

Spring Creek Precinct Structure Plan

FINAL DRAFT FOR ADOPTION

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Text version excluding maps



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1.0 INTRODUCTION

Torquay-Jan Juc has experienced significant population growth over the past 10 years and will continue to grow due to its location on the Surf Coast, just 20 minutes south of Geelong and 90 minutes south-west of central Melbourne.

It is important that, in accommodating Torquay-Jan Juc's continuing growth, strategic planning and development celebrates and protects the town's valued coastal character, attractive landscape and enviable lifestyle.

The Spring Creek Precinct Structure Plan (the PSP) has been prepared by Surf Coast Shire Council (Council) with assistance from the Victorian Planning Authority (VPA) and in consultation with government agencies, service authorities and key stakeholders.

The PSP provides the strategic framework to accommodate a proportion of Torquay Jan-Juc's anticipated growth, from 16,941 (2016 Census) to around 30,000 residents by 2036, through the construction of approximately 2,100 dwellings to accommodate close to 5,400 people.

1.1 Role of the Precinct Structure Plan

The PSP is a long-term plan which provides direction for urban development. It describes how the land is expected to be used and developed, and identifies how and where community infrastructure and services are planned to support development.

The PSP:

- Guides the delivery of a quality urban environment in accordance with Victorian Government policies and guidelines
- Enables the transition of non-urban land to urban land
- Sets out the vision for how the land should be developed and the outcomes to be achieved
- Outlines projects required to ensure future residents, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a sustainable lifestyle
- Seeks the protection and enhancement of identified biodiversity assets in the precinct
- Seeks the protection of identified heritage values in the precinct
- Sets out objectives, requirements and guidelines for future land use, development and subdivision
- Provides government agencies, Council, service providers, developers, investors and local communities with certainty about future development within the Spring Creek precinct.

The PSP is informed by:

- The State and Local Planning Policy Framework of the Surf Coast Planning Scheme
- *Plan Melbourne 2017-2050* (Victorian Government, 2017)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority 2009, revised 2013)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Sustainable Futures Plan Torquay Jan Juc 2040* (Surf Coast Shire, 2014)
- *Open Space Strategy 2016-2026* (Surf Coast Shire, 2016).

The following planning documents have been developed in parallel with the PSP or referred to, to inform and direct future planning and development in the precinct:

- Spring Creek Background Report
- Spring Creek Native Vegetation Precinct Plan (NVPP)
- Torquay-Jan Juc Development Contributions Plan (DCP) (this document will be updated and may include the PSP area).

1.2 How to read this document

The PSP guides land use and development where a planning permit is required under the Urban Growth Zone or another provision in the Surf Coast Planning Scheme that references the PSP.

A planning application and planning permit must implement the outcomes sought by the PSP, as guided by the vision and objectives of the PSP.

Each element of the PSP contains requirements and guidelines as relevant.

Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in the PSP. A requirement may reference a plan, table or figure in the PSP.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes, the responsible authority may consider the alternative. A guideline may reference a plan, table or figure in the PSP.

Conditions that must be included in a planning permit are outlined in Schedule 1 to Clause 37.07 Urban Growth Zone (UGZ1) in the Surf Coast Planning Scheme.

Meeting these requirements, guidelines and conditions will implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the *Environment Protection and Biodiversity Conservation Act 1999* in the case of biodiversity or the *Aboriginal Heritage Act 2006* in the case of cultural heritage amongst others.

Not every aspect of the use, development or subdivision of land is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion.

1.3 Land to which this PSP applies

The PSP applies to approximately 245 hectares of land extending generally one kilometre west of Duffields Road. The precinct is bounded by Grossmans Road to the north, Duffields Road to the east, Great Ocean Road to the south and rural land to the west. The precinct is illustrated on Plan 2 of the PSP and on Surf Coast Planning Scheme maps as UGZ1.

1.4 Background information

The Spring Creek Background Report provides detailed background information relating to the precinct, including its local and regional context, history, landform and topography, biodiversity, drainage, open space, transport infrastructure and community facilities. The report also summarises various technical studies that have informed the preparation of the PSP.

1.5 Supporting documents

1.5.1 Spring Creek Native Vegetation Precinct Plan

The *Spring Creek Native Vegetation Precinct Plan* (NVPP) has been prepared concurrently with the PSP to enable native vegetation matters to be considered in a coordinated manner across the precinct, consistent with the requirements of Clause 52.16 of the Surf Coast Planning Scheme. The NVPP identifies:

- Native vegetation which may be removed without a planning permit
- Native vegetation which cannot be removed without a planning permit
- The offset that must be provided to remove affected native vegetation
- Conditions that must be met in relation to vegetation that is to be protected.

1.5.2 Development Contributions Plan

Development proponents within the precinct will be bound by a Development Contributions Plan (DCP). A DCP sets out the requirements for development proponents to make contributions towards infrastructure required to support development, as a separate document to the PSP and also incorporated into the Surf Coast Planning Scheme.

A DCP for the precinct is yet to be prepared. Once complete, a DCP will be implemented through Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO) in the Surf Coast Planning Scheme. Development proponents in the PSP area seeking to commence works prior to the incorporation of a DCP can enter into an agreement with Surf Coast Shire under section 173 of the *Planning and Environment Act 1987*.

1.6 Monitoring & Review

Council will monitor the implementation of the PSP. The effectiveness of the PSP will be evaluated regularly, at least every five years. The PSP may be revised and updated following the review, which may trigger a review of the DCP and NVPP.

2.0 OUTCOMES

2.1 Vision

Spring Creek will be an attractive, liveable and sustainable neighbourhood that integrates with the landscape character of the Spring Creek valley and the established and emerging character of surrounding areas.

Local parks and reserves will be situated along the natural waterway and drainage corridors and will offer diverse recreational opportunities as part of an integrated open space network. Significant biodiversity assets, including stands of Bellarine Yellow Gums, are planned for protection within conservation and open space reserves. Shared paths for walking and cycling will be incorporated into the open space network. Landscaping along the precinct's edge will serve the dual purpose of protecting native vegetation and softening views from external roads.

A range of housing densities will respond to the topography and sensitive interfaces, including the Spring Creek riparian corridor and rural land to the west.

Daily service and convenience needs of residents within and surrounding the precinct will be met by a new neighbourhood centre planned to include a supermarket, specialty shops, cafes and commercial services. A multi-use community centre with associated facilities will support the resident population.

