	Plan 3	The exhibited PSP proposes the same amount of community infrastructure as the draft December 2017 PSP yet the exhibited PSP proposes a significant reduction in the net residential area compared with the draft December 2017 PSP. The proposed community infrastructure should therefore be adjusted accordingly to reflect the smaller residential population it is proposed to accommodate.	Change not supported. Advise received from CoW for the requirement of 1.2Ha. "Noting the ASR Research Community and Open Space provisions designate 1 Neighbourhood House is required per 20,000 people, considering the population calculations are based on a minimum density, and the current demand analysis indicates just above half of this provision is met without factoring in that there are no Neighbourhood House's located within the adjacent Donnybrook Woodstock PSP, the provision of a 1.2ha Community Facility including a Neighbourhood House is considered appropriate."	No Change Required	Unresolved
23.010	Donnybrook JV (landowner - PSP property - 12E, 12R, 13, 14)	12, 13 & 14	Precinct infrastructure	IN03	Plan 14	In the event that Amendment GC102 is approved adopting the whole of government compact intersection design for IN03 rather than the intersection with 3.5 metre lane widths as advocated by DBJV at the GC102 Panel hearing, the final Shenstone Park PSP should clearly set out the extent of works required for delivery of that part of IN03 triggered by development within the Shenstone Park PSP so that sufficient funding is available via the ICP for its delivery.	VPA will ensure that the intersection design for IN-03 aligns with that recommended from GC102.	Further Investigation	Pending
24.001	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Other	Panel Dates		The Panel hearing dates set to commence the week of Monday 6 April 2020 are not suitable for Barro Group's longstanding Counsel, and we understand are not ideal for at least one other land owner, which together with the Barro group land comprises in excess of 60% of the land affected by the PSP. We therefore respectfully request that the Panel hearing commence during the week of Monday 20 April 2020.	Noted. All submitters previously requested to submit panel availability to the VPA. Planning Panel has been set for 16/11/2020.	Change Required	No further action required
24.002	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Quarry	Woody Hill Quarry Works Authority		The existing Woody Hill quarry operation includes the quarry, the concrete batching plant and associated facilities and is carried out pursuant to Work Authority WA492 and Planning Permit No. 710157 (amended). A work Plan (Extractive Industry Work Authority No. 6437) has been statutorily endorsed under the Mineral Resources (Sustainable Development) Act 1990 for the expansion of the Woody Hill quarrying operation to the north and east. The proposed expansion is known as 'Donnybrook North'. An application to amend the WA492 to increase the extraction depth and the extraction area to the south is also currently being prepared.	Noted.	No Change Required	No further action required
24.003	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Quarry	Phillips Quarry Works Authority		The Phillips Quarry was previously subject to Work Authority WA160, however that Work Authority was surrendered by the then holder after Barro Group obtained rights to the Phillips Quarry. Barro Group subsequently initiated the process to apply for a new Work Authority and WA006852 has been allocated to the application. The WorkPlan, currently being finalised, reflects the proposed operation of the land as an extension to the existing Woody Hill Quarry. Access to the Phillips Quarry is proposed from the south-east corner of the Woody Hill Quarry. The delivery of this (freehold) access road is subject to a commercial agreement between Barro Group and Donnybrook Joint Venture Pty Ltd (DBJV) as owners of the land at 960 and 1030 Donnybrook Road. The proposed access road would traverse the south-west corner of the land at 960 Donnybrook Rd	Change not supported. Commercial arrangements between landowners are outside the scope of the amendment and not a matter for the VPA.	No Change Required	Unresolved
24.004	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Other	Reference to existing Quarry approvals and operations		The exhibited documents make reference to the existing quarry, they do not adequately acknowledge and protect aspects of the existing and approved operations in terms of: <ul style="list-style-type: none"> The extent of existing approvals and operations associated with WA492; The operation of the concrete batching plant; and The future trade supplies operation approved by Planning Permit No. 715902, including its approved vehicular access arrangements to Donnybrook Road. 	VPA request Barro to provide additional wording and/or proposed changes to the PSP.	No Change Required	Unresolved
24.005	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Other	Quarry Background document		The identification of significant resources within the precinct is supported. However, the background documentation that has informed the broad urban structure is inconsistent with the known location of future resources and the off-site impacts associated with the existing operation do not appear to be based on an appropriate analysis of the current operations on the Barro Group Land. Given the need to secure quality resources in a location where urban development has created substantial demand, the Amendment documentation, as exhibited, does not adequately protect or provide for this need.	Change not supported. VPA acknowledge the importance of extractive resources. VPA is reflecting the submission 27 from Department of Jobs Precincts and Regions - Earth Resources Regulations and will continue to work with agencies on extractive resources.	No Change Required	Unresolved
24.006	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Quarry	Quarry Expansion Area	Plan 3	The ability to expand the operation consistent with the strategic importance of the resource is limited by: <ul style="list-style-type: none"> The extension of the Special Use Zone to only part of the Barro Group land; and The Future Urban Structure Plan (Plan 3) which appears to have been informed by the recommended buffer distances set out in the GHD work. Buffer distances must be considered in terms of the existing operation at WA492; the proposed future expansion of the Woody Hill Quarry (under WA6437 and the extension of WA492 to the south); and the entire extent of future operations at the Phillips Quarry (under WA6852). 	1/2 - Change not supported. Submission 27 clearly articulates government policy regarding protecting extractive resources. 2/2 - VPA will request the Planning Panels to hold a buffers conclave and determine the appropriate buffers from the Quarries.	Further Investigation	Pending
24.007	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Utilities	Water Treatment Facility	Plan 3	<ul style="list-style-type: none"> The proposed location of the water treatment plant and the blast restriction area within the south east section of the existing Woody Hill Quarry is inconsistent with the existing and future quarry operations. 	Change supported. The 'blast restriction area' to be removed and the location of the treatment plant to be indicative symbol showing 'potential future water treatment facility' Plan 1 UG27 amended to be consistent with the updated FUS which removes the blast restriction area and also changes the symbol for the treatment plant to asterisk showing 'potential future water treatment facility'.	Change Required	Pending
24.008	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Other	Blast restriction Area	Plan 3	<ul style="list-style-type: none"> The blast restriction area is an impediment to Barro Group's intentions to expand the extraction boundary of Woody Hill Quarry to the south. The extent of the blast restriction zone should be reviewed and confirmed. 	Change supported. See Submission Response to Line Item no. 24.007	Change Required	Pending
24.009	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Planning scheme ordinance		Plan 3 and UGZ	The link between the Woody Hill Quarry to the proposed Phillips Quarry is not underpinned by any mechanism that provides certainty as to how or when it will be provided and in what form. The preferred alignment of the access road is via the south west corner of the DBJV land, and we note that the UGZ provisions identify future land use within the access road alignment as 'Industry' and a retarding basin. The applied zone provision for the 'Industry' land is the Industrial 1 Zone where 'Stone extraction' is a permit required use. This land is within the Woody Hill Blast Buffer where the construction of a building is prohibited. The zoning provision, and the location of the retarding basin, may have adverse implications in terms of obtaining permission for the effective use and development of the land as a link between the State significant and well recognised strategically important Woody Hill and Phillips Quarries.	Change supported. SUZ4, and Plan 3 amended to extend to the southern boundary of the PSP adjacent to the quarry.	Change Required	Pending
24.010	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Open Space	LP01	Plan 3 & 7	Locations for future open space and utilities have not adequately considered their impact on existing and future operations of the Barro Group Land as under: <ul style="list-style-type: none"> The Merri Creek Tributary with linear open space on either side crosses the Barro Group land in an east west alignment; Plan 7 depicts the LP01 (1.1ha) with its primary function being to protect scattered remnant River Red GUMs. The proposed park straddles two lanholdings. with the majority of the park on Barro Group land. LP01 is nominated on the PIP Plan 14 to be delivered in short to medium term. The land required for the park is accounted in the ICP but the interim and ultimate construction is not. At present the haulage and weigh bridge associated with the Woody Hill Quarry utilises the land identified for LP01. Plan 10 depicts an east/west, bus capable, with off road path connector street (25m reserve) and a north/south local access street crossing Barro group land. Similar issues arise with the Plan 11. Plan 13 depicts the main feeders for the potable water supply being located within the Barro Group land holding and quarrying operations. 	Change not supported. The PSP is a future land use plan and existing land access arrangements will not change until development occurs in the areas not being quarried. The PSP has considered the northern extent of quarry operations in relation to the gazetted Donnybrook-Woodstock PSP.	No Change Required	Unresolved
24.011	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Planning scheme ordinance		SUZ4	The proposed extension of the SUZ4 only reflects part of the intended expansion of the Woody Hill Quarry. The proposed zone boundaries should be revised to reflect the extent of known quality resources and the ability for the land to supply state significant materials to the urban area.	Change not supported. Submission 27 has provided strategic justification for the quarry expansion area. The SUZ4 has been applied to the Woody Hill possible quarry expansion area and ensures any further expansion does not encroach into existing and approved sensitive uses, including the Donnybrook-Woodstock PSP and English Street PSP, and impact the ability for the outcomes of the North Growth Corridor Plan to be achieved.	No Change Required	Unresolved
24.012	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Drainage & water	STP	Plan 3	Shenstone Park Background Report prepared by the VPA identifies the potential restriction that the future STP may place on expansion of the Woody Hill to the south. The report further acknowledges the STP is unlikely to be in operation until 2025 and that "management strategies and timing arrangements may be able to allow both stone extraction and the STP to occur in proximity to each other." This has not been accommodated for in the proposed planning controls.	Partial change supported. 1/2 - See Submission Response to Line Item no. 24.007 2/2 - "management strategies and timing arrangements may be able to allow both stone extraction and the STP to occur in proximity to each other". Subject to future approvals. Further discussion between YVW and Barro Group needs to be undertaken. The STP land is outside the amendment area.	Further Investigation	Pending
24.013	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Planning scheme ordinance	Blast buffer	Section 2.5 - UGZ7	The exhibited provisions of the UGZ7 prohibit the construction of a building on land shown with the 'Woody Hill blast buffer' which applies to parts of the Barro Group land. This provision significantly limits the ability to use this part of the land for any new commercial purpose. The implications of such a significant limitation will need to be considered in light of any future plans Barro may have for the affected part of its landholding. There is also no end date specified for the restriction on the construction of buildings in these areas. Consideration should be given as to whether the restriction should be lifted after extraction (blasting) ends on a particular area.	See Submission response to Line Item no. 32.002	No Change Required	Unresolved
24.014	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Quarry	Buffers and separating distances	Pg.14 - Section 3.1.3, R19, UGZ7	R19 of PSP to be carried over to UGZ7 provisions as has been done for the Phillips Quarry.	Change not supported. UGZ7 already adequately addresses additional permit requirements for use of land within the future residential area. This involves making a number of uses within the applied GRZ Section 2 uses. In addition, Schedule to Cl. 66-04 requires the referral of certain applications to the Secretary to the Department administering Mineral Resources (Sustainable Development) Act 1990, as a determining referral authority under Section 55 of the P & E Act.	No Change Required	Unresolved
24.015	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Planning scheme ordinance	Cl. 53.10	Plan 15	In relation to the existing concrete batching plant at the Woody Hill Quarry, Cl. 53.10 includes a threshold distance of 300m. Any future sensitive uses should be located beyond this distance.	Change not supported. The Woody Hill Sensitive use buffer already adequately provides for the threshold distances 550m, which is drawn from the boundary of the proposed SUZ.	No Change Required	Unresolved
24.016	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Biodiversity & ecosystems	BCS Area 28	Plan 3	It is understood that an application to amend the boundary BCS Area 28 has been lodged. If approved, the Shenstone Park PSP documentation should be updated to reflect this.	Awaiting DELWP to update the BCS realignment layer to be reflected in the PSP planset.	Further Investigation	Pending