Pedestrian friendly streets will offer safe and convenient connections between the neighbourhood centre, open spaces, community facilities, the non-government school and other external destinations. The street pattern and the dedicated walking and cycling paths create an accessible neighbourhood, where residents have viable transport alternatives.

2.2 Objectives

Development of the Spring Creek PSP area is guided by a set of key objectives.

OBJECTIVES	
IMAGE, CHARACTER & HOUSING	
O1	To provide an attractive, liveable, healthy and sustainable urban environment consistent with Torquay-Jan Juc's coastal character.
O2	To promote subdivision and building design that responds appropriately to significant landscape elements, existing topography and natural and built features.
O3	To protect and reinforce key vistas and vantage points.
O4	To provide for a range of residential densities that reduce along sensitive interfaces, including steep land north of Spring Creek and near rural land, and increase within a reasonable walking distance of the neighbourhood centre, non-government school and local convenience centres.
NEIGHBOURHOOD CENTRE, LOCAL CONVENIENCE CENTRES & EMPLOYMENT	
O5	To provide access to a range of services and facilities that meet the day-to-day needs of the local community through a well-located and designed neighbourhood centre and local convenience centres.
O6	To create a vibrant, high amenity, accessible neighbourhood centre with a sense of place, local character and identity and opportunities for community interaction.
OPEN SPACE & COMMUNITY FACILITIES	
O7	To support the development of a quality, well connected, accessible and useable public open space network that contributes to the liveability of the precinct, the health and wellbeing of the community and which complements the unique open space opportunities presented by Spring Creek and its tributaries and other environmental assets.

O8	To provide community facilities to support the existing and new residents.
BIODIVERSITY, CULTURAL HERITAGE & BUSHFIRE MANAGEMENT	
O9	To preserve and enhance areas with significant cultural and biodiversity value, including patches of remnant vegetation, roadside vegetation, creek and drainage corridors, and cultural heritage.
O10	To maximise the retention of Bellarine Yellow Gums and other significant remnant vegetation through responsive subdivision design and the provision of conservation reserves.
O11	To protect and integrate the Spring Creek riparian corridor as a significant public use and landscape feature of the region.
O12	To ensure that bushfire hazards are identified and that protection measures are considered in the layout and design of the local street network, subdivisions and buildings and works.
TRANSPORT & MOVEMENT	
O13	To deliver a permeable movement network of attractive streetscapes which connect residential, community and commercial uses and encourage walking and cycling.
O14	To encourage environmentally sustainable urban form and development that incorporates best practice sustainable design principles and techniques.
INTEGRATED WATER CYCLE MANAGEMENT & UTILITIES	
O15	To deliver an integrated and resilient water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures waterway health, and contributes towards a sustainable and green urban environment.
INFRASTRUCTURE DELIVERY (& DEVELOPMENT STAGING)	
O16	To co-ordinate development sequencing and staging with the delivery of key infrastructure.

2.3 Summary land use budget

The land budget in Table 1 sets out the amount of land to be allocated for each land use within the precinct, as illustrated on Plan 4.

The Net Developable Area (NDA) is established by deducting the land requirements for community facilities, public and private education facilities, arterial roads and open space (local parks and reserve) from the total precinct area. The NDAR for the precinct is 184.48 hectares which equates to 75 per cent of the PSP area.

The land budget shows that the PSP will yield 2,119 lots with an average density of approximately 11.3 dwellings per net developable hectare.

An average household size of 2.54 persons for conventional density housing (based on Victoria in Future 2015), is used to estimate the future population of the PSP area. On this basis, the future population of the PSP is estimated to be 5,385 residents.

The PSP is also expected to yield 371 permanent jobs for future residents.

A detailed property-specific land use budget is provided at Appendix A.

Table 1 Summary land use budget

DESCRIPTION	SPRING CREEK PSP 1240		
	HECTARES	% OF TOTAL PRECINCT	% OF NDA
TOTAL PRECINCT AREA (HA)	245.96		
TRANSPORT			
Intersection flaring (DCP land)	0.95	0.39%	0.51%
Sub-total transport	0.95	0.4%	0.51%
COMMUNITY & EDUCATION			
Local community facility (DCP land)	1.20	0.49%	0.64%
Sub-total community & education	1.20	0.5%	0.6%
OPEN SPACE			
SERVICE OPEN SPACE			
Conservation reserve	9.70	3.94%	5.20%
Waterway and drainage reserve	28.06	11.41%	15.04%
Other	1.21	0.49%	0.65%
Sub-total Service open space	38.97	15.84%	20.89%
CREDITED OPEN SPACE			
Local network park (via CI 52.01)	18.26	7.4%	9.79%
Sub-total credited open space	18.26	7.4%	9.79%
TOTAL ALL OPEN SPACE	57.23	23.3%	30.67%
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha			
	184.48	75.00%	
NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) Ha			
	2.10		
DESCRIPTION			
	SPRING CREEK PSP 1240		
	NDA (Ha)	Dwell / NDHa	Dwellings
Residential Density Lot Size 500-600m2	10.26	14.50	149
Residential Density Lot Size 600-900m2	136.19	10.70	1,457
Residential Density Lot Size 1500-2000m2	38.03	4.60	175
TOTAL NET DEVELOPABLE AREA – (NDAR) Ha	184.48		1,781

NOTE: LAND USE BUDGET TO BE UPDATED FOLLOWING FINALISATION OF FUTURE URBAN STRUCTURE

3.0 IMPLEMENTATION

3.1 Image, Character & Housing

3.1.1 Image & Character

REQUIREMENTS	
R1	<p>Subdivision, engineering, landscape design and buildings and works must provide a sensitive response to the natural topography and landform and minimise the extent of modification to existing ground levels and the risk of erosion through consideration of:</p> <ul style="list-style-type: none"> • the location and alignment of roads, trails and paths • the orientation and size of lots • the location and design of open space.
R2	<p>Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and in accordance with the intervals below unless otherwise agreed by the responsible authority:</p> <ul style="list-style-type: none"> • 1 tree per lot frontage • 2 trees per sideage for corner lots <p>Alternatively, street trees may be provided in groups where appropriate to reflect a more natural character.</p> <p>Site specific design responses will be considered where subdivision design accommodates retention of remnant trees in the road reserve, to the satisfaction of the responsible authority.</p>
R3	<p>Tree planting in streets, civic spaces and the open space network must:</p> <ul style="list-style-type: none"> • Use species appropriate for the local soil conditions and land capability • Complement the existing native and indigenous landscape of the Precinct, including suitable exotic species where appropriate • Be planted in adequate, modified, improved and non-contaminated soil to support longevity and optimum growth • Be generally consistent with the Surf Coast Indigenous Planting Guide for Urban Coastal Areas 2003 and any guidance provided on the relevant cross section in Appendix D. <p>All to the satisfaction of the responsible authority.</p>
GUIDELINES	
G1	Street networks should be designed to maximise public views to the open space network, high points, the neighbourhood centre and significant landscape features internal and external to the precinct.
G2	Public views and vistas should be protected and enhanced through the design of the road network, location of public spaces and siting of buildings.
G3	<p>Trees not requiring protection under the Spring Creek NVPP, in particular Bellarine Yellow Gums, should be retained within road reserves and public spaces where practical for their landscape and amenity value, and where:</p> <ul style="list-style-type: none"> • The trees are in good health and condition, as determined by a qualified arborist; and • Adequate space can be provided around them from adjoining structures, infrastructure and utilities for long term safe and viable retention, as determined by a qualified arborist.
G4	Where significant vegetation is retained on private land, lots may be larger than identified on Plan 5 to minimise vegetation removal.
G5	Street trees should be used consistently across neighbourhoods to enhance local character and amenity, as well as reinforce the movement hierarchy.
G6	Trees in streets and parks should be larger species wherever space allows, to facilitate continuous canopy cover and increased shade opportunities.
G9	A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise approved by the responsible authority.
G10	Any vertical retaining structures in public places (with the exception of those that are part of building walls) should be no more than 1 metre in height, unless otherwise agreed by the responsible authority.

G	Earthworks, retaining structures and embankments should be designed carefully and sensitively to transition gradually into natural contours.
G11	Built form should: <ul style="list-style-type: none"> positively contribute to Torquay-Jan Juc's preferred coastal character provide an attractive street address that encourages passive surveillance and visual interest respond to topographical context and avoid negative visual bulk impacts on ridgelines be compatible with and reflect the natural features of the precinct

3.1.2 Housing

REQUIREMENTS	
R4	Residential subdivisions must deliver a range of lot sizes that: <ul style="list-style-type: none"> Are capable of accommodating a variety of housing sizes and types Achieve good solar orientation Recognise site specific constraints and opportunities, such as vegetation and topography
R5	Lots and dwellings must front: <ul style="list-style-type: none"> Waterway and drainage reserves Conservation and open space reserves Utility easements that are co-located with the open space network Arterial roads and connector streets. <p>The siding of lots to waterway and drainage reserves, open space reserves, conservation reserves and primary street frontages must be kept to a minimum.</p>
R6	Subdivision design must provide for streets separating residential lots from waterway and drainage reserves, conservation reserves, open space reserves and arterial roads. Where a street frontage is not possible due to slope or other constraints, design and layout options must demonstrate: <ul style="list-style-type: none"> The use of a rear laneway for vehicular access with active frontages to public interfaces A paper road allowing the primary point of access from a footpath or shared path with a minimum width of 1.5 metres along the lot frontage Avoidance of side or rear fence treatments, or where fencing cannot be avoided, fencing that is low in height and visually permeable Opportunities for informal passive surveillance to increase public safety <p>All to the satisfaction of the responsible authority.</p>
R7	Dwellings fronting waterway and drainage reserves, conservation reserves, open space and arterial roads must provide active frontages and engaging edges to facilitate passive surveillance opportunities and positive visual amenity.
GUIDELINES	
G15	Dwellings should provide a positive address to abutting community centres and schools.
G16	Specialised housing forms such as lifestyle communities, retirement living or aged care facilities should be: <ul style="list-style-type: none"> located in close proximity to the neighbourhood centre; accessible by public transport, where available; and integrated into the wider urban structure.
G17	Non-residential uses should only occur in residential areas where: <ul style="list-style-type: none"> The use will not detract from the residential amenity of the area The use has appropriate access to the higher order road network (e.g. connector street) <p>Preference will be given to locations adjacent to the neighbourhood centre and local convenience centres.</p>
G18	Greater housing diversity is encouraged within the following walkable catchments: <ul style="list-style-type: none"> 400 metres of the neighbourhood centre 200 metres of the non-government school 100-200 metres of a local convenience centre

G19	Lots suitable for the delivery of medium density housing types should be located adjacent to the neighbourhood centre and local convenience centres.
G20	Subdivision applications should include indicative concept layouts for any lots identified for the future development of medium density or integrated housing that suitably demonstrate, as appropriate: <ul style="list-style-type: none"> • Active interfaces with adjacent streets, open space and waterways • Safe and effective vehicle and pedestrian access and internal circulation • Dwelling types and lot yield • Appropriate servicing arrangements
G21	Development should minimise landscape scarring and avoid the need for excessive cut and fill and retaining walls, to the satisfaction of the responsible authority.

Table 2 Residential design controls

This table constitutes the Residential Design Controls contemplated by Clause 4.0 of Schedule 1 to Clause 37.07 Urban Growth Zone. These controls must inform the Memorandum of Common Provisions required by Clause 4.0 of Schedule 1 to Clause 37.07 Urban Growth Zone, and must be adopted as mandatory provisions in conjunction with an application for subdivision, to the satisfaction of the responsible authority.