Submission Item No.	Organisation/Group	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
24.017	Contour Consultants (representing land owner - PSP property ID 9 & 10)	9 & 10	Requirements & Guidelines		R46	Requirement 46 should also provide for the access road and associated bunding and infrastructure between Woody Hill and Phillips Quarries.	Change not supported. R46 reflects reference to buffers in Section 5.2.4 of the Biodiversity conversation strategy	No Change Required	Unresolved
25.001	Merri Creek Management Committee		Other	Soil Investigation - Background studies		MCMC recommends that a detailed investigation of the soil sodicity and dispersiveness be undertaken in order to fully inform the Shenstone Park PSP and to identify the approaches needed to effectively manage the associated risk. We believe this information is needed at the PSP stage.	VPA has engaged Jacobs to undertake a risk assessment of sodic soils. Findings of the investigation will be incorporated in the PSP as relevant. Section 3 - UGZ7 updated to include additional application requirement, and additional specific provision permit trigger for bulk earthworks. The wording of this provision will be guided by the adopted Panel Report to Amendment C106mth Beveridge North West PSP.	Further Investigation	Pending
26.001	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Requirements & Guidelines	Housing Density	R56	R56 unnecessarily constrains the operation of the Small Lot Housing Code in the Shenstone Park PSP area. This requirement limits the opportunities for front-loaded SLHC lots which could significantly impact the potential to achieve the minimum densities set out in the PSP.	Withdrawn	No Change Required	Withdrawn
26.002	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Local town centres		Plan 3	The proposed location of the LTC and Community facilities is lopsided having regard to the residential catchment that they will serve. This unnecessarily limits the amount of residential land that is within the Walkable Catchment. The LTC should be moved further east to allow for a greater amount of residential land to be located within 400m of it.	Withdrawn	No Change Required	Withdrawn
26.003	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Other	Sports Reserve & Pavilion	Plan 6 & 14	The proposed location of the Sporting Fields results in the entry boulevard from Donnybrook Road deviating to the wets. This could be avoided by shifting the Sporting Field east. Plan 6 shows the Sporting Pavilion (PV-01) within the boundary of 1030 Donnybrook Rd. Plan 14 appears to show PV-01 within 960 Donnybrook Rd. Plan 14 should be amended to show PV-01 within the boundary of 1030 Donnybrook Rd consistent with Plan 6.	Withdrawn	No Change Required	Withdrawn
26.004	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Open Space	LP08	Plan 3	The special Industrial-Residential interface comprises a Level 1 Access Street abutted by a Linear Open Space Reserve LP08 located in the Residential land. R14 and G45 in the PSP provide that lots should front LP08. Lots fronting a park-to-industrial interface will result in a poor design outcome. Change of use should occur at the back of block. From a design perspective, it makes sense for LP08 to be located on the western (Industrial side) of the road reserve, rather than the eastern (residential) side.	Withdrawn	No Change Required	Withdrawn
26.005	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Other	Future residential and Buffers	Plan 3	We adopt and support the submission made by Donnybrook JV Pty Ltd in relation to the buffer assessment that has informed the preparation of the exhibited PSP including with respect to the setting aside of future residential areas.	Withdrawn	No Change Required	Withdrawn
26.006	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Requirements & Guidelines	Bushfire setback	R46	The Terramatrix Bushfire Development Report is a background report to the PSP. The report recommends that buildings be setback 19m from grassland bushfire hazards and achieve a BAL-12.5 rating. R46 prescribes 20m "public land buffer" between the Conservation Area and the nearest residential, commercial or industrial lot. This requirement should be revised having regard to the advice provided by Terramatrix.	Withdrawn	No Change Required	Withdrawn
26.007	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Precinct infrastructure	IN03	IN03	Intersection Project IN03 is the intersection of Donnybrook Rd and Patterson Drive. This project is partially funded by the Donnybrook-Woodstock PSP with part of the land required for the interim intersection with the PAO. Our client supports DBIC's submission in relation to the delivery and funding of the intersection.	Withdrawn	No Change Required	Withdrawn
26.008	Wolfdene / Blueways ((interest in PSP property 12E, 12R, 14)	12 & 14	Requirements & Guidelines	Affordable Housing	G15 & G16	G15 and G16 in the PSP state that development should provide up to 10% of the land for affordable housing. Having regard to the definition of affordable housing set out in the Section 3AA of the PEA 1987 and the Minister of Planning's notice in the Government Gazette and associated guidance, it is clear that this provision of the PSP lacks any strategic justification. Further, it is considered that the PSP already provides for the delivery of a form of affordable housing via the delivery of SLHC lots and higher density housing proximate to town centres.	Withdrawn	No Change Required	Withdrawn
27.001	DJPR		Quarry	Precinct Features	Plan 2	That Plan 2 – Precinct Features be amended to identify the existing Extractive Industry Interest Area 884011 (EIA884011).	Change supported. Plan 2 to include note reflecting the EIA884011.	Change Required	Resolved
27.002	DJPR		Buffers		Plan 3	That Plan 3 – Future Urban Structure be amended to show: a) Associated buffers for Woody Hill Quarry consistent with Plan 15 p51. b) Phillips Quarry (boundaries to match existing Special Use Zone – Schedule 4) and associated buffers consistent with the "future residential area" and Plan 15 p51, along with a note on the plan consistent with requirement R19 (DJPR determines when "future residential area" can be developed) p14.	Partial change supported. Part a) - Change not supported. Refer to previous PSP's for more information. Plan 15 is the appropriate "Buffers, Noise Amenity Area and Measurement Length" plan. The Plan 3 - FUS is the land use plan within the exhibited PSP. The Plan will be too difficult to read if all buffers & separation distances are shown in Plan 3. Hence this has been appropriately shown on Plan 15 - Pg 51 (exhibited version), Pg 67 (track changes panel version) Part b) - 1/3 - See Submission response to Line Item 19.007. Plan 15 - Phillips Quarry boundary to be amended to match the existing SUZ - Schedule 4; 2/3 - See response to Part a) 3/3 - Change not supported. Requirements and Guidelines of the PSP are to be read together with the plans and therefore it would be unnecessary to duplicate R19 on to the plan.	Change Required	Pending
27.003	DJPR		Drainage & water	Water Treatment Facility	Plan 3	The potential water treatment facility illustrated in Plan 3 is relocated outside the buffer areas for both the Woody and Phillips quarries, which would also remove the need for a blast restriction area for Woody Hill quarry. Alternatively, delay the establishment of the facility until after the nearby quarries have completed any production in the areas that would be encroached by the facility.	Change supported. See Submission response to Line Item 24.007.	Change Required	Resolved
27.004	DJPR		Planning scheme ordinance	UGZ & Referral Authority	Section 2.3 UGZ7; Cl. 66.04	The written planning provisions be amended to trigger a permit for development, subdivision and potential incompatible uses (Attachment 1), within the associated quarry buffers, along with requiring that such applications be referred to DJPR as a determining authority. Attachment 1 specifies the following incompatible uses Accommodation, Display home, Education centre, Hospital, Leisure and recreation, Place of assembly, Crematorium, Funeral parlour, Retail premises, Medical centre, Veterinary clinic	Partial change supported. Refer to Attachment "Response to Submission Item No 27.004.docx" UGZ7 amended in accordance with Attachment "Response to Submission Item No 27.004.docx"	Change Required	Pending
28.001	DET - VSBA		Other	Lack of engagement		DET/VSBA were engaged in Feb 2018 on an earlier version of the PSP, there was no further discussion or correspondence with the Department until notice of exhibition of Amendment C241wsea in September 2019. VSBA would appreciate opportunity for future discussions with the VPA to determine whether the issues could be resolved, prior to any panel process.	Noted. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.002	DET - VSBA		Education & community facilities	Orientation and connection	Plan 3	Potential issues with the proposed future government primary school include - site orientation and connection to community centres (including proposed kindergarten facilities)	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.003	DET - VSBA		Transport & Movement	Road Access and Frontage	Plan 3	Proposed road access and frontages	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.004	DET - VSBA		Drainage & water	Melbourne water DSS	Plan 3	Resolution of drainage scheme requirements	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.005	DET - VSBA		Heritage		Plan 3	Implications of potential areas of Aboriginal Cultural Heritage and post-contact cultural heritage areas	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.006	DET - VSBA		Drainage & water	Site Contamination	Plan 3	Measures to address potential site contamination	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.007	DET - VSBA		Topography & slope		Plan 3	Topographical and Geological challenges	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
28.008	DET - VSBA		Other	Background reports		Although background reports have been supplied, they do not contain sufficient information to enable a thorough assessment to be undertaken.	Change supported. Workshop between VSBA, VPA and CoW conducted and a joint position was agreed as reflected in the track changes panel version plans.	Change Required	Resolved
29.001	CFA		Bushfire management			The amendment will alter the bushfire attack by reducing areas of open grassland provided the appropriate design with outer roads (boulevard effect) and use of managed vegetation "open space".	Noted	No Change Required	No further action required
29.002	CFA		Bushfire management	Supports Implementation		CFA supports the implementation of the recommendations within the Terramatrix Bushfire Management Statement by - •treating a fuel modified buffer around the perimeter of the development, •the use of Perimeter roads aligned to that buffer, •management of "Open Reserves" waterways etc. to a fuel modified state reducing the likelihood of a "wick effect" into urbanised areas, •clearly located and identified fire hydrant system incorporated within the future Reticulated water supply system, •No natural increase in potential bushfire behaviour due to any re vegetation policy and implementation, •Dwellings designed and built to the appropriate BAL level 12.5 based on appropriate lot size and setbacks.	Noted	No Change Required	No further action required
29.003	CFA		Bushfire management	Strategic Considerations		CFA appreciates this PSP will have strong linkages to other PSPs within the general area. Accordingly, over time there will be transition from rural to urbanised fire risk. The Municipality should monitor and consider how it can support increased community resilience to all forms of fire risk as this transition progresses. Eg: Residential fire safety.	Noted	No Change Required	No further action required
30.001	Department of Transport		Other	New objective	Section 2.2	New objective under Transport and Movement Objectives - "facilitate 20-minute neighbourhoods by providing for an integrated transport network that supports active and public transport options, movement of goods and connections to jobs."	Change supported. New Objective added as O19 Pg 10 (track changes panel version)	Change Required	Resolved
30.002	Department of Transport		Precinct infrastructure	PAO		The plan does not include reference to the additional land requirements along Donnybrook Road for the ultimate configuration, particularly for the grade separation along the Melbourne to Sydney Rail Line at Donnybrook Road. It is recommended that as part of this structure planning process, the additional land requirements be reserved through the application of a PAO (consistent with DoT's Donnybrook Road Corridor Study).	Change supported. VPA have updated the PAO of Donnybrook Road to reflect the outcome of workshop between DoT, VPA and transport consultant	Change Required	Pending
30.003	Department of Transport		Transport & Movement	Koukoura Drive		Previous discussions between DoT and VPA concluded that the intersection of Donnybrook Road and Koukoura Drive will be treated as a primary arterial to primary arterial connection in the ultimate configuration. This means that whilst Koukoura Drive is proposed to be 4 lanes in the ultimate configuration, it will flare out and contain 6 standing lanes towards the intersection with double right turns at all legs. This is in conjunction with VicRoads Guidance for Planning Networks in Growth Areas handbook. Table 9 should be updated to include land requirements and construction including as part of any GAIC/DCP/ICP item.	Change not supported. Transport consultant advised - The volumes provided in the modelling does not suggest that additional flaring of the through movement will be required and an over design. We also note that Concept Plan 2 in the Growth Area Handbook indicates that flaring is not required for an intersection for a Secondary Arterial (4 lane) connecting to a Primary Arterial (6 lane).	No Change Required	Unresolved