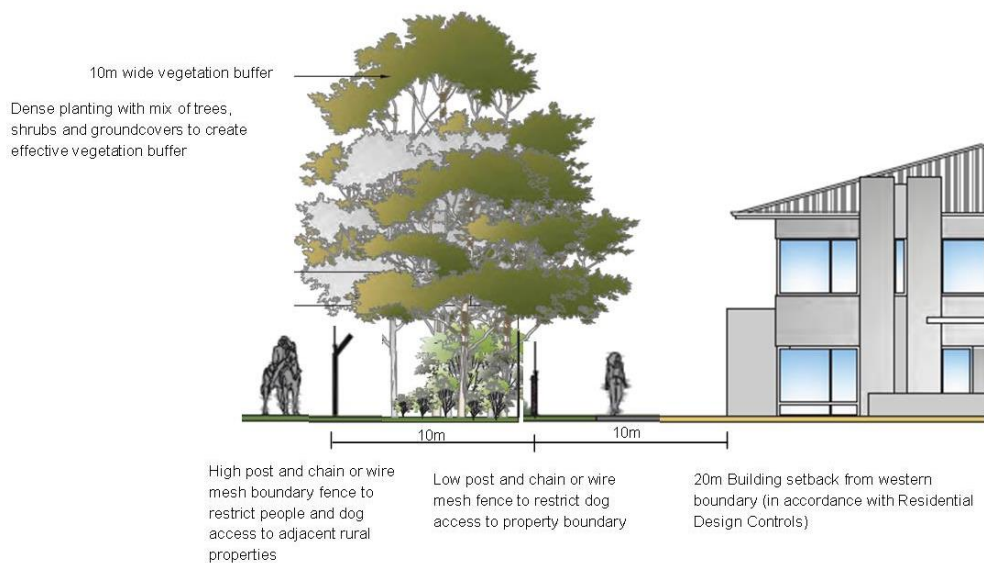
	CHARACTER AREAS		
	VILLAGE RESIDENTIAL	INTERFACE ZONES	CONVENTIONAL RESIDENTIAL
Location	Land within the following walkable catchments: <ul style="list-style-type: none"> • 400 metres of the neighbourhood centre and community facility • 200 metres of a school • 100-200 metres of a local convenience centre 	Land within the following interface areas: <ul style="list-style-type: none"> • Western settlement boundary • Spring Creek (northern slopes) 	All other residential areas
RDC-1			
Dwellings per lot	Only one dwelling must be constructed on a lot, unless the lot is designated as a multi-dwelling or medium density lot on Pan 3 or on an approved concept plan or plan of subdivision.		
RDC-2			
Lot size	Minimum: 500 sqm Minimum average: 520 sqm	Minimum: 1,500 sqm	Minimum: 600 sqm Minimum average: 720 sqm
RDC -3			
Street setback As measured from the relevant lot boundary to the closest dwelling wall. Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	Minimum front setback: 5 metres Minimum side setback: 3 metres from a side street where the site is on a corner	Minimum front setback: 6 metres Minimum side setback: 3 metres from a side street where the site is on a corner	Minimum front setback: 6 metres Minimum side setback: 3 metres from a side street where the site is on a corner
RDC-4			
Side and rear setbacks As measured from the relevant side or rear lot boundary to the closest dwelling wall. Porches, pergolas and verandas that are less than 3.6 metres high, eaves, gutters, fascias, sunblinds and	Minimum setbacks: Side: 1.5 metres Rear: 3 metres A new wall must not be located on a side or rear	Minimum setbacks From a boundary shared with rural land: 20 metres From a rear boundary shared with public open space: 20 metres	Minimum setbacks: Side: 2 metres Rear: 5 metres A new wall must not be located on a side or rear

	CHARACTER AREAS		
	VILLAGE RESIDENTIAL	INTERFACE ZONES	CONVENTIONAL RESIDENTIAL
domestic services normal to a dwelling may encroach not more than 0.5 metres into the setbacks of this standard.	boundary. Garages/carports may be constructed to one boundary of an allotment.	From a side boundary shared with public open space: 9 metres <i>No building other than a fence may be constructed within these setbacks.</i>	boundary.
RDC-5			
Site coverage	The area of a lot covered by buildings must not exceed 35 per cent, or 50 per cent for a single storey dwelling that achieves a minimum 7 star energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS) and a 2.5kW (minimum) photovoltaic system is installed.	None specified	The area of a lot covered by buildings must not exceed 35 per cent, or 50 per cent for a single storey dwelling that achieves a minimum 7 star energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS) and a 2.5kW (minimum) photovoltaic system is installed.
RDC-6			
Garden area* and significant trees	Minimum garden area: 30 per cent	None specified	Minimum garden area: 35 per cent
* As defined at Clause 72 of the Surf Coast Planning Scheme, but excludes decks, swimming pools and tennis courts	All lots: A group of canopy trees must be planted on each lot, with at least two in the front building setback area. Sites, including the front, side and rear building setback areas, must be landscaped in a manner that places buildings in a vegetated landscape setting.		
RDC-7			
Garage setbacks and frontage (including carports)	Garage setback: A garage or carport must be set back from the street at least 5.5 metres but must not be forward of the front wall of the dwelling. Garage frontage: Garage openings facing the front of a lot must occupy no more than 40 per cent of the width of the lot frontage.		
RDC-8			
Driveways and crossovers	Driveways must not exceed a width of 3 metres at the property boundary and only one vehicle crossover per lot is permitted.		
RDC-9			
Front fencing and gates Defined as fencing between the front dwelling wall and the street.	Prohibited except where required on a side boundary abutting public open space. Where a dwelling on a corner lot abuts public open space (including pedestrian links) the shared side boundary fencing that is forward of the front wall of the dwelling must be no more than one metre in height and at least 75 per cent visually permeable.	Prohibited other than post and wire or rural style fencing not higher than 1.5 metres	Prohibited except where required on a side boundary abutting public open space. Where a dwelling on a corner lot abuts public open space (including pedestrian links) the shared side boundary fencing that is forward of the front wall of the dwelling must be no more than one metre in height and at least 75 per cent visually permeable.
RDC-10			
Side fencing to public	Must be at least 25 per cent	Must not exceed 1.5 metres	Must be at least 25 per cent

	CHARACTER AREAS		
	VILLAGE RESIDENTIAL	INTERFACE ZONES	CONVENTIONAL RESIDENTIAL
open space Defined as fencing behind the front dwelling wall and that faces or adjoins a public reserve or public open space.	permeable	in height and must be of post and wire or rural style fencing	permeable
RDC-11			
Building height	The maximum building height must not exceed 7.5 metres without a planning permit.		
RDC-12			
Materials and finishes	All roof materials and external finishes should be muted and non-reflective to assist in visually blending the building with the surrounding natural landscape.		
RDC-13			
Retaining structures	<p>The extent of cut and fill should be minimised to avoid excessive landscape scarring and to reduce the need for extensive retaining walls.</p> <p>Changes in level should be incorporated within the footprint of the building rather than at the site boundaries.</p> <p>Changes in level outside the building footprint should be limited to 1.5 metres in height and landscaped to mitigate visual impacts where adjoining or visible from a street or public space.</p> <p>Buildings should be designed to suit the site rather than the site modified to suit the building.</p> <p>Buildings should be designed to follow land contours and step down the slope.</p>		
RDC-14			
Vegetation buffer	<p>Lots abutting land within the Farming Zone:</p> <p>A 10 metre wide vegetation buffer must be established and maintained along the western boundary of lots abutting rural land. The buffer must comprise of a mixture of trees and shrubs and must be planted at a density and in a configuration that achieves an effective visual screen upon maturity. Species should be indigenous and low bushfire risk.</p> <p>A minimum 1.8 metre high child and dog proof fence must be erected on the east side of the vegetation buffer.</p>		

Figure 1 Western boundary interface treatment

Western boundary interface



3.2 Neighbourhood Centre, Local Convenience Centres & Employment

The Spring Creek PSP provides a Neighbourhood Centre and up to two Local Convenience Centres to support the convenience and service needs of the Spring Creek and wider communities whilst recognising the primacy of the Torquay Major Activity Centre in central Torquay.

Early delivery of essential services will provide important economic support for the locale while longer term expansion will allow the neighbourhood centre to grow with the Spring Creek community. The centre will offer a hub for social interaction that is currently lacking in the immediate area.

REQUIREMENTS	
R8	<p>A concept plan for the neighbourhood centre must be prepared for approval by the responsible authority. The concept plan must respond to Table 3 and the principles and guidelines outlined in Appendix B and Appendix F to the satisfaction of the responsible authority. The plan must also address the following:</p> <ul style="list-style-type: none"> Any relevant design guidelines prepared by the Victorian Government and/or Surf Coast Shire Council as appropriate, with consideration to the context, scale and topography of the neighbourhood centre Provision of a range of compatible retail, commercial, residential and community uses Staging (if relevant) and indicative timing of the development If appropriate, incorporation of public transport services into the design of the centre Opportunities for medium or higher density housing and/or specialised accommodation such as serviced apartments, aged care or retirement living within and surrounding the centre Provision for car parking including the location and design of car parking areas Provision of service areas for deliveries and waste disposal, including access for larger vehicles and measures to minimise impacts on adjoining areas Interim management of any land required for longer term expansion (if relevant having regard to any staging and timing of development) so that the land is not kept in an unattractive or neglected state for long periods An overall landscape concept <p>All to the satisfaction of the responsible authority.</p>
R9	Subdivision, use and development of land within the neighbourhood centre must be generally in accordance with an approved concept plan and any relevant planning and design guidelines approved by the responsible authority.
R10	The neighbourhood centre must be located as illustrated on Plan 5 or by reference to an approved Concept Plan pursuant to Clause 2.0 of Schedule 1 to Clause 37.07 Urban Growth Zone, unless otherwise agreed by the responsible authority.
R	<p>Retail floor space within the neighbourhood centre must not exceed 5,000 square metres without a planning permit. Where retail floorspace in excess of 3,000 square metres is proposed to be delivered prior to 2030, an economic assessment must be provided with an application that addresses the following matters:</p> <ul style="list-style-type: none"> The local catchment demand for the proposed increase of retail floorspace; and The economic effects on existing activity centres within Torquay-Jan Juc, in particular the Torquay Town Centre.
R11	Development within the neighbourhood centre and local convenience centres must consider Crime Prevention Through Environmental Design (CPTED) and Universal Access (all ages and all abilities) principles.
GUIDELINES	
G20	Local convenience centres should be developed in the locations shown on Plan 5 and in accordance with the guidance provided in Table 3, or in other locations directly addressing a connector street to the satisfaction of the responsible authority.
G20	<p>The design and siting of local convenience centres should:</p> <ul style="list-style-type: none"> have regard to natural or cultural landscape features, waterways, open space, pedestrian and cycle links and abutting residential development co-locate with other community facilities where possible provide for a range of uses which are appropriate to the local convenience centre location and

	<p>the catchment that it serves</p> <ul style="list-style-type: none"> • ensure easy, direct and safe access by all modes of transport, with priority given to pedestrian movement • create a sense of place with high quality engaging urban design • provide active building frontages that address the adjoining street network • provide car parking and service and loading areas that manage amenity impacts on surrounding residential areas and open space.
G21	The height of buildings in the neighbourhood centre and local convenience centres should not exceed 9 metres above natural ground level.

Table 3A Activity centre hierarchy

CENTRE	LOCATION, FUNCTION AND BUSINESS / LAND USE MIX
Neighbourhood Centre	<ul style="list-style-type: none"> • Located in the southern portion of the precinct near Duffields Road to cater for the daily and weekly convenience shopping and local service needs of residents in the precinct and adjoining neighbourhoods, including Jan Juc. • Indicative retail floor space up to 5,000m², comprising a full-line supermarket and a variety of speciality retail. • Non-retail / office provision up to 2,100m². • Provision of a mix of retail, business, recreation and community services and facilities, including a supermarket, shops, cafes, restaurants, offices, medical, health, childcare, leisure and entertainment uses. • A small public north-facing town square fronted by retail and active frontages. It will function as the heart of the centre, providing a space for relaxation, community interaction and events. • Opportunities for appropriately designed and sited medium or higher density residential development and specialised accommodation (e.g. aged care).
Northern Local Convenience Centre	<ul style="list-style-type: none"> • Small local centre located in the northern portion of the precinct to provide for the basic convenience needs of residents within a local catchment. • Opportunity to allow for up to 400m² of retail and commercial floor space, including a convenience shop, café, small offices and other local services.
Southern Local Convenience Centre	<ul style="list-style-type: none"> • Small local service centre in the southern portion of the precinct adjacent to the non-government school. • Provision of community services such as medical centre or childcare. • May include a café.

Table 3B Anticipated employment creation in the precinct

LAND USE	MEASURE	JOBS	QTY IN PRECINCT	ESTIMATED JOBS
Community centre	Jobs/centre	10	1	10
Retail	Jobs/30 sq m	1	5,000 sq m	167
Office/commercial	Jobs/20 sq m	1	2,100 sq m	105
Home-based business	Jobs/dwelling	0.05	1,781 dwellings	89
TOTAL				371

3.3 Open Space & Community Facilities

3.3.1 Open Space

Plan 6 and Table 4 identify the location and classification of all public open space (Parklands and gardens and Linear open spaces and trails) to be provided within the Spring Creek PSP area. Further guidance on embellishment requirements for each park type is provided in Appendix C.

Parklands and gardens and Linear open spaces and trails have been located along waterways and conservation reserves where possible to create a comprehensively connected network that responds to the local context and natural features of the precinct. The open space network seeks to provide open space within walking distance of as many residents as possible.