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
30.004	Department of Transport		Transport & Movement	Koukoura Drive		The following conditions, as previously agreed with the VPA, are required to be included in the Shenstone Park PSP regarding Koukoura Drive to ensure consistency with the Donnybrook / Woodstock PSP. <ul style="list-style-type: none"> Arterial roads to operate at a 80km/h speed; Provision for third stand up lanes at intersections including at least 150m on approach and 100m on departure; Mid-block access controls such as loop roads, courtbowns, hammerhead type treatments to local roads; Intersection spacing of at least 800m on the arterial road network; All movements not at designated intersections to be restricted to left-in, left-out; Arterial to arterial right turn movements to provide provision of double right turn movements; Diamond phased right turn movements provided at traffic signal locations; and Central median to restrict movements. 	Change not supported. With regard to the transport modelling, transport consultant advised the following: <ol style="list-style-type: none"> The Donnybrook Road and Koukoura Drive have signposted speeds of 80km/hr Intersection designs should be in accordance with the VicRoads standard intersection concept layouts and flaring is not provided in each of these. The modelled volumes do not indicate that flaring will be required. See response to 30.003 dated 24/07/2020. Please provide clarity on what this requirement is seeking. We note that Guideline G43 indicates that cul-de-sacs are to be designed safely. Any design is a matter for subdivision and will require Council and/or DoT approval. Intersection spacing is covered as part of the Growth Corridor Plan which highlights the 800m spacing is preferred. This is considered appropriate. This is a detailed design matter and should be addressed by Council and/or DoT as part of the subdivision stage. Refer to point 2. This is a detailed design matter and should be addressed at a later stage and will require approval from DoT during its development. This is a detailed design matter and should be addressed at a later stage and will require approval from DoT during its development. 	No Change Required	Unresolved
30.005	Department of Transport		Other	Background studies		DoT request that the GTA transport modelling report be revised to reflect the road network as exhibited and that DoT are advised of any changes identified as a result. DoT reserve the right to provide additional comments based on the feedback received.	Awaiting to adopt the updated transport modelling report.	Further Investigation	Pending
30.006	Department of Transport		Transport & Movement	Station Car Park, Langley Park Drive	Plan 10	DoT also note that the Strategic Transport modelling report does not recognise the proposed station car park (1000 parking spaces). Car park traffic will impact the performance of the signalised intersection of Donnybrook Rd and Langley Park Drive as realigned. It is unclear at present whether adverse traffic and capacity effects have been fully identified and considered in the exhibited road network design (eg. additional traffic lanes at the intersection may be required). An initial review of the street network indicates that access to the car park will require a greater level of service than proposed (shown as a local access street level 1, Plan 10) which is effectively a single lane road. It is recommended that a Level 2 local access street, which would provide 2 x 3.0m lanes with indented parking, be considered the absolute minimum provision. In addition to this surrounding business use land would likely benefit from the superior access and parking provided by a level 2 street.	Change not supported. The modelling exhibited did not consider a car park at this location. This level of detail isn't often included in strategic transport models as it is a detailed design matter that is usually addressed after the PSP stage. The modelled network includes the IN-01 connection to Donnybrook Road and any changes to the network west of IN-01 will have a marginal impact. Notwithstanding, the transport consultants will be able to adjust some model parameters (i.e. park and ride) to reflect this to ensure that the modelling accounts for the proposed 1,000 spaces. In section 4.4.2 the transport consultants note that the peak train frequency of a service every 5 minute by the ultimate build out of Shenstone Park will encourage train passengers to spread their times to access and exit the station car park.	No Change Required	Unresolved
30.007	Department of Transport		Precinct infrastructure	Intersection use		DoT's preference is for Woody Hill Quarry related vehicles to utilise a single dedicated intersection only so that it is not distributed around other intersections. It is essential that the design and operation of this intersection consider the safety and movement of other transport modes at this intersection.	Change not supported. Transport Consultant advised - Section 4.4.4 of the modelling report demonstrated that there is expected to be low truck volumes to the Quarry (15 truck movements a day). This does not warrant the need to provide a separate intersection for one vehicle movement per hour.	No Change Required	Unresolved
30.008	Department of Transport		Land use		All plans	As the car park will consume the entire parcel in which it is shown (after removing the YVW PAO and adding the Donnybrook Rd PAO), it should be separately depicted in the plan and legend. Amend plans to differentiate between business and public use (i.e. station car park) zoning.	Change not supported. Indicative location shown on the exhibited FUS confirmed as the appropriate identification for the car park location by DoT on 25/09/2020	No Change Required	Resolved
30.009	Department of Transport		Planning scheme ordinance	UGZ	Section 3 UGZ7	The organisations formerly known as Public Transport Victoria ("PTV") and VicRoads were amalgamated into the Department of Transport on the 1 July 2019 and no longer exist as an entity. Change all references to PTV and VicRoads within the PSP and associated documents to Department of Transport (DoT), except for the condition relating to public transport within Schedule 3 - Cl 37.07 UGZ. This section must refer to the Head of Transport for Victoria (TV).	Change supported. Updated all references in the PSP and the associated amendment documents.	Change Required	Resolved
30.010	Department of Transport		Other	Rewording		The Public Transport Guidelines for Land Use Development is currently being reviewed. Its title is subject to change as part of this review, reference should be made to DoT's applicable guidance rather than the document identified. Amend the text to refer to 'Department of Transport's guidance for public transport and land use development'.	Change Supported. R66 (exhibited version); R64 - Pg 46, Pg 74 Section 4.2.2, Pg 75 Section 4.3.1 (track changes panel version) amended to refer to 'Department of Transport's guidance for public transport and land use development'.	Change Required	Resolved
30.011	Department of Transport		Other	PAO		PAO key (adjoining rail corridor) needs to be changed (when not depicted as yellow) throughout a number of plans. It is shown as being grey, leading appear as a (connector) road. Revise the legend to ensure the PAO adjoining rail corridor is shown consistently throughout the plans within the PSP.	Change supported. Update the PAO along the railway corridor to classify as a YVW PAO and update it to a new key different from the road PAO.	Change Required	Resolved
30.012	Department of Transport		Transport & Movement		Pg 5 - Plan 3	The Donnybrook 1 Woodstock PSP area (Plan 3) indicates that a 'key local access street' will connect into the Shenstone Park PSP area across/under (depending on the grade separation of the road) Donnybrook Road (See Figures 4 and 5 within Attachment B). Clarify whether a connection will be provided from Donnybrook Woodstock PSP with a local access street across/under (depending on the grade separation of the road) Donnybrook Road and amend the Shenstone Park if necessary.	Change not supported. DoT have confirmed that the requirement of a local access connection is not required. Hence, Railway Frontage Road - Underpass cross section is deleted on Pg 99 (track changes panel version). See Submission response to line item no. 30.015	Change Required	Resolved
30.013	Department of Transport		Transport & Movement		Pg 5 - Plan 3	Please identify the status / classification of the road at the southern end of Langley Park Drive. It is identified in all plans but has no status. Please confirm its intended use. Please identify the status / classification of the road at the southern end of Langley Park Drive. It is identified in all plans but no status. Please confirm its intended use.	Change supported. See Submission response to line item no. 19.013	Further Investigation	Pending
30.014	Department of Transport		Transport & Movement		Pg 73 - Railway Interface	In contrast to the cross-section (pg 73 - Railway Interface - Industrial Frontage), the plan shows the road along the edge of the rail corridor to be clear of the pipe-track. This should be made clear. Amend as necessary	Change supported. See Submission response to line item no. 18.006	Change Required	Resolved
30.015	Department of Transport		Transport & Movement		Pg 5 - Plan 3	The road alignment, as shown within the north west corner of the site is unclear. Please refer to Donnybrook Woodstock PSP and clarify whether there is a road connecting the station to the PSP site. Amend as necessary	Change not supported. VPA-DOT discussion 5/9/2020: VPA has received legal and planning advice that PAOs not exhibited should be subject to separate amendment. DOT have confirmed that connection from future carpark to train station will not be sought in the PSP. Delete Railway Frontage - underpass cross section	No Change Required	Resolved
30.016	Department of Transport		Transport & Movement		Pg 5 - Plan 3	In contrast to the cross-section, the plan shows the road along the edge of the rail corridor to be clear of the pipe-track. This should be made clear. Amend plan as necessary	Change supported. VPA updated the Railway Interface - Industrial Frontage cross section Pg 98 (track changes panel version) to reflect the road reserve outside the YVW pipetrack	Change Required	Resolved
30.017	Department of Transport		Transport & Movement		Pg 5 - Plan 3	Plan 3 FUS, Pg 10 of Donnybrook Woodstock PSP recognises the possible future east coast high speed railway corridor. This should be reflected within the Shenstone Park PSP. Amend plan as necessary	DoT to provide GIS information for the high speed railway corridor.	Further Investigation	Pending
30.018	Department of Transport		Other	Objective	Pg 8 - Objectives	O18 should be reworded to include 'encourage' alongside maximise in promoting public and active transport within the PSP area. Amend plan as necessary	Change not supported. O18 (exhibited version) is standard VPA wording across PSP's	No Change Required	Unresolved
30.019	Department of Transport		Land use		Pg 9 Plan 4	Arterial road PAO in diagram key - the plans appears to indicate that an arterial road will be delivered along the rail corridor - this is incorrect. PAO along the rail corridor is in favour of YVW - please revise plan using a different key to differentiate between it and an arterial road.	Change supported. See Submission response to line item no. 30.011 VPA has undertaken further work to determine the inconsistency in all plans and amended the plans accordingly in the track changes panel version.	Change Required	Resolved
30.020	Department of Transport		Other	Land use budget	Pg 9 Plan 4; Pg 10 Table 1	It appears that land for 'Arterial Road - existing Road Reserve' and 'Arterial Road - Widening / Intersection Flaring' are combined as one land use on Plan 4, however these land uses are split in Table 1. For clarity, amend Plan 4 to show 'Arterial Road - Existing Road Reserve' as a separate land use to 'Arterial Road - Widening / Intersection Flaring'.	Change supported. PSP Plan 4 amended to show 'Existing Road Reserve' as a separate land use to 'Arterial Road - Widening / Intersection Flaring'.	Change Required	Resolved
30.021	Department of Transport		Other	Land use budget	Pg 10 Table 1	The table does not include the land to be used for Donnybrook Station car parking within the transport heading. Insert station car park as a transport item within the table and update figures according.	Change not supported. See Submission response to line item no. 30.015	No Change Required	Resolved
30.022	Department of Transport		Other	PAO	Pg 11 Plan 5	PAO (adjoining rail corridor) has the same colour as the road network. It appears that the road network adjoining the rail corridor extends to Donnybrook road. Amend PAO key and use consistently throughout the Planset.	Change supported. See Submission response to line item no. 30.011 and 30.019	Change Required	Resolved
30.023	Department of Transport		Transport & Movement	Cycling path and shared path	Plan 11	Confirm whether the off-road path is a shared user path/ off road cycle path. The path connection from the Donnybrook & Woodstock PSP over the existing gas connection may not align. Consider using the on-road cycling path / shared user path / off road cycling path key (see attachment B) from Donnybrook Maps for consistency.	Change not supported. Off-road path is a shared user path/ off road cycle path. On-road paths and bike paths are not supported as a safety measure.	No Change Required	Pending
30.024	Department of Transport		Requirements & Guidelines		Pg 13	G1 - do we want street networks to maximise connections onto arterial roads? This contradicts R53, please clarify the discrepancy between the guideline / requirement and amend as necessary	Change supported. Delete reference to arterial roads from G1	Change Required	Resolved
30.025	Department of Transport		Transport & Movement	Pedestrian crossing	Pg 19 Plan 6	It is proposed that buses would drive through a pedestrian led area (located outside of a school) within the local centre. This is unacceptable - bus operators do not drive through such areas as the safety risks are deemed unacceptable. Remove pedestrian led area and provide suitable pedestrian crossings.	Change supported. Delete reference to shared pedestrian zone in Plan 6	Change Required	Resolved
30.026	Department of Transport		Transport & Movement		Pg 29, Plan 9B	Plan 9B legend has the item 'Primary arterial road (4 lane)', which is not consistent with other plans (Plan 3 -and 10) which list 'arterial road (4 lane, 34m)'. Update Plan 9B item from 'Primary arterial road (4lane)' to 'arterial road (4 lane, 34m).	Change supported. Change the key from 'primary arterial road' to 'arterial road' on Plan 9b - Pg 29 (exhibited version), Pg 39 (track changes panel version).	Change Required	Resolved
30.027	Department of Transport		Transport & Movement	Cycling path SCC	Pg 30 Plan 10	Ensure plan indicates the locations of the sec routes, i.e. along the Melbourne Sydney Rail Corridor, Donnybrook Road and Koukoura Drive; SCC route should be shown within the plan. Please contact DoT if you require this information.	Further Investigation. DoT to provide GIS files for SCC	Further Investigation	Pending
30.028	Department of Transport		Other	PAO	Pg 30 Plan 10	The Donnybrook Rd widening PAO is not adequate and needs to reflect advice provided by NW metro region. Please contact DoT to arrange further meetings to discuss the PAO alignment.	Change supported. VPA has updated the PAO of Donnybrook Road to reflect the outcome of workshop between DoT, VPA and transport consultant	Change Required	Resolved
30.029	Department of Transport		Other	YVW pipe track	Pg 30 Plan 10	The Plan does not recognise the YVW pipe-track; the plan includes an obsolete PAO and is inconsistent in how the surface area of the pipe-track should be used. Please review and amend accordingly.	Change supported. See Submission response to line item no. 30.011	Change Required	Resolved
30.030	Department of Transport		Requirements & Guidelines	Rewording	Pg 31 - Section 3.6	R60 - The text indicates that What is the rail element being protected? Discussions with VPA indicate that this is for Yarra Water -This appears to be poorly worded as it infers the easement area is also for rail purposes. The easement is in Yarra Valley Waters favour only. Please revise the text removing the word 'rail' the easement is in YVW's favour only.	Change supported R60 (exhibited version), R57 (track changes panel version) updated to remove reference to rail.	Change Required	Resolved
30.031	Department of Transport		Requirements & Guidelines	Quarry and its operations	Pg 31 - Section 3.6.1	Requirements and guidelines should include commentary on the operation of the quarry in the interim and ultimate to ensure minimal effect on the transport network and the surrounding land use e.g. pavement design and ongoing road maintenance. This may also include spillage of quarry material onto the road network. It is recommended further liaison with the quarries to ensure effects on the road are kept to a minimum. Revise requirements and guidelines to address the quarry and its operation within the street network. The quarry is an ongoing operation which needs to be considered and addressed as part of the short term (and potentially mid-long term) delivery of the PSP.	Change not supported. The PSP provides guidance for the future urban development of the land and hence the PSP does not address an ongoing use.	No Change Required	Unresolved
30.032	Department of Transport		Requirements & Guidelines	Station Car Park	Pg 31 - Section 3.6.1	The station car park will play an important role in delivering increased parking capacity for Donnybrook Station. A requirement identifying how the station car park is to be connected into the street network, in the interim and ultimate layout should be included within the PSP	Partial change supported Revised FUS shows east-west connector road to future station carpark. Revised modelling and assumptions being undertaken in collaboration with DOT, GTA and VPA.	Change Required	Resolved