Formal active open space (sporting facilities) will not be provided within the Spring PSP area due to the difficulty in providing such facilities on sloping land. Residents will have access to nearby existing and future facilities.

REQUIREMENTS	
R15	<p>Further to the public open space contribution required by Clause 52.01 of the Surf Coast Planning Scheme, this provision sets out the amount of land to be contributed by each property in the precinct and consequently where cash contribution is required in lieu of land.</p> <p>For the purposes of Clause 52.01, a linear open space and trails or parkland and garden in the PSP is public open space.</p> <p>All owners must provide a public open space contribution equal to 10 per cent of the net developable area (NDA) upon subdivision of land in accordance with the following:</p> <ul style="list-style-type: none"> • Where land on the lot is required for unencumbered public open space purposes as illustrated on Plan 6 and specified in Appendix A is equal to 10 per cent of the lot's NDA that land is to be transferred to Council at no cost • Where no land or land on the lot less than 10 per cent of NDA is required for unencumbered public open space purposes as illustrated on Plan 6 and specified in Appendix A, a cash contribution is to be made to Council to bring the lot's total public open space contribution to a value equal to 10 per cent of NDA • Where land on the lot is required for unencumbered public open space purposes as illustrated on Plan 6 and specified in Appendix A is more than 10 per cent of the lot's NDA, Council may pay an amount equivalent to the value of the additional land being provided by that proposed development. <p>Refer to the Appendix A for detailed individual property open space land areas and percentages specified by the PSP.</p> <p>The responsible authority may alter the distribution of public open space as shown on Plan 6 provided the relevant vision and objectives of the document are met. A subdivider may provide additional public open space in a subdivision to the satisfaction of the responsible authority. There is no onus on the responsible authority or any other party to provide compensation for public open space provided above that required by Clause 52.01 and this PSP.</p> <p>The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole land, in accordance with Section 18 of the Subdivision Act 1988.</p>
R16	<p>All public open space must be designed, constructed and managed to:</p> <ul style="list-style-type: none"> • Respond to the existing topography • Comply with universal access principles, where practical • Respond to any relevant masterplan • Suit local climate and soil conditions • Be consistent with any local street tree or open space strategies • Minimise water requirements • Facilitate the conservation of areas of significant vegetation, fauna habitat and Aboriginal cultural heritage • Limit bushfire risk <p>All to the satisfaction of the responsible authority.</p>
R17	<p>Where a local park spans across multiple properties, the first development proponent to lodge a subdivision application that contains the park must prepare a master plan for the entire park in consultation with the landowners of parcels covered by the park to the satisfaction of the responsible authority or unless otherwise agreed by the responsible authority.</p>
R18	<p>Waterway and drainage reserves must be integrated into the open space system.</p>
R20	<p>Fencing of open space (other than conservation reserves), where required, must:</p> <ul style="list-style-type: none"> • be low scale (maximum 1.2 metres in height) • be visually permeable to facilitate public safety and surveillance • include gates as required at key access points

	<ul style="list-style-type: none"> • be designed to guide appropriate movement and access • be constructed using materials that complement that open space setting <p>All to the satisfaction of the responsible authority.</p>
GUIDELINES	
G20	Open space should be the focal point for neighbourhoods and each should have a distinct character and provide a sense of place.
G21	The size, shape and design of open space should facilitate a range of structured and unstructured recreational activities and play opportunities for all ages and abilities suitable to its classification in Appendix C.
G22	Existing vegetation should be protected and enhanced through open space networks to manage habitat and movement corridors for wildlife and provide opportunities for shade and shelter.
G23	Planting within and adjacent to waterway and drainage reserves, wetlands, retarding basins and conservation reserves should use locally indigenous species.
G24	Crime Prevention Through Environmental Design (CPTED) principles should guide the design of open spaces and associated infrastructure.
G25	All public open space should be located, designed and developed generally in accordance with Plan 6 and the guidance provided in Table 4 and Appendix C, unless otherwise agreed by the responsible authority. The shape and area of open space reserves (linear open space and trails and parklands and gardens) may vary so long as it remains within the guidance for the relevant type of park. Where a proposed park is smaller than that outlined in the table, the land must be added to another park. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation. No credits will be provided for the area that is in excess of the size specified in Table 4.
G	The design and layout of waterway and drainage reserves, wetlands, retarding basins and other encumbered land should maximise the potential for the integration of passive and/or informal active recreation uses, particularly where such land abuts local parks and where this does not conflict with the primary function of the land, to the satisfaction of the responsible authority and any other relevant authority.
G	Water Sensitive Urban Design (WSUD) principles should be used so that excess run-off water from within, or where appropriate, external to the park, is directed to support park planting and / or rain gardens rather than being diverted to drains, to the satisfaction of the responsible authority. Any WSUD must complement the open space function or aesthetic of the park.
G	Materials for park infrastructure should complement the proposed landscape and environmental character of the precinct. They should incorporate natural materials and utilise muted tones, colours and finishes that are non-reflective.

Table 4 Open space delivery guide

OPEN SPACE ID	AREA (HA)	TYPE	LOCATION AND OTHER ATTRIBUTES	MANAGEMENT RESPONSIBILITY
OS-01	0.89	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-02	0.15	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-03	0.43	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-04	1.67	Parklands and gardens	Local park	Surf Coast Shire
OS-05	0.31	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-06	1.02	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-07	0.45	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-08	0.68	Parklands and gardens	Local park	Surf Coast Shire
OS-09	0.96	Linear open space and trails	Linear neighbourhood and landscape	Surf Coast Shire

			links	
OS-10	3.35	Parklands and gardens	District/Precinct park	Surf Coast Shire
OS-11	0.81	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-12	2.73	Parklands and gardens	District/Precinct park	Surf Coast Shire
OS-13	0.76	Parklands and gardens	Local park	Surf Coast Shire
OS-14	2.24	Linear open space and trails	Linear neighbourhood and landscape links	Surf Coast Shire
OS-15	0.20	Parklands and gardens	Local park	Surf Coast Shire

3.3.2 Community & education facilities

REQUIREMENTS	
R21	Schools and community centres must be designed to front and be directly accessed from a public street with off-street car parks located away from the main building entry.
R22	Community and education facilities must have safe and convenient access for pedestrians and cyclists.
GUIDELINES	
G27	Community facilities should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community uses.
G28	Community facilities should be co-located and where possible integrated with the neighbourhood centre and local convenience centres as appropriate.
G29	Community facilities, schools and active recreation reserves that are co-located should be designed to maximise efficiency of land through the sharing of car parking and other complementary infrastructure.
G30	School sites should be provided with three street frontages, where practicable.
G31	Private childcare, medical or similar facilities should be located within or proximate to the neighbourhood centre or a local convenience centre.
G32	The location of key entries to community facilities should allow for safe and convenient pedestrian and cyclist access for all ages and abilities.
G	Where the responsible authority is satisfied that land shown as a local community facility on Plan 3 is unlikely to be used for that purpose, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone.

3.4 Biodiversity, Cultural Heritage & Bushfire Management

3.4.1 Biodiversity

The Spring Creek PSP area contains areas of significant vegetation including remnant patches and roadside vegetation, as well as individual trees scattered across the landscape. The prevalence of Bellarine Yellow Gums (*Eucalyptus leucoxylon subsp. bellarinensis*) across the precinct is a significant feature.

Conservation reserves are identified on Plan 6. These reserves have been located where vegetation has been prioritised for retention and have been located to integrate with the broader open space network where possible. Conservation reserves are treated as encumbered land in the Spring Creek PSP.

REQUIREMENTS	
R23	Native vegetation shown as 'native vegetation to be retained' in the Spring Creek Native Vegetation Precinct Plan must be retained, unless a permit is granted for its removal.
R24	Planting of conservation reserves and waterways must be with indigenous species of local

	provenance that support the enhancement of the relevant Ecological Vegetation Class (EVC).
R25	Buffer zones on each side of Spring Creek must achieve a minimum width of 75 metres measured from the 1 in 10 year flood level.
R	Any public paths or infrastructure located within a conservation area must be designed to avoid/minimise disturbance to vegetation.
R	Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to any conservation area.
GUIDELINES	
G33	Subdivision and development should maximise the retention and protection of vegetation not requiring protection under the Spring Creek NVPP, including remnant patches, scattered trees (in particular Bellarine Yellow Gums) and shelter belts that provide habitat and foraging for native fauna (in particular arboreal animals and birds), within open space and road reserves where practical and following assessment of the vegetation's health and retention value by a qualified arborist.
G35	Open space areas should be co-located with conservation reserves and waterways to create and/or enhance any buffer area. Any open space areas integrated with conservation areas must not detract from the environmental values of the conservation reserve.
G36	Buffer zones along waterways should achieve a minimum width of: <ul style="list-style-type: none"> • 50 metres on each side of the northern tributaries, measured from the 1 in 10 year flood level • 20 metres, measured from the centreline, on each side of other waterways illustrated on Plan 6. The widths of buffers may only be varied having regard to environmental assets, topography and slope, flood extent, cultural heritage and space required to accommodate drainage assets, public open space and pathways/trails to the satisfaction of the responsible authority.
G37	The environmental qualities of waterway and drainage reserves should be enhanced through appropriate restoration and rehabilitation works including revegetation, weed removal, pest animal control, and erosion and sediment control, amongst others. Revegetation must use indigenous vegetation based on the species composition of the relevant Ecological Vegetation Class and should be complementary to any specific biodiversity management objectives. Waterway rehabilitation, protection and construction guidelines and strategies provided by the catchment management authority should be used to guide waterway revegetation and restoration works, unless otherwise agreed by the catchment management authority or responsible authority.
G38	Fencing of conservation reserves, where required, should be low scale, have a maximum height of one metre and be 200 millimetres clear from ground level to facilitate the movement of wildlife to the satisfaction of the responsible authority.
G39	Design of fencing around conservation reserves should be timber post with timber beams, wire or chain to the satisfaction of the responsible authority.
G	Tree Protection Zones (TPZ) should be established and maintained around trees to be retained as per Australian Standard AS 4970-2009 – Protection of trees on development sites or as otherwise agreed by the responsible authority.

3.4.2 Cultural Heritage

GUIDELINES	
G40	Sites of Aboriginal Cultural heritage should be incorporated into the open space network to the satisfaction of the responsible authority in consultation with the Registered Aboriginal Party, and in accordance with any approved or future Cultural Heritage Management Plan.

3.4.3 Bushfire Management

REQUIREMENTS	
R26	Before the commencement of works for any stage of subdivision a site management plan that addresses bushfire risk during, and where necessary, after construction must be submitted to and approved by the CFA and responsible authority. The plan must specify, amongst other things:

	<ul style="list-style-type: none"> The staging of development and the likely bushfire risks at each stage An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles The reticulated fire hydrant service plan, with calculated pressure and flows available during peak demand. <p>The plan must be carried out to the satisfaction of the responsible authority.</p>
R27	<p>For the purposes of Clause 56.06-7, the requirements of the relevant fire authority, unless otherwise approved by the CFA, are:</p> <ul style="list-style-type: none"> Constructed roads must be a minimum of 7.3 metres trafficable width where cars park on both sides, or: <ul style="list-style-type: none"> A minimum of 5.4 metres in trafficable width where cars may park on one side only A minimum of 3.5 metres in trafficable width with no parking and 0.5 metres clearance to structures on either side, and if this width applies, there must be passing bays at least 20 metres long, 6 metres wide, and located not more than 200 metres apart Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width The average grade of a road must be no more than 1 in 7 (14.4 per cent or 8.1 degrees) The steepest grade on a road must be no more than 1 in 5 (20 per cent or 11.3 degrees) with this grade continuing for no more than 50 metres at any one point Dips in a road must have no more than a 1 in 8 grade (12.5 per cent or 7.1 degrees) entry and exit angle Constructed dead end roads more than 60 metres in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll-over curbs if they are provided).
R	<p>Any subdivision abutting an identified fire threat edge must be designed to minimise the impact of potential bushfires, including:</p> <ul style="list-style-type: none"> The provision of appropriate development setbacks from the potential sources of threat Building guidelines <p>As informed by a Bushfire Management Assessment, to the satisfaction of the responsible authority and the CFA.</p>
R	<p>Any buffer established to minimise fire threat must be functional and be able to be managed appropriately and cost effectively, to the satisfaction of the responsible authority and the CFA.</p>
GUIDELINES	
G	<p>Subdivision design should aim to ensure maximum BAL-19, and preferably BAL-12.5, construction standards for future dwellings along with commensurate setbacks from classifiable vegetation.</p>
G	<p>Subdivision design should ensure that future re-vegetation or natural restoration of the vegetation within open space areas, reserves or streetscapes does not compromise the BAL setbacks and any other planned bushfire mitigation measures.</p>