Submission Item No.	Organisation/Group	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
30.033	Department of Transport		Requirements & Guidelines		Pg 32 - Section 3.6.1 - G44	Guideline requires updating following the transition of VicRoads to DoT. Amend G44 - 'All signalised intersections should be designed having regard to the working document Guidance for Planning Road Networks in Growth Areas November 2015 (as updated), to the satisfaction of The Head, Transport for Victoria and the responsible authority.'	Change supported G44 (exhibited version), G47 (track changes panel version) amended to reflect the suggested wordings.	Change Required	Resolved
30.034	Department of Transport		Transport & Movement	Shared Pathways	Pg 33 - Plan 11	Please show the location of the shared pathways within the plan/ The key reads as if there are no shared pathways, which is contrary to cross sections, where the railway interface and local access (conservation interface) plans show shared paths. Update as applicable. It is recommended, for consistency, that the key as shown in Fig. 6 be used to ensure consistency with the Donnybrook Woodstock PSP.	Change not supported. The key for 'off-road path' represents the 'shared path' in the precinct.	No Change Required	No further action required
30.035	Department of Transport		Transport & Movement	Cycling path	Pg 33 - Plan 11	Please clarify whether the proposed cycling path along rail corridor continues north south, connecting into the PSP area (i.e. through the conservation area). Please revise the plan accordingly.	Further clarification from DoT and discussion required with DELWP MSA	Further Investigation	Pending
30.036	Department of Transport		Transport & Movement	Off road path	Pg 33 - Plan 11	Off road path shown going through a pond (western boundary of the site adjoining Avelin Road). Please revise the plan showing the correct off-road path alignment.	Partial change supported. Melbourne Water asset location updated to south western corner of the PSP. Off-road path made consistent along the waterway alignment	Change Required	Resolved
30.037	Department of Transport		Transport & Movement	Pedestrian crossing	Pg 33 - Plan 11	Pedestrian crossings along Donnybrook drive are shown within the plans. No ped crossing shown on Koukoura drive. - how do sound bound patrons cross the road into the PSP area? Revise the plan to show the location of future pedestrian crossing(s) on Koukoura Drive. Please ensure that any infrastructure contribution considerations are updated.	Change not supported. Koukoura Drive is the edge of the Urban Growth Boundary and hence it is unclear to have a pedestrian crossing linking to the Green Wedge Zone (private property).	No Change Required	No further action required
30.038	Department of Transport		Transport & Movement	Cycling path SCC	Pg 34 Section 3.6.3	Do T are in the process of releasing the Strategic Cycling Corridors (SCC) network. The sec network are higher level cycling routes linking key destinations such as activity centres and rail stations. The preference for these routes is for dedicated off road paths. Therefore, it is recommended that the PSP: Please discuss with DoT to obtain up to date plans showing location of the Strategic Cycling Corridors and include these within the PSP.	Further Investigation. DoT to provide GIS files for SCC	Further Investigation	Pending
30.039	Department of Transport		Requirements & Guidelines	Rewording	Pg 34 R 70 - R73	Include a summary and reference the SCC network within the PSP's cycling guideline and SCCs. Revise text as necessary	Further Investigation. DoT to provide GIS files for SCC	Further Investigation	Pending
30.040	Department of Transport		Other	Rewording	Pg 34 Section 3.6.3	Requirement includes the wording 'Plan 8 - Public Transport and Path Network' which appears to be an error Change reference from 'Plan 8' to 'Plan 11' which correctly reflects the plan on the previous PSP page.	Change supported R71 (exhibited version), R69 (track changes panel version) updated to refer to Plan 11 - Public Transport and Pathways	Change Required	Resolved
30.041	Department of Transport		Requirements & Guidelines	Rewording	Pg 34 Section 3.6.2 - R66	Pg. 36, Section 3.5.1 - Public Transport .. The Public Transport Guidelines for Land Use Development is currently being reviewed. Its title is subject to change as part of this review, reference should be made to DoT's applicable guidance rather than the document identified. Amend the text to refer to 'Department of Transport's guidance for public transport and land use development'.	See Submission response to Line Item No. 30.010	Change Required	Resolved
30.042	Department of Transport		Requirements & Guidelines	Relocating	Pg 34 Section 3.6.2 - R69	Please expand on why this has been included under public transport? It is good design to ensure that developments (not just for those adjoining the public transport network) provide passive surveillance. Relocate the requirement to the street network (Section 3.6.1) heading, as it appears better placed here	Change not supported. R69 (exhibited version), R67 (track changes panel version) specific to the public transport network.	No Change Required	Unresolved
30.043	Department of Transport		Requirements & Guidelines	Rewording	Pg 34 Section 3.6.2, R 70 - 73	Text should be provided to ensure that the off-road path connects to the street network where applicable to ensure suitable connections are provided. Revise text accordingly.	Change not supported. R70 (exhibited version), R68 (track changes panel version) dot point 4 addresses the item	No Change Required	Unresolved
30.044	Department of Transport		Requirements & Guidelines	Rewording	Pg 34 Section 3.6.2 - R67	Text within this requirement does not read coherently. It should be revised to ensure that they (the bus stop facilities) are suitably positioned to serve the town centres, schools, sports fields, etc. Revise text accordingly.	Change not supported. R67 (exhibited version), R65 (track changes panel version) is standard VPA wording across PSP's	No Change Required	Unresolved
30.045	Department of Transport		Requirements & Guidelines	Rewording	Pg 34 Section 3.6.3 - R70	No specific mention of trails or the SCC. Should be revised to support specific cycling networks. Revise text accordingly.	Further Investigation. DoT to provide GIS files for SCC	Further Investigation	Pending
30.046	Department of Transport		Requirements & Guidelines	Rewording	Pg 34 Section 3.6.2 - R73	R73 differentiates between the three different types of path (shared, bicycle, and pedestrian). Therefore Plan 11 to be revised to reflect this. Revise Plan 11 to reflect the requirement	Change not supported. R73 (exhibited version), R71 (track changes panel version) is a more specific translation of the Plan 11 to assist with the implementation of the appropriate lighting needs	No Change Required	Unresolved
30.047	Department of Transport		Requirements & Guidelines	Rewording	Pg 35 Section 3.6.2 - G50	The use of the word 'should' be discouraged as it does not guarantee that the guidelines will be adhered to by the developer. Replace with must unless agreed with by the responsible authority. This is a matter of safety and design should reflect this unless demonstrated otherwise. Revise text accordingly	Change not supported. G50 (exhibited version), G53 (track changes panel version) Guidelines express how discretion will be exercised by responsible authority on matters that require a planning permit.	No Change Required	No further action required
30.048	Department of Transport		Requirements & Guidelines	Rewording	Pg 36 Section 3.5.1	The Public Transport Guidelines for Land Use Development is currently being reviewed. Its title is subject to change as part of this review, reference should be made to DoT's applicable guidance rather than the document identified. Amend the text to refer to 'Department of Transport's guidance for public transport and land use development'.	Change supported. See Submission response to Line Item No. 30.010	Change Required	Resolved
30.049	Department of Transport		Requirements & Guidelines	Rewording	Pg 40 - Section 3.7.2 - R82	Guideline requires updating following the transition of VicRoads to DoT. Replace 'VicRoads' with 'The Head, Transport for Victoria'.	Change supported R82 (exhibited version), R80 (track changes panel version) amended to Replaced 'VicRoads' with 'The Head, Transport for Victoria' in the PSP document	Change Required	Resolved
30.050	Department of Transport		Precinct infrastructure	Interim Pedestrian crossing	Pg 44, Table 9	What is the funding mechanism for the proposed interim pedestrian crossing as shown on Plan 10, 11 and 14 (Intersection of Langley Park Drive and Donnybrook Road). Please include this as an item in Table 9 i.e. who will construct and fund the interim treatment.	Noted. Interim items removed from Plan 10, 11 and 14 of the PSP. The PSP will only show ultimate treatments.	Change Required	Resolved
30.051	Department of Transport		Precinct infrastructure	Station car park	Pg 44, Table 9	The Shenstone Park PSP, does not recognise the car park serving the station. Include the car park with the Precinct Infrastructure Plan. Note: The car park is in property 4.	Change not supported. See Submission Response Line Item No. 30.008	No Change Required	Resolved
30.052	Department of Transport		Precinct infrastructure	Rewording	Pg 44, Table 9	Table references require updating following the transition of VicRoads to DoT. Replace all reference of 'VicRoads' with 'The Head, Transport for Victoria'.	Change supported Table 9 - Replaced all reference of 'VicRoads' with 'The Head, Transport for Victoria'.	Change Required	Resolved
30.053	Department of Transport		Precinct infrastructure		Pg 45 Table 9	It is noted Table 9 labels IN-01 as the intersection of Donnybrook Road and Langley Park Drive. However, this differs from Plan 14, which shows Langley Park Drive intersecting Donnybrook Road where the proposed interim crossing is. Please confirm whether this is due to the interim and ultimate locations of the intersection due to the grade separation at the rail corridor. If so, should be noted within the exhibition document. Revise plan and text accordingly	Change supported. VPA to update the title of IN-01 from 'Donnybrook Road and Langley Park Drive' to 'Donnybrook Road and Connector Street (N-S Conenctor 1)' in Table 9 of the PSP	Change Required	Resolved
30.054	Department of Transport		Precinct infrastructure	IN03	Pg 45 Table 9	The ultimate description for IN-03 is currently the following: 'Construction of a primary arterial to connector road fourth leg to existing T-intersection (interim treatment)' However, it should be noted that the whole intersection would be upgraded in the ultimate iff/when it is required, not just the additional leg referred to in the interim description. The IN-03 ultimate description is also not consistent with the ultimate IN-05 description, despite both these intersections constructing a fourth leg in the interim description. For consistency, update the wording of the IN03 ultimate description to the following: 'Construction of a primary arterial to connector road 4-way intersection (ultimate treatment)'	Change supported. VPA to update the title of IN-03 from 'Construction of a primary arterial to connector road 4-way intersection (interim treatment)' to 'Construction of a primary arterial to connector road 4-way intersection (ultimate treatment)' in Table 9 (exhibited version)	Change Required	Resolved
30.055	Department of Transport		Precinct infrastructure	IN04	Pg 45 Table 9	The current ultimate description for item IN04 is 'Construction of a primary arterial to connector road 4-way intersection (ultimate treatment)'. However this intersection should only be a t...intersection in the ultimate as there is no fourth northern leg connecting to the Donnybrook & Woodstock PSP area. Replace '4-way intersection' with 't-intersection' for the ultimate description.	Change supported. See Submission response to Line Item No. 4.002	Change Required	Resolved
30.056	Department of Transport		Precinct infrastructure	IN05	Pg 45 Table 9	The current ultimate description for item IN05 is 'Construction of a primary arterial to connector road 4-way intersection (ultimate treatment)'. Update description to - 'Construction of a secondary arterial 4-way intersection (ultimate treatment)'. This is consistent with the interim description.	Awaiting transport advice	Further Investigation	Pending
30.057	Department of Transport		Requirements & Guidelines	Development staging	Pg 48 Section 3.8.2	No information is provided re: staging development and access to the quarry. This is an existing (and will be ongoing) land use that needs to be considered as part of the development. Please revise the requirements to include text advising how Requirement to ensure quarry movements are to be appropriately considered as part of any development staging.	Change not supported. See Submission response to Line Item No. 30.031	No Change Required	Unresolved
30.058	Department of Transport		Precinct infrastructure	IN01, IN02, IN03 & IN05	Table 9	The Shenstone Park PSP list 'M' or medium term as the indicative timing for the ultimate treatments of the intersection projects - IN01, IN02, IN03 and IN05. However, the Donnybrook/Woodstock PSP lists the same projects as having 'L' or long term delivery timing. For consistency change the indicated timing of these projects to 'L' to reflect the Donnybrook Woodstock PSP.	Change supported. Table 9 - Indicative Timing updated to be consistent with Donnybrook-Woodstock PSP in Shenstone park PSP Table 9 (exhibited version)	Change Required	Resolved
30.059	Department of Transport		Other	Rewording	Pg 49 Section 3.8.2, R91	Subdivision works remove PTV reference. Revise text accordingly	Change supported. R91 (exhibited version), R89 (track changes panel version) in Section 3.8.3 - PTV reference removed	Change Required	Resolved
30.060	Department of Transport		Other	Rewording	Pg 49 Section 3.8.2, R91	Subdivision works insert TVF and ViTrack for fencing along the rail corridor. Revise text accordingly	Change supported. R91 (exhibited version), R89 (track changes panel version) in Section 3.8.3 - TVF and ViTrack reference added to sub point 4	Change Required	Resolved
30.061	Department of Transport		Other	Rewording	Pg 49 Section 3.8.2, R91	Subdivision works insert TVF for bus infrastructure and to our standard. Revise text accordingly	Change supported. R91 (exhibited version), R89 (track changes panel version) in Section 3.8.3 - TVF reference added to sub point 3	Change Required	Resolved
30.062	Department of Transport		Other	Land use budget	Pg 52	The land required for the station parking should be deducted from the NDA. Revise text accordingly	Change not supported. See Submission response to Line Item No. 30.015	No Change Required	Resolved
30.063	Department of Transport		Other	Rewording	Pg 52	Station should be identified within the Parcel Specific land budget table. Revise text accordingly	Change not supported. See Submission response to Line Item No. 30.015	No Change Required	Resolved
30.064	Department of Transport		Other	PAO	Pg 52	The Arterial Road PAO figures are incorrect, Donnybrook Rd widening, and grade separation will require about 27m or about 0.36 ha from property 4. Please contact DoT to further discuss what alterations are required to ensure the PAO overlay alignment is accurate.	Change supported. 1/2 - See Submission response to Line Item No. 30.002 and 30.028 2/2 - Update the Table 1, Section 4.1 to the appropriate updated PAO figures.	Change Required	Resolved
30.065	Department of Transport		Other	Rewording	Pg 55 Principle 2	Locate the LTC with future railway stations or other forms of transit stops to benefit the LTC and to offer convenience for public transport passengers. There is no station within the PSP. This should be reworded or removed as it appears to be a cut and paste of generic text.	Change supported. Remove reference to future railway station	Change Required	Resolved
30.066	Department of Transport		Other	Rewording & cross section	Pg 57 Principle 7	States that LTC should comply with cross sections. In Appendix 4.4, there is no cross section for a pedestrian led zone as per Plan 6. Consider specific cross section for this LTC area in relation to Pg 19 comment. Revise text / plans accordingly.	Change not supported. Delete reference to shared pedestrian zone from Plan 6. Hence this does not warrant a new cross section.	No Change Required	Resolved
30.067	Department of Transport		Transport & Movement	Cross Section	Pg 74 - Railway Frontage Underpass	Cross section appears to indicate that there will be a road connecting the car park to the station (over Donnybrook road?). The plan is unclear. Is there an interim arrangement for this or will it be delivered along with the bridge? No other plans show a road (in the ultimate layout) connecting the site to the Donnybrook Woodstock PSP. Please advise DoT and amend plans as necessary. Please advise DoT and amend plans as necessary	Partial Change supported. See Submission response to line item no. 30.015. Delete Railway Frontage - underpass cross section	Change Required	Resolved
30.068	Department of Transport		Transport & Movement	Cross Section	Pg 73 - Railway Interface	The Cross-section should show the YVW pipe-track (it's about 20m wide). Amend the plans accordingly.	Change not supported. See Submission response to Line Item No. 30.016	Change Required	Resolved
30.069	Department of Transport		Transport & Movement	PAO		Most of the 1.62ha PAO, in property 4 is an old YVW PAO. YVW has purchased the land it requires, which is somewhat less than the full extent of the PAO. Amend the plans accordingly.	Change not supported. See Submission response to Line Item No. 30.015 YVW PAO shown as currently available information	No Change Required	Resolved
30.070	Department of Transport		Planning scheme ordinance	UGZ	Section 3 UGZ7	Current wording of Traffic Impact Assessment section: '... to the satisfaction of VicRoads or the Whittlesea City Council, as required'. Change wording from '...to the satisfaction of VicRoads or the Whittlesea City Council, as required'; to the following '...to the satisfaction of The Head, Transport for Victoria or the Whittlesea City Council, as required'.	Change supported. Planning scheme ordinance updated to reflect the requested wording	Change Required	Resolved
31.001	DET - VSBA					ADDITIONAL INPUT - NOT SUBMISSION	ADDITIONAL INPUT NOT SUBMISSION	No change required	Withdrawn
32.001	City of Whittlesea		Buffers			It is noted that the possible quarry expansion extends beyond the parcel associated with the active quarry and land controlled by the Quarry Operator. Further clarification is required in respect to how the 'possible quarry expansion' boundary has been determined, particularly given this impacts the sensitive use and blast buffer measurements. Further, Council queries how fit it is intended that future permit applications for expansion within the 'possible quarry expansion' will comply with Clause 14.03-15 of the Victorian Planning Provisions: Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.	Change not supported. Refer to Attachment Response to Submission Item No 32.001.docx	No Change Required	Pending