3.5 Transport & Movement

3.5.1 Road Network

REQUIREMENTS	
R28	<p>Subdivision layouts must provide:</p> <ul style="list-style-type: none"> A permeable, low speed local street network Safe and convenient pedestrian, cyclist and vehicle access to open space and points of interest and destinations Integration with neighbouring properties.
R29	<p>Vehicle access to lots fronting Great Ocean Road and Duffields Road must be provided from a service road, local internal loop road or rear lane, to the satisfaction of the coordinating road</p>

	authority.
R30	Access to Great Ocean Road must be provided only as illustrated on Plan 7 unless otherwise agreed by the coordinating roads authority.
R31	Development must positively address all waterways and open space through the use of frontage roads or paper roads to the satisfaction of the responsible authority.
R32	Subdivision layouts must provide convenient and direct access to neighbouring properties where that neighbouring property does not otherwise have access to the road network.
R33	Where a street crosses a waterway and drainage reserve on Plan 7, the development proponent of that land must construct a culvert crossing prior to the issue of statement of compliance for the initial stage of subdivision on the opposite side of the waterway, whether or not that opposite residential subdivision is contiguous with the waterway and drainage reserve.
R34	Roundabouts, where required at cross road intersections, must be designed to slow vehicles, provide for pedestrian visibility and safety, and ensure connectivity and continuity of shared paths and bicycle paths.
R35	Road networks and street types must be designed and developed in accordance with the street cross sections in Appendix D, unless otherwise agreed by the coordinating road authority.
R36	Where utilised, alternative street cross sections such as illustrated in Appendix D must ensure that: <ul style="list-style-type: none"> • Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets and buses on connector roads • The performance characteristics of standard street cross sections, as they relate to pedestrian and cycling use, are maintained.
R37	Connector streets or local access streets abutting schools must be designed to achieve slow vehicle speeds and provide parking bays and designated pedestrian crossing points as required by the coordinating roads authority.
R38	Configuration of vehicle access to lots from a public street must ensure there is sufficient separation between vehicle crossovers to allow for a minimum of one on-street car park for every two residential lots.
R39	Tree planting along declared arterial roads must accord with applicable policy of the coordinating roads authority and be to the satisfaction of the coordinating roads authority.
R40	Alignment of pathways must achieve Disability Discrimination Act compliance or universal access requirements where practicable.
GUIDELINES	
G41	Street network design should consider local area traffic management principles to provide a safe road network for all users.
G42	Intersections of connector streets and arterial roads should be designed to facilitate the safe and convenient movement of all transport modes.
G43	Vehicle access to lots fronting Grossmans Road should be provided from a service road, local internal loop road or rear lane, to the satisfaction of the coordinating roads authority.
G44	Where existing vegetation that is identified in the Spring Creek NVVP as vegetation to be retained or encouraged for practical retention is retained in a street, reserve widths should be widened at key locations to avoid adverse impacts on that vegetation through the construction of footpaths, services and drainage.
G45	Slip lanes should only be provided at intersections of connector streets and arterial roads where they are necessitated by high traffic volumes, to the satisfaction of the coordinating roads authority.
G46	Street blocks should not exceed a length of 240 metres and a width of 120 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
G47	Cul-de-sacs should be avoided and should not detract from convenient pedestrian and vehicular connections.

3.5.2 Walking & Cycling

REQUIREMENTS	
R41	The pedestrian and cyclist network must be connected and continuous, providing safe, accessible and convenient pathways and key destinations.
R42	The pedestrian and bicycle bridge across Spring Creek must be provided as shown on Plan 7

	unless otherwise agreed by the catchment management authority and responsible authority.
R43	Shared paths must be provided on both sides of Spring Creek, connecting with existing or proposed shared paths to the east of Duffields Road.
R44	Where a pedestrian and cyclist network crosses a waterway and drainage reserve on Plan 7 the developer(s) must construct a pedestrian and cyclist bridge 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 on the second side is contiguous with the waterway.
R45	Alignment of the off-road bicycle path must be designed for cyclists to travel up to 30 kilometres per hour to the satisfaction of the responsible authority.
R46	Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: <ul style="list-style-type: none"> • Footpaths at least 1.5 metres wide on both sides of all streets and roads, unless otherwise specified by the PSP or approved by the responsible authority • Shared paths or bicycle paths where shown on Plan 7, must be a minimum of three metres in width unless otherwise specified by the coordinating roads authority • Safe and convenient crossing points of connector street and local access streets at all intersections, key desire lines and locations of high activity (e.g. neighbourhood centre, local convenience centres, schools and open space) • Pedestrian priority crossings on all slip lanes • Safe and convenient transition between on- and off-road bicycle networks. All to the satisfaction of the coordinating roads authority and the responsible authority.
R47	Shared, pedestrian and bicycle paths along waterway and drainage reserves must be: <ul style="list-style-type: none"> • Delivered by development proponents consistent with the network shown on Plan 7 • Above 1 in 10 year flood level and a crossing of the waterway designed to be above 1 in 100 year flood level to maintain hydraulic function of the waterway • Constructed of concrete or to a standard that satisfies the requirements of the responsible authority. All to the satisfaction of the responsible authority.
R48	Bicycle parking facilities must be provided by development proponents in convenient locations at key destinations such as the neighbourhood centre, local convenience centres, community centre and open space (linear open spaces and trails and parklands and gardens).
GUIDELINES	
G48	Location of pedestrian and bicycle paths should provide opportunities for passive surveillance.
G49	Lighting should be installed along shared, pedestrian and bicycle paths linking areas of high pedestrian activity, unless otherwise approved by the responsible authority.

3.5.3 Public Transport

REQUIREMENTS	
R49	A new road nominated on Plan 7 as a bus capable road must be constructed (including partial construction where relevant) in accordance with the corresponding street cross section in the PSP, unless otherwise agreed by Public Transport Victoria or the coordinating road authority.
R50	Any roundabouts on roads shown as 'bus capable' on Plan 7 must be constructed to accommodate ultra-low-floor buses in accordance with the <i>Public Transport Guidelines for Land Use and Development</i> .
R51	Bus stop facilities must be designed to interface with the neighbourhood centre and other activity generating land uses such as schools and community centres.

3.6 Integrated Water Cycle Management & Utilities

3.6.1 Integrated