Submission Item No.	Organisation/Agency	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
32.002	City of Whittlesea		Buffers	Sensitive use and blast buffer	Cl. 2.5 - UGZ	It is noted that buildings within the Woody Hill 200m blast buffer are generally prohibited by the specific provisions within the exhibited Urban Growth Zone Schedule. Whilst the need to ensure development within the blast buffer appropriately considers the impacts of development in proximity to an operational Quarry is acknowledged, Council requests further consideration of this provision in order to determine whether this is the most appropriate planning control, or whether flexibility in the controls such as further assessments and design standards may also achieve the desired outcomes. Particularly given this is a 'possible quarry expansion' and not the defined existing Works Authority Boundary. Council would like to highlight the Panel Report associated with the Whittlesea Planning Scheme Amendment C230 for 25 Vearings Road, Wollert. The Panel supported Council's proposed controls that included the application of a Development Plan Overlay (DPO). The DPO Schedule required Quarry Interface Guidelines with the relevant technical input to be prepared to the satisfaction of DJPR as part of the Development Plan. Furthermore, a Quarry Interface Assessment is required as part of any future planning application for subdivision, use or development to ensure the proposal addresses the Quarry Interface Guidelines prepared as part of the Development Plan. Furthermore, DJPR was included as a determining Referral Authority for any application within the blast buffer. DJPR did not oppose this approach as part of Planning Scheme Amendment C230.	Partial change supported. The VPA has discussed this matter further with Whittlesea City Council and has agreed to amend the provisions to allow for the exemption of buildings and works associated with an extractive industry. The VPA will amend section 2.5 specific provisions to include this exemption to the 'no buildings within the Woody Hill Blast buffer' provision as well as section 3.0 of SUZ11.	Change Required	Pending
32.003	City of Whittlesea		Buffers	Sensitive use and blast buffer		It is noted that despite the prohibition of buildings, the land within this blast buffer is still considered to be 'developable land' and is designated with an applied zone as part of the Planning Scheme Amendment. Should alternative planning controls not be applied and the 'building prohibition' be supported by the Panel and approved as part of this Planning Scheme Amendment, a further future Planning Scheme Amendment will be required to remove this specific provision and allow development to occur once the Quarry ceases operation. Council requests that given the uncertainty of timing for development of this land and the requirement for a future Planning Scheme Amendment to facilitate any development, that the designation of an applied Industrial 1 Zone within the UGZ Schedule and nomination as 'developable land' within the blast buffer be removed unless buildings can be constructed on the land in accordance with its land use designation. It is noted that current inclusion of this land as 'developable' also impacts the figures associated with the ICP for funds collected on what is considered to be 'developable land' with an uncertain development timeframe. If the removal of the applied Industrial 1 Zone and nomination of 'developable land' is accepted, an applied Special Use Zone – Schedule 4, similar to the proposed zoning for the extractive industries area may be a suitable alternative. However, restrictions will need to apply within the Urban Growth Zone Schedule to ensure quarry activity does not further expand into this area, outside of the extractive expansion limit. Development may be further considered at a time that the Woody Hill Quarry ceases operation. It should be noted that a purpose within the Special Use Zone – Schedule 4 is 'to encourage interim use of the land compatible with the use and development of nearby land.' This is not the preferred position of Council, however is considered to be a more suitable alternative to the currently proposed provisions as part of the exhibited Planning Scheme Amendment.	Partial change supported. The VPA proposes revisions to clause 2.5 of UGZ7 exclude a temporary building, a building associated with a minor utility installation, a building associated with an extractive industry, a renewable energy facility or telecommunications facility, a structure, a fence or other appurtenances of a building from the prohibition on buildings within Woody Hill Blast Buffer.	Further Investigation	Pending
32.004	City of Whittlesea		Buffers	Noise buffer		The Urban Growth Zone requires a Noise Assessment for particular uses within the 'Woody Hill existing noise buffer' or the 'Woody Hill expansion noise buffer.' Given there is land within this 'Woody Hill expansion noise buffer' that falls beyond the sensitive use buffer, Council requests that use and development of the nature outlined within this clause and falling within this buffer but outside the sensitive use buffer, also be referred to the Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990 given their expertise in this area.	VPA have sought the views of the EPA which have been provided to Council. Council are considering.	Further Investigation	Pending
32.005	City of Whittlesea		Planning scheme ordinance	IPO9	N/A	The land within the 'possible quarry expansion' and zoned Special Use Zone – Schedule 4 is proposed to apply an Incorporated Plan Overlay – Schedule 9. The Incorporated Plan Overlay exempts a planning application from notice and review if considered to be generally in accordance with the incorporated document. Council is not supportive of the exemption of notice and review rights.	Change supported. See Submission response to Line Item No. 6.010 and 7.017	Change Required	Resolved
32.006	City of Whittlesea		Drainage & water	YVW Utility Facility Zone	Table 1 and UGZ Schedule	The Yarra Valley Water (YVW) land identified as Utility Facility is designated with an applied Industrial 1 Zone in the land use designations of the UGZ Schedule. In review of the Land Use Budget, it appears that this land has not been included within the Net Developable Area for employment land. Therefore, the land is provided with a land use designation however does not have the infrastructure contribution obligations of land considered as developable within the PSP. Council request further clarity in order to understand the future intention of this land by YVW, particularly given that some of this land may be surplus to the needs of YVW. The land required for the Utility Facility land must then be refined accordingly and should be excluded from the Urban Growth Zone and the PSP altogether, and identified with a zone more suitable for the future intended use, such as the Public Use Zone. In the instance that land is surplus to the needs of Yarra Valley Water, given the current land use designation as an applied Industrial 1 Zone, this land should be identified in the Future Urban Structure as industry and included within the land budget as developable employment land, and funds collected via the ICP.	Change supported. See Submission response to Line Item No. 6.002 and 6.003	Change Required	Pending
32.007	City of Whittlesea		Drainage & water	YVW Sewerage treatment facility		Land immediately to the south of the PSP is designated as a Yarra Valley Water 'potential sewerage treatment facility.' The nature of this land use as a sewerage treatment facility creates buffers that have impacted the Future Urban Structure, however it is unclear how certain this will be the ultimate location of such facility given the land is currently in private ownership. Council requests further clarification to determine the certainty of this land being utilised for a Yarra Valley Water sewerage treatment facility given the buffer implications to the Future Urban Structure.	Change supported. 1/2 - See Submission response to Line Item No. 23.002; 2/2 - See Submission response to Line Item No. 24.007.	Change Required	Pending
32.008	City of Whittlesea		Precinct infrastructure	PAO		The Public Acquisition Overlay identified for the widening of Donnybrook Road is incorrectly aligned with a number of the intersections along Donnybrook Road. In addition, it appears that the land associated by the Donnybrook Road widening may be captured by both the ICP as inner public purpose land and as part of the Public Acquisition Overlay (PAO). Council request clarity as part of this Planning Scheme Amendment in order to determine the appropriate funding mechanism for the acquisition of the land. Given the challenges associated with VicRoads acquisition of roads within a PAO and the incorrect alignment, it is Council's preference for the PAO associated with land identified within the ultimate intersections along Donnybrook Road and funded under the Shenstone Park ICP to be removed and this land nominated as inner public purpose land under the ICP. The land associated with the ultimate Koukoura Drive intersection that is located outside of the Urban Growth Boundary and outside the Shenstone PSP should remain in the PAO if not funded by the ICP.	Change supported. See Submission Response to Line Item no. 30.002 and 30.028	Change Required	Resolved
32.009	City of Whittlesea		Transport & Movement		Plan 3 & 10	Council request that local road currently terminating adjacent to the employment land and residential land, be revised and continue to create a left in left out intersection with Donnybrook Road. This will ensure large commercial vehicles travelling from the east do not utilise the residential connector street network travelling through the Local Town Centre to access the employment land.	Change not supported. Transport consultant advised - The V/C ratios in the modelling do not identify the need for an additional connection to Donnybrook Road.	No Change Required	Unresolved
32.010	City of Whittlesea		Precinct infrastructure		Plan 10, Plan 14 & Table 9	Council request the T-intersection treatments on Plan 10 be further clarified to distinguish whether these are a typical Type-C or a signalised T-intersection. It is requested that they are labelled signalised T-intersection and the description associated with these intersections in Table 9 (Precinct Infrastructure Plan) be updated to identify these as signalised T-intersections.	Change supported. PSP Plan 10 - Key updated from T-intersection to 'signalised t-intersection'.	Change Required	Resolved
32.011	City of Whittlesea		Transport & Movement	Langley Park Drive	Plan 3	The Future Urban Structure identifies Langley Park Drive as a terminating local road as it approaches the future Donnybrook Road overpass. Given the adjacent overpass and the required 3ha station car parking, there is the opportunity to provide further design guidance for this precinct to better interact with the Donnybrook Train Station to the north. Council request that a concept plan be prepared and incorporated into the PSP to further depict the pedestrian and road connections and the railway frontage road underpass in order to assist with the master planning.	Change not supported. Transport consultant advised - The development of the concept plan is a detailed design matter and can be addressed after the PSP stage.	No Change Required	Unresolved
32.012	City of Whittlesea		Planning scheme ordinance	UGZ	N/A	'Subdivision of land should provide up to 10% of the NDA for the provision of affordable housing as defined by the Planning & Environment Act 1987 (as amended).' Whilst the inclusion of affordable housing provisions within this Planning Scheme Amendment is commended, implementation via a guideline in the PSP with no further instruction or associated provisions is generally problematic. Council request further clarification as to how this guideline is expected to be implemented and would welcome the preparation of a Practice Note or similar by the VPA or State Government body. Council request a standard voluntary condition of the UGZ Schedule to specifically outline the provisions for a Section 173 Agreement to be entered into in order to implement the provision of affordable housing if agreed upon by Council and the applicant.	See Submission Response Line Item 22.009	Further Investigation	Pending
32.013	City of Whittlesea		Open Space		Plan 3 & 7	Removal of LP-08 as a designated and credited Local Open Space reserve. The intention to create a landscape buffer between the employment and residential land is supported, however this must be incorporated into the widened road reserve. This could be similar to the cross section for the Connector Street (Boulevard) but without the central medium and instead with the landscaping relocated to the eastern side of the road reserve. It is noted that the road reservation width proposed by the above would be similar to that of a typical Connector Street (Boulevard). The strip of landscaping does not provide a usable area for Public Open Space purposes and thus cannot be considered as creditable.	Partial change supported. Awaiting response from CoW on the location and designation of the credited open space to satisfy the 2% employment NDA. If this information is not received the VPA default position will remain to maintain the linear park LP-08 to maintain the 2% of employment NDA	Change Required	Unresolved
32.014	City of Whittlesea		Open Space		Plan 3 & 7	The land area for LP-08 re-distributed and re-located to one of the stony knolls (high points) identified on Plan 2 to create landscape features and character within the precinct. This will further expand the 400m walkable catchment for Local Parks identified on Plan 7. It is recommended to capture both high points within Local Open Space.	Partial change supported. LP-08 forms a part of the 2% open space requirement of the employment NDA. LP-09 identified to Protects stony knoll, aboriginal cultural sensitivity, high point and view line to Hayes Hill. Identified on Plan 7 and Table 7 of the PSP.	Change Required	Unresolved
32.015	City of Whittlesea		Open Space		Plan 3 & 7	Largen and extend LP-03 north-east, in order to partially adjoin the Local Town Centre and provide a stronger connection with the core of this centre enhancing the amenity.	Change not supported. As a result of joint position between CoW, VSBA and VPA for the redesigning of the LTC and surrounds; the LTC has been moved further east making this request redundant	No Change Required	Unresolved
32.016	City of Whittlesea		Open Space		Plan 3 & 7	LP-04 and LP-05 be re-located to create a single usable Public Open Space area rather than split between the gas pipeline easement and the drainage reserve. Splitting the Open Space limits both the functionality and the type and scale of embellishment. It is recommended to shift the entirety of LP-04 to the south of the drainage reserve to provide a stronger connection to the Local Convenience Centre, and shift LP-05 to the south-east side of the gas easement.	Partial change supported. 1/2 - LP-04 location updated as a result of Melbourne Water DSS update. 2/2 - Awaiting GIS files from property 15 for preferred open space location.	Further Investigation	Pending
32.017	City of Whittlesea		Planning scheme ordinance		Cl. 4.0 - UGZ7	Council wishes to highlight that the current drafting of the UGZ – Schedule 7 in relation to Land Contamination is not supported. The Conditions drafted allow for a permit to be issued requiring an Environmental Audit and a Certificate or Statement of Environmental Audit to be undertaken post-permit. This is contrary to the Potentially Contaminated Land General Practice Note. The Practice Note specifies: 'The Act also requires a responsible authority, before deciding on a planning permit application, to consider 'any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development' (Section 60).' Additionally, the General Practice Note states: 'Generally an environmental audit should be provided as early as possible in the planning process. This may not always be possible or reasonable and requiring an environmental audit as a condition of permit may be acceptable if the responsible authority is satisfied that the level of contamination will not prevent the use of the site.' Given the Practice Note states an Environmental Audit should be provided as early as possible in the planning process, Council's preference is for this to be undertaken upfront if determined to be required by the Phase 2 Environmental Assessment. In addition, the Practice Note provides flexibility for the Responsible Authority to determine whether a permit can be issued with such a condition, however it would be irresponsible of Council to issue a permit with such a condition allowing for the Environmental Audit to be undertaken after the permit had been issued without considering adequate justification or reasoning. Council request that the Urban growth Zone Schedule adopt a similar approach as the Donnybrook Woodstock Planning Scheme Amendment and remove the condition entirely from Clause 4 of UGZ7. This would allow Council to consider any Phase 2 Environmental Assessment provided with a planning application and determine how to proceed based on the recommendations of the report. The currently drafted wording generally assumes that a condition requiring an Environmental Audit will be applied if determined to be required. Council also request that the application requirement be re-phrased to specifically outline that a Phase 2 – Environmental Site Assessment is required.	Change not supported. The VPA believe that an application requirement and a condition requiring an Environmental Audit and a Certificate of Environmental Audit is sufficient. To require an audit as an application requirement is onerous and time consuming for applicants. Having regard to the Practice Note, it states 'this may not always be possible or reasonable'. In this instance, the VPA believe that it is not reasonable. The VPA have sought the views of the EPA under Ministerial Direction No.19, who have provided support to the proposed approach to contamination. 30/09/2020 - VPA have sought the views of the EPA. The EPA provided guidance on the wording of the application requirement and condition on 30/09/2020. The VPA have amended the UGZ schedule to be consistent with the wording provided by the EPA.	Further Investigation	Pending
32.018	City of Whittlesea		Heritage	Uncredited Open Space	Plan 4; Table 1	The land budget plan and land budget table identify the heritage reserve as uncredited open space, however this designation pre-determines that the land will be provided to Council in the form of open space. Requirement 8 encourages investigation of adaptive re-use of heritage places. Council request that this site be re-labelled as 'potential uncredited heritage reserve / adaptive re-use heritage place.' This will allow the determination for the appropriate use and or development of the land at planning application stage.	VPA facilitating further discussion with City of Whittlesea on the initial response provided as: "The Heritage Report prepared in support of the PSP recommends this heritage place to be included within a Heritage Overlay. Council will review and consider any further advice provided by the landowner."	Further Investigation	Pending
32.019	City of Whittlesea		Planning scheme ordinance	Heritage	HO187	Amend the 1030 Donnybrook Road, Donnybrook Statement of Significance as per - How is it significant? The site heritage place is of local significance to the City of Whittlesea. Why is it significant? The site heritage place is significant to the City of Whittlesea for the following reasons: 1030 Donnybrook Road is of historical, cultural and archaeological significance because it is located in the context as the extent of remains are reflective of a late 19th or early 20th century farmstead, and has the The heritage place has the potential to provide information about the domestic and agricultural setting in which it is found, and the agrarian lifestyles and practices of its former owners. The site is a representative example of a farmstead dating to the late 19th or early 20th century.	Change supported. VPA have updated the Statement of Significance to include the suggested wording.	Change Required	Resolved
32.020	City of Whittlesea		Precinct infrastructure	ICP charges		It is expected that the Standard Levy for Transport projects will be sufficient to fund the identified infrastructure projects in the PSP. Council requests, for information purposes, that the VPA provide Council with the Estimated Costs of each project.	Noted. VPA will continue to work with council on this matter.	No Change Required	Resolved

Submission Item No.	Organisation/Group	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
32.021	City of Whittlesea		Precinct infrastructure	ICP charges		Council would like to highlight that the ICP (although not exhibited as part of this Planning Scheme Amendment) is likely to deliver a shortfall in funding for the essential community and recreation infrastructure identified in the PSP. It is noted given the shortfalls in other DCP's and ICP's that this additional shortfall will make the delivery of this essential community and recreation infrastructure difficult.	Noted. This was extensively discussed at the Donnybrook Woodstock ICP Panel and is outside the scope of Shenstone Park PSP amendment C241wse.	No Change Required	Unresolved
32.022	City of Whittlesea		Precinct infrastructure	Koukoura Drive		Whilst falling outside the scope of this Planning Scheme Amendment, Council wishes to raise that the Koukoura Drive link between the Shenstone PSP area and the Wollert PSP area to the south is an unfunded missing critical and significant arterial road connection. This connection would provide a key arterial route from Epping/Wollert through to Woodstock. There appears to be no funding mechanism identified for this section of Koukoura Drive. Council requests clarity as to the intended funding mechanism for both the land and construction components of this road. Given this missing infrastructure connection that would service the wider community, Council request that this infrastructure project be considered as a GAIC funded project for the City of Whittlesea.	Change not supported. The Infrastructure proposed is outside the scope of the amendment. It would be resolved through the future Northern Quarries PSP	No Change Required	No further action required
32.023	City of Whittlesea		Precinct infrastructure	ICP Review		The Shenstone ICP is likely to fall under a standard levy and not a supplementary levy, meaning there will be no formal public exhibition period, given the issues regarding 'developable land' within the blast buffer, how the YVW land is being treated, and the land identified as future residential, Council wishes to reserve the right to comment further on this matter. In addition, given Council's administrative role as the Collecting Agency, Council requests an opportunity to review the final ICP documentation prior to approval by the Minister. In addition, it is requested that the Amendment associated with the ICP and the PSP be gazetted concurrently.	Noted. VPA will continue to work with council on this matter.	No Change Required	Resolved
32.024	City of Whittlesea		Local town centres		Plan 3 - FUS	Council requests the retail component of the Local Town Centre to be revised and re-located entirely on a single landholding. Splitting this component into multiple landholdings create a challenge during implementation to ensure the timely delivery of the Town Centre and to facilitate appropriate land use/built form outcomes including an activated 'main street'.	Change supported. The local town centre has been updated as part of a joint position between V5BA, VPA and CoW	Change Required	Resolved
32.025	City of Whittlesea		Utilities		Plan 13 & 14	Whilst noting Plan 13 - Utilities is indicative only, the plan must be revised to re-locate the proposed potable water alignment outside of LP-03. Council does not support utility services within Public Open Space reserves.	Change supported. See Submission Response Line Item 18.001 - 1/2. YVW to provide the updated GIS information.	Further Investigation	Pending
32.026	City of Whittlesea		Biodiversity & ecosystems		Plan 3	Acknowledging that DELWP may be considering a Biodiversity Conversation Strategy boundary re-alignment proposal (as identified on Plan 3), the designation within the PSP of the proposal should not be identified on the Future Urban Structure until such a time that there is a formal approval. Council request that if the approval is granted prior to planning panel, that the Conservation Area be updated in the PSP as part of the finalisation/gazetted. However, noting a possible boundary re-alignment without the formal approval is inappropriate and Council request for this designation to be removed.	Awaiting DELWP to update the BCS realignment layer to be reflected in the PSP planset.	Change Required	Resolved
32.027	City of Whittlesea		Other	Access to Phillips Quarry		The removal of the designation of 'access to the Phillips Quarry to be determined' from the Future Urban Structure given this is subject to a commercial landowner agreement separate to the strategic planning for the precinct.	Change supported. See Submission response to Item no. 6.009	Change Required	Resolved
32.028	City of Whittlesea		Utilities	Plan Key	Plan 15	The 590m measurement length on Plan 15 of the PSP should be more clearly identified given there are numerous red dashed lines on the plan, this feature can be confused. It is suggested to utilise an alternative colour to distinguish this important feature.	Change supported. The planset has been updated to identify with clear and consistent key on all plans	Change Required	Resolved
32.029	City of Whittlesea		Housing	Walkable catchment	Plan 5 & 15	The High Density residential designation within the walkable catchment of the Local Town Centre as identified on Plan 5 extends into the measurement length of the Gas Pipeline. Council request clarification and further discussion with APA GasNet as to whether encouraging high density residential development is appropriate within the measurement length.	Partial Change supported. See Submission response to Item no. 22.004	Change Required	Resolved
32.030	City of Whittlesea		Transport & Movement		Plan 4	The land identified in the Land Budget Plan associated with the southern leg of Patterson Drive must match the alignment of the Connector Road.	Change supported. Transport consultant/expert has updated the intersection design to the satisfaction of DoT and VPA	Change Required	Resolved
32.031	City of Whittlesea		Transport & Movement		Plan 11	The 'off-road path' be re-labelled as 'shared path' to provide consistent terminology with that identified in the Wollert and Donnybrook PSP. The colour of the shared path on the plan should also be amended in order to identify this more clearly on the plan. There are multiple Local Roads that identify 'off road bike paths' along the alignment, however there is no corresponding cross section to depict Local Roads with a dedicated 'off road bike path' within the road reservation. Council request clarification on whether it is the intention of these Local Roads to include an 'off-road bike path' and the cross sections amended accordingly.	Change not supported. The key for 'off-road path' represents the 'shared path' in the precinct.	No Change Required	No further action required
32.032	City of Whittlesea		Transport & Movement		Plan 10 & 11	The east-west connector road through the employment land be extended to the rail reserve to ensure a bicycle connection is maintained from the Donnybrook Train Station into the precinct.	Change supported. Plan 11 of the PSP shows an off-road walking and cycling path to the east side of the rail corridor and transport consultant recommend that the PSP documentation be amended to accommodate the off road bicycle path extending to an upgraded east-west connector road between the western local convenience centre to the rail corridor.	Change Required	Resolved
32.033	City of Whittlesea		Transport & Movement		Plan 3, Plan 10 & 11	The Future Urban Structure identifies the Connector Street (Boulevard) within the Legend as a 30-31m road reserve, however the cross section demonstrates a 28-31m road reserve. Council request that this be updated to provide consistency with the cross section.	Change supported. Plan 3 FUS - Update the key from 'Connector Street - Boulevard (30-31m)' to 'Connector Street - Boulevard (28-31m)' for consistency with Connector Street (Boulevard) cross section.	Change Required	Resolved
32.034	City of Whittlesea		Biodiversity & ecosystems		Plan 9a, 9b and Plan 8	The scattered trees on Plan 9a and 9b are all identified for retention. This must be revised as per the designations on Plan 8 with those within the Conservation Area identified in green as 'trees to be retained' and those outside the Conservation Area in blue as 'scattered trees'	Change supported. See Submission response to Item no. 17.013	Change Required	Resolved
32.035	City of Whittlesea		Local town centres		Plan 6	The notation on Plan 6 stating for trees to be retained within private land or road reserve should simply refer to reserves; being either road reserve or open space reserve.	17/06/2020 - Change supported. Delete reference to 'road' in the note 2 of Plan 6 (exhibited version)	Change Required	Resolved
32.036	City of Whittlesea		Other		O16	Recommend rewording to align with CoW Biodiversity Strategy 2019-2029 - 'To contribute to the protection of local biodiversity, particularly through the retention of remnant River Red Gums, and the establishment of BCS Conservation Areas and local conservation reserves for nationally threatened species.'	Change not supported. Based on standard PSP wording and previously agreed with CoW. Additionally, DELWP (MSA) responded in support of this objective with specific conservation area wording.	No Change Required	Unresolved
32.037	City of Whittlesea		Requirements & Guidelines	Native Vegetation	PSP Pg.13 - Section 3.1.2 - R09, CI 52.17	Rephrasing the following sentence from: 'The trees marked for retention are shown on Plan 08 and those identified in any site-specific Arborist Report submitted with any application will contribute to the attainment of this requirement.' to: 'The trees identified as "to be retained" and "scattered trees" on Plan 08, and those identified in any site-specific Arborist Report submitted with any application will contribute to the attainment of this requirement.' Additionally, the Schedule to Clause 52.17 must reference Requirement 9 of the Shenstone PSP rather than requirement 10.	Change supported. See Submission response to Item no. 17.017	Change Required	Resolved
32.038	City of Whittlesea		Other		Plan 8	To assist with the interpretation of requirement 9, it is recommended to include the following notation (excerpt from DSE publication 'Guide for Assessment of Referred Relevant Permit Applications') on Plan 8: Large old tree is a tree with a diameter at breast height (DBH) measured at 1.3 metres above ground, equal to or greater than the large tree diameter as specified in the relevant EVC benchmark. Medium old tree is a tree with a DBH equal to or greater than 0.75 of the large tree diameter in the relevant EVC benchmark, but less than the DBH for a large old tree. Small tree is a tree with a DBH equal to or greater than 0.25 of the large tree diameter in the relevant EVC benchmark, but less than the DBH for a medium old tree.	Further discussion underway with DELWP MSA and CoW	Further Investigation	Pending
32.039	City of Whittlesea		Requirements & Guidelines			Plan 5 identifies the dry stone wall significance however the requirements within the PSP do not reflect this significance designation. An additional dry stone wall requirement, similar to that within the Donnybrook PSP must be included as follows: 'Dry stone walls identified as having a moderate to very high value for retention on Plan 5 must be retained as part of any future development, unless otherwise agreed to by the responsible authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall.'	Change Supported. Consistent with Donnybrook Woodstock PSP. New Requirement R4 Pg 17 (track changes panel version) added.	Change Required	Resolved
32.040	City of Whittlesea		Requirements & Guidelines	Additional Guideline		It is suggested to adopt similar wording provided in the Donnybrook Woodstock PSP as follows: 'Street block lengths should not exceed 240 metres to ensure a safe, permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.'	Further discussion underway with transport consultant and CoW	Further Investigation	Pending
32.041	City of Whittlesea		Requirements & Guidelines	Additional Requirement		An additional requirement is recommended as follows: 'Traffic management devices are required at connector to connector road intersections, and in particular locations as determined appropriate to break up the overall length of road for traffic calming purposes.'	Change supported. New Requirement R63 (track changes panel version) added in Section 3.6.1	Change Required	Resolved
32.042	City of Whittlesea		Requirements & Guidelines		R49	Council has experienced challenges with regards to infrastructure located within Conservation Area without a relevant Works in a Conservation Area approval from the Department of Environment, Land, Water and Planning. It is recommended that Requirement 49 clearly stipulate that a WICA approval from DELWP is required prior to a permit being issued for infrastructure to be located within a Conservation Area.	Change not supported. There may also be additional approvals required from DELWP	No Change Required	Unresolved
32.043	City of Whittlesea		Requirements & Guidelines		Section 3.8.2; G60	Out of sequence development has been a prominent issue within the Wollert PSP area. Clearer requirements within the PSP regarding development sequencing would ensure the staging of development fronts are commenced in an orderly and coordinated manner. It is recommended that additional requirements be included in Section 3.8.2 that outline the need for the infrastructure as identified in the PSP to be delivered to service any development as determined by servicing and traffic reports provided by a suitably qualified professional as part of any application or request for information. It is recommended that Guidelines 60 be re-worded as a requirement in order to further reinforce the importance of development sequencing.	Change not supported. Landowners and developers determine the timing of the development within the PSP.	No Change Required	Unresolved
32.044	City of Whittlesea		Requirements & Guidelines		R13	Requirement 13 reads as a guideline, stating: 'Large areas of closely scattered River Red Gums should be prioritised for retention to enhance local identity and visually reference the historic rural landscape except with written consent from Council.'	Change supported R13 (exhibited version), R14 (track changes panel version) wording amended.	Change Required	Resolved
32.045	City of Whittlesea		Requirements & Guidelines		R71	The 'should' in this requirement must be re-phrased as a must.	Change supported. See Submission response to Item no. 30.040	Change Required	Resolved
32.046	City of Whittlesea		Requirements & Guidelines		R40	Requirement 40 refers to the incorrect plan, Plan 8 should read as Plan 7.	Change supported R40 (exhibited version), R39 (track changes panel version) updated to refer to Plan 07.	Change Required	Resolved
32.047	City of Whittlesea		Requirements & Guidelines		G35	Guideline 35 refers to Council's Play Space Planning Frameworks and Policy however this document is now outdated, and further work is being undertaken to update this document. To build in the flexibility for this guideline to capture any updated approved Council document, the guideline should be re-worded as follows: 'A range of local park types should be provided across the precinct, in accordance with Table 7 and the Whittlesea City Council's Play Space Planning Framework and Policy, or any alternative similar updated Council Policy.'	Change supported G35 (exhibited version), G37 (track changes panel version) wording updated as per submission.	Change Required	Resolved
32.048	City of Whittlesea		Other	Notation	Plan 2	A notation be included on Plan 2 referencing the Aboriginal Cultural Heritage Register and Information System (ACHRIS) mapping of areas of Cultural Heritage Sensitive rather than only Plan 2, given this the mapping is updated from time to time.	Change Supported. Included the following note to Plan 2 - Aboriginal Cultural Heritage Register and Information System (ACHRIS) mapping of areas of Cultural Heritage Sensitivity updated as of Sep 2020	Change Required	Resolved
32.049	City of Whittlesea		Requirements & Guidelines		G01	Guideline 1 encourages multiple local road connections onto connector and arterial roads, however this can be to the detriment of the road hierarchy. It is suggested to re-word this guideline as follows: 'Street networks within subdivisions should be designed to create a road hierarchy that promotes a permeable and safe street network.'	Change supported. See Submission response to Item no. 30.024	Change Required	Unresolved
32.050	City of Whittlesea		Requirements & Guidelines		G10	Guideline 10 outlines that fencing should be less than 1.5m in height. It is suggested that this be further clarified to relate directly to front fencing.	Change supported G10 (exhibited version), G10 (track changes panel version) wording amended.	Change Required	Resolved
32.051	City of Whittlesea		Requirements & Guidelines		R62	Requirement 62 outlines that temporary access roads must be delivered at the developers cost, however the inclusion of this requirement implies that Council will support temporary access roads as part of any development. It is requested that this requirement is removed and is considered unnecessary in any case as this is generally considered developer works as it is not funded under the ICP so there is no confusion as to the funding.	Change not supported.	No Change Required	Unresolved
32.052	City of Whittlesea		Planning scheme ordinance	UGZ	N/A	It is noted that Requirement 15 and 64 relate to a Conservation Interface Plan to be prepared to the satisfaction of Council and the Department of Environment, Land, Water and Planning. Council request that this be incorporated as a specific provision/application requirement within the UGZ Schedule for land that abuts a Conservation Area. In addition, there is no specific referral trigger for the Department of Environment, Land, Water and Planning. Council request further clarification as to the triggers for referrals that DELWP wish to be informed of.	Awaiting DELWP response	Further Investigation	Pending
32.053	City of Whittlesea		Requirements & Guidelines			Noting that biodiversity offsets for the removal of native vegetation within the MSA area are captured under a separate Act, Council are unable to impose statutory conditions related to these offsets. It is recommended that a requirement be included in the PSP that outlines a notation enforcing biodiversity offsets to be included as a note on any permit that may be issued.	Change not supported. This is the jurisdiction of DELWP MSA team	No Change Required	Unresolved
32.054	City of Whittlesea		Requirements & Guidelines		G13	Point 1 and point 3 in Guideline 13 outline the same outcome. It is suggested to remove point 1 as this is captured by point 3.	Change not supported. Melbourne Water requirements. Point 1 refers to waterway corridor and open space. However, point 3 refers to park frontage.	No Change Required	Unresolved
32.055	City of Whittlesea		Requirements & Guidelines		ESD	An additional Guideline should be included that encourages: 'Development should seek to utilise environmentally sustainable materials.'	Change not supported. The PSP provides guidance for land use and does not control individual development.	No Change Required	Unresolved
32.056	City of Whittlesea		Requirements & Guidelines		R48	'Native vegetation may be removed as illustrated on Plan 08 where the proposal meets requirement 9 and where the removal, destruction or lopping is carried out in accordance with the 'Final approval for urban development in three growth corridors under the Melbourne urban growth program strategic assessment, 5 September 2013' pursuant to section 146B of the Environment Protection and Biodiversity Conservation Act 1999 (Cth).'	Change not supported. DELWP not supportive. Habitat compensation no longer relates to the 2013 approval. MSA Act will ensure compliance with payment of required fees	No Change Required	Unresolved
32.057	City of Whittlesea		Requirements & Guidelines		Section 4.2	Section 4.2 refers to 'draft' guidelines. The reference to 'draft' should be deleted from the final plan.	Partial change supported. Will be removed prior to finalisation of the Amendment	Change Required	Resolved

Submission Item No.	Organisation/Group	PSP Property ID	Topic	Sub Topic	Clause/Section of Ordinance or PSP	Submission	VPA Submission Response	Action	Status
32.058	City of Whittlesea		Requirements & Guidelines		Principal 02 - Section 4.2	Principal 02 of Section 4.2 includes a design principal which is to 'locate the Local Town Centre on an arterial/connector intersection'. This is inconsistent with the Future Urban Structure and should be reworded to 'locate the Local Town Centre on the intersection of two connector streets.'	Partial change supported. Amended Principle 02 in Section 4.2.2 to 'locate the Local Town Centre on a connector intersection'.	Change Required	Resolved
32.059	City of Whittlesea		Requirements & Guidelines		R93	Requirement 93 be amended to remove reference to credit for works in kind under the Shenstone ICP or consolidated with Requirement 92, similar to the Donnybrook Woodstock PSP. Whether credit is provided for works is a matter to be determined only by the Collecting Agency through agreement.	Change supported. R93 (exhibited version), R91 (track changes panel version) Deleted reference to works in kind.	Change Required	Resolved
32.060	City of Whittlesea		Transport & Movement		Cross Section - Koukoura Drive	RD-01 (Koukoura Drive) is designated as an interim 2-way carriageway. Council request that options be provided as to the interim cross section similar to what's been provided for Koukoura Drive directly north in Donnybrook Woodstock PSP. This includes an option for divided carriageway similar in order to establish a central median and mature street tree planting. It is noted that the land will be available for the ultimate cross section and that no Supplementary Levy is proposed for the ICP.	Change not supported. The PSP will not include any interim works. As advised by council, land will be available for ultimate cross-section and no supplementary levy is proposed in the PSP. The FUS does not preclude Whittlesea's preference for an interim divided carriageway at the time of development. Noting that as on the edge of the UGB the urban design outcomes raised in Donnybrook Woodstock do not apply and single carriageway should be constructed in the interim	No Change Required	No further action required
32.061	City of Whittlesea		Transport & Movement		Pg 71 - Cross Section - Rural	It is unclear where the Rural Cross Section designated in the PSP should be applied. Plan 10 should designate where this cross section is to be applied. If there is no relevant location, the cross section should be removed from the PSP.	Change supported. Delete the local access street level 1 rural style cross section.	Change Required	Resolved
32.062	City of Whittlesea		Transport & Movement		Pg 68 - Cross Section - Industrial-Residential interface	The Special Industrial - Residential interface cross section must be amended to identify the Open Space/Local Park as standard verge within the road reserve. This is no different to a standard Boulevard Connector cross section however rather than a central median a single-sided landscape buffer is provided. This landscaped verge should not be identified as creditable Local Open Space.	Partial Change supported. See Submission response to Item no. 32.013	Change Required	Unresolved
32.063	City of Whittlesea		Transport & Movement		Pg 66 - Cross Section - Local Access Street	The Local Access Street Level 1 (16.0m) cross section should be amended to identify even nature strips on both sides of the road and 'shared paths' where applicable.	Changed not supported. Cross section reflects VPA standard PSP cross section	Further Investigation	Pending
32.064	City of Whittlesea		Transport & Movement			A specific cross section must be identified for the Industrial Connector Road considering it must accommodate large & heavy vehicles, a wider traffic lane and parking bays.	Change supported. See Submission response to Item no. 6.008	Change Required	Resolved
32.065	City of Whittlesea		Planning scheme ordinance		Public Infrastructure Plan	The drafting of the UGZ Schedule condition - Public Infrastructure Plan be revised to include the timing and quantum of payments. In addition, it must clearly reiterate that the costs for the preparation and execution of the Agreement must be borne by the permit holder. Recommended following wording: 'Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 which provides for: - The implementation of the Public Infrastructure Plan approved under this permit. - The timing and the quantum of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the Infrastructure Contributions Plan. The agreement must be prepared to the satisfaction of the Responsible Authority and the costs for the preparation and execution of the Agreement must be borne by the permit holder.'	The VPA note that the drafting of the Public Infrastructure Plan condition is standard text used across Whittlesea and other council areas. The submission is not clear as to why the change is required. The VPA request that Council provide additional explanation as to why the change is warranted. Awaiting guidance from CoW	Further Investigation	Pending
32.066	City of Whittlesea		Planning scheme ordinance			There is currently no reference requiring a Dry Stone Wall Management Plan within the Urban Growth Zone Schedule. Council request the inclusion of wording as per the Wollert PSP (UGZ5) below, however rather than a condition, the additional wording form part of the application requirements given that the identification of retention and removal of dry stone walls is required as part of the planning application: 'Dry Stone Wall Management Plan must be prepared which responds to the relevant objectives, requirements and guidelines contained within the incorporated Shenstone Precinct Structure Plan and outlines the ongoing management of dry stone walls. The Dry Stone Wall Management Plan must include details of the methods of deconstruction and construction of dry stone walls. The Dry Stone Wall Management Plan must be to the satisfaction of the responsible authority.'	CoW confirmed the change on 25/08/2020 to include the VPA suggested application requirement in UGZ7 as follows: "Dry stone walls identified with a 'moderate' to 'very high' retention value on Plan 5 - Image, Character, Housing and Heritage of the incorporated Shenstone Park Precinct Structure Plan must be retained as part of any future development, unless otherwise agreed to by the Responsible Authority after consideration of overall design response and following receipt of advice from a suitably qualified professional regarding the condition of the wall."	Change Required	Resolved
32.067	City of Whittlesea		Planning scheme ordinance			Whilst Council supports the conditional requirement for a Gas Pipeline Construction Management Plan, Council requests that the obligation of Council to 'approve' and ensure the implementation of the document is removed, given that the specifics of the document relate to the gas transmission pipeline licensee. Council request the condition be drafted in a manner that requires the Gas Pipeline Construction Management Plan to be approved by the gas transmission pipeline licensee and that the Responsible Authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the Construction Management Plan. Amended wording is recommended below: 'Prior to the construction of a building or the carrying out of works, including demolition, on land within 50 metres of the gas pipeline easement shown on Plan 13 in the incorporated Shenstone Park Precinct Structure Plan, a Construction Management Plan must be submitted to the responsible authority. The plan must: •Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the operator of the gas transmission pipeline. •Be endorsed by the operator of the gas transmission pipeline where the works are within or crossing the relevant gas transmission easement. •Include any other relevant matter to the satisfaction of the responsible authority. The Responsible Authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the Construction Management Plan. The Construction Management Plan may be amended to the satisfaction of the gas pipeline licensee.'	VPA response - The VPA note that the condition already requires that "The Responsible Authority must be satisfied that the gas transmission pipeline licensee has reviewed and approved the Construction Management Plan." The condition ensures that the Construction Management Plan is both prepared to the satisfaction of the RA and the pipeline licensee. The RA still has the ability to consult with the pipeline licensee should the Construction Management Plan need to be amended, however, the VPA do not believe that the responsibility should be fully on the licensee. The VPA seek clarity as to whether Council have consulted with APA about the changes to the provisions and whether they agree with this change. The VPA note that APA as part of their exhibition submission did not request. Agency response - City of Whittlesea have withdrawn this submission line item as on 25/08/2020	No Change Required	Withdrawn
32.068	City of Whittlesea		Planning scheme ordinance			To avoid confusion in the phrasing of the application requirements within the Urban Growth Zone, Council requests the re-wording of the 'Site Management Plan' application requirement to a 'Bushfire Management Plan.' This will ensure the Bushfire Management Plan focuses primarily on the associated bushfire risks, while the Site Management Plan (a separate document) outlines how the construction activity will be managed. In addition, the requirement for a Bushfire Management Plan must outlined that it is to be prepared to the satisfaction of the CFA, given these are typically provided to the CFA review for their expertise advice before approval by Council.	Partial Change supported. The VPA note that the wording of the application 'Site Management Plan' is standard terminology used across multiple UGZ Schedules within Whittlesea and other council areas. The VPA however, are willing to change the naming of this requirement to 'Bushfire Site Management Plan'. The VPA also seek further clarity as to whether Council have consulted with the CFA in including them as a party for the plan to be satisfied by. The VPA note that the CFA as part of their exhibition submission did not request this inclusion. Confirmation awaited from City of Whittlesea.	Change Required	Resolved

Submission Item No.	Topic Category	Sub Category	Clause/Section of ordinance or PSP	Submission	VPA response
27.004	Planning scheme ordinance	UGZ & Referral Authority	Section 2.3 UGZ7; Cl. 66.04	The written planning provisions be amended to trigger a permit for development, subdivision and potential incompatible uses (Attachment 1), within the associated quarry buffers, along with requiring that such applications be referred to DJPR as a determining authority. Attachment 1 specifies the following incompatible uses Accommodation, Display home, Education centre, Hospital, Leisure and recreation, Place of assembly, Crematorium, Funeral parlour, Retail premises, Medical centre, Veterinary clinic	

VPA response:

Phillips Quarry Sensitive Use Buffer

The applied zone under Section 2.2 of UGZ7 is the General Residential Zone (GRZ). The GRZ already requires use of land permits (section 2) for the following:

- Display home
- Education centre
- Hospital
- Leisure and recreation (except for Informal outdoor recreation which is Section 1)
- Place of assembly (except for Place of worship which is Section 1 if the condition is met)
- Crematorium
- Funeral parlour
- Convenience shop (which sits beneath Retail premises)
- Food and drink premises (which sits beneath Retail premises)

- Market (which sits beneath Retail premises)
- Plant nursery (which sits beneath Retail premises)

The GRZ already prohibits Retail premises (except for Convenience shop, Food and drink premises, Market and Plant nursery).

As a capture all of all accommodation uses, the VPA have drafted UGZ7 to require a permit for 'Accommodation' on land identified as 'future residential area' on Plan 3 and within the 'Phillips Quarry sensitive use buffer' on Plan 15 in the incorporated Shenstone Park PSP. In addition, given Medical centre is Section 1 in the GRZ, UGZ7 has also been tailored to require a permit for all Medical centre when located within the 'future residential area' and within the 'Phillips Quarry sensitive use buffer'. Upon reflection, it is noted that Education centre is already Section 2 in the applied GRZ and therefore the VPA intend to remove its inclusion as a Section 2 use within UGZ7. It is unnecessary to relist all of the uses nominated by DJPR in the UGZ7 when the applied GRZ already adequately requires permits for these uses.

In relation to permits for subdivision Part B of Clause 37.07 (Urban Growth Zone) Section 37.07-10 requires a permit to subdivide land. Development (buildings and works) permits rely on use of land permits and therefore to add an additional permit requirement for development is unnecessary.

In terms of referral requirements the VPA agrees with DJPR and will include the overarching 'Retail premises' use which captures Convenience shop, Food and drink premises, Market and Plant nursery. The VPA will also include in the list Place of assembly, Crematorium and Funeral parlour.

Woody Hill Sensitive Use Buffer

The applied zone under Section 2.2 of UGZ is the Commercial 2 Zone (local convenience centre), Industrial 1 Zone and the Industrial 3 Zone.

The Commercial 2 Zone already requires use of land permits (section 2) or prohibits uses (section 3), in addition to specific provisions included in UGZ7 as follows:

- Accommodation except for Caretaker's house and Residential hotel are prohibited. Caretaker's house and Residential hotel are Section 2 uses within the applied Commercial 2 zone, but have been prohibited in UGZ7.
- Display home is Section 2 use and therefore requires a permit
- Education centre is prohibited under UGZ7, other than Employment training centre or Tertiary institution) when the land is within the Woody Hill sensitive use buffer. These two uses will therefore require a permit.
- Hospital is Section 3 and therefore prohibited
- Leisure and recreation is Section 2 use and therefore requires a permit. This excludes Informal outdoor recreation which is a Section 1 use. The VPA will include 'Informal outdoor recreation' as a Section 2 Use in UGZ7. Major sports and recreation facility and Motor racing track are prohibited in the Commercial 2 Zone.
- Place of Assembly (other than Art gallery, Carnival, Cinema, Cinema based entertainment facility, Circus and Museum) are Section 2 uses. Art gallery, Cinema, Cinema based entertainment facility and Museum are listed as Section 1 uses. VPA to include these uses as Section 2.
- Crematorium is Section 2 use and therefore requires a permit.
- Funeral parlour is Section 2 use and therefore requires a permit.
- Retail premises (other than Food and drink premises, Postal agency, Restricted retail premises, Supermarket and Trade supplies) are Section 2 uses and therefore requires a permit. Food and drink premises in UGZ7 have been tailored to be Section 2 uses within the Woody Hill sensitive use buffer. Postal agency is Section 1 in the applied Commercial 2 zone. Restricted retail premises in UGZ7 has been tailored to be Section 1 up to the 25,000sqm cap, otherwise it is a Section 3 use. Shop which includes Supermarket is a Section 3 use in the tailored UGZ7. Trade supplies is Section 1 in the Commercial 2 zone. VPA do not consider Postal agency, Restricted retail premises and Trade supplies as particularly sensitive uses and therefore consider these should remain Section 1 uses.
- Medical centre is tailored as section 2 in UGZ7.

- Veterinary clinic is Section 2 use and therefore requires a permit.

The Industrial 1 Zone already requires use of land permits (section 2) or prohibits uses (section 3), in addition to specific provisions included in UGZ7 as follows:

- Accommodation (other than Caretaker's house) is prohibited in the Industrial 1 Zone. UGZ7 has been tailored to prohibit Caretaker's house.
- Display home is Section 2 use and therefore requires a permit.
- Education centre is prohibited under UGZ7, other than Employment training centre or Tertiary institution) when the land is within the Woody Hill sensitive use buffer. These two uses will therefore require a permit.
- Hospital is Section 3 use and therefore prohibited.
- Leisure and recreation is Section 2 use and therefore requires a permit. This excludes Informal outdoor recreation which is a Section 1 use. The VPA will include 'Informal outdoor recreation' as a Section 2 Use in UGZ7.
- Place of assembly (other than Carnival, Cinema based entertainment facility and Circus) are Section 2 uses and therefore require a permit. Cinema based entertainment facility is a Section 3 use and therefore prohibited.
- Crematorium is Section 2 use and therefore requires a permit.
- Funeral parlour is Section 2 use and therefore requires a permit.
- Retail premises (other than Shop and Take away food premises) are Section 2 use and therefore require a permit. Shop in UGZ7 has been tailored to be prohibited. Take away food premises is Section 1 in the applied Industrial 1 Zone. The VPA do not intend to change the permit trigger for Take away food premises.
- Medical centre is tailored as section 2 in UGZ7.
- Veterinary clinic is Section 2 use and therefore requires a permit.

The Industrial 3 Zone already requires use of land permits (section 2) or prohibits uses (section 3), in addition to specific provisions included in UGZ7 as follows:

- Accommodation (other than Caretaker's house) is prohibited in the Industrial 1 Zone. UGZ7 has been tailored to prohibit Caretaker's house.
- Display home is Section 2 use and therefore requires a permit.
- Education centre is prohibited under UGZ7, other than Employment training centre or Tertiary institution) when the land is within the Woody Hill sensitive use buffer. These two uses will therefore require a permit.
- Hospital is Section 3 use and therefore prohibited.
- Leisure and recreation is Section 2 use and therefore requires a permit. This excludes Informal outdoor recreation which is a Section 1 use. In this instance, a local park is shown on the FUS of the PSP within the light industry area and therefore would be considered inappropriate to trigger a permit requirement for this land use. Major sports and recreation facility and Motor racing track are Section 3 and therefore prohibited.
- Place of assembly (other than Carnival, Cinema based entertainment facility and Circus) are Section 2 uses and therefore require a permit. Cinema based entertainment facility is a Section 3 use and therefore prohibited.
- Crematorium is Section 2 use and therefore requires a permit.
- Funeral parlour is Section 2 use and therefore requires a permit
- Retail premises (other than Shop and Take away food premises) are Section 2 use and therefore require a permit. Shop in UGZ7 has been tailored to be prohibited. Take away food premises is Section 1 in the applied Industrial 3 Zone. The VPA do not intend to change the permit trigger for Take away food premises.
- Medical centre is tailored as section 2 in UGZ7.
- Veterinary clinic is Section 2 use and therefore requires a permit.

In terms of referral requirements for applications within the Woody Hill sensitive use buffer, the schedule to Clause 66.04 requires all applications for subdivision, to use land or construct a building or carry out works where a permit is required, to be referred to the Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990* (DJPR), and therefore captures all of the uses specified which require a permit.

Action - change required

- VPA to amend UGZ7 Table 2: Use of Land, Section 2 to delete reference to Education centre within the 'Phillips Quarry sensitive use buffer' and 'future residential area'.
- VPA to include 'Informal outdoor recreation' as a Section 2 Use within UGZ7 where it is located within the 'Woody Hill Sensitive Use Buffer' and nominated as 'Industry'.
- VPA to include Place of Assembly section 1 uses, i.e. Art gallery, Cinema, Cinema based entertainment facility and Museum within the Commercial 2 and 'Business' area in the PSP as Section 2 under UGZ7.
- VPA to amend the Schedule to Clause 66.04 to include 'Retail premises' in the list of uses and delete 'Convenience shop', 'Food and drink premises', 'Market' and 'Plant nursery' for applications within the 'future residential area'.
- VPA to amend the Schedule to Clause 66.04 to include 'Place of assembly', 'Crematorium' and 'Funeral parlour' for applications within the 'future residential area'.
- VPA to amend explanatory report.

Submission Item No.	Topic Category	Sub Category	Clause/Section of ordinance or PSP	Submission	VPA response
32.001	Buffers			<p>It is noted that the possible quarry expansion extends beyond the parcel associated with the active quarry and land controlled by the Quarry Operator. Further clarification is required in respect to how the 'possible quarry expansion' boundary has been determined, particularly given this impacts the sensitive use and blast buffer measurements.</p> <p>Further, Council queries how fit is intended that future permit applications for expansion within the 'possible quarry expansion' will comply with Clause 14.03-1S of the Victorian Planning Provisions:</p> <p>Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.</p>	

VPA response:

The 'possible quarry expansion' boundary has been driven by a combination of both planning policy and extractive resources policy. As identified in the DJPR submission the entirety of Shenstone Park PSP is located within Extractive Industry Interest Area 884011 (EIIA884011). The Ministerial Joint Statement on Extractive Resources released in 2018, between the Minister for Resources and Planning. This strategy identifies an Extractive Industry Priority Project List. This list includes the Woody Hill Quarry, and seeks to identify exiting quarries which are seeking to expand and foreshadows that they be given priority planning consideration to ensure additional extractive resource supplies come online without delay. Plan Melbourne also recognises the importance of protecting extractive resources for Melbourne's future needs. It specifically encourages the sequencing of urban development in growth areas to allow strategic resources to be extracted ahead of establishing urban areas. The Shenstone Park PSP has been driven by the North Growth Corridor Plan to the extent

that the PSP protects the existing operations of the Woody Hill Quarry and also protects for its expansion, to the extent that the buffers associated with the expansion area, do not impact on existing, approved or future sensitive residential land uses within Shenstone Park PSP, English St PSP and Donnybrook-Woodstock PSP. The extent of the expansion area and buffers to the Woody Hill Quarry are confined to the commercial and industrial areas surrounding the quarry, and this aligns with the corridor plan which shows urban utilities and industrial areas (and residential uses in the eastern half of the site).

In relation to the second point raised in relation to Clause 14.03-1S strategy 6. The VPA consider that this should be read as applying to planning permit applications for extractive uses, where the applicant should demonstrate the potential buffer areas for the proposed use. Strategy 6 is also not to be read in isolation from the rest of the provision. Therefore greater consideration of the policy objectives is required. Further this strategy does not preclude that planning scheme amendments identify external buffers to extractive industries, such as those shown in the Shenstone Park PSP and UGZ7. Further guidance is provided in the recently released Planning Practice Note 92 Managing buffers for land use compatibility. The note states "...the priority when planning land use and development is avoiding land use conflict in the first place. This involves understanding where existing industry and other uses with potential off-site impacts are and ensuring current zoning appropriately protects operators and surrounding communities. It also means making sure that sensitive use and future urban growth are directed away from areas that could be affected by off-site impacts" (page2). The practice note talks to avoiding land use conflicts in greenfields areas and appreciates that these areas have the ability to prevent conflict through the use of planning tools. This also includes identifying industrial and other uses with potential off-site impacts so that they can be considered early through the strategic planning processes and in the development of PSPs. This practice note anticipates 'off-site' impacts, and therefore appreciates that these impacts cannot always be managed within the landholdings of an operator. Shenstone Park PSP anticipates these external buffers and has designed the PSP to mitigate these land use conflicts by ensuring land uses immediately surrounding the quarry mostly include industrial, light industrial and business uses, with a number of sensitive uses within these zones also being prohibited or requiring a permit (as per analysis and response to Submission Line item (27.004). Sensitive land uses that are generally found within the GRZ and RGZ are outside of the sensitive land use buffers demonstrated in the PSP.

Action - no change required.

PART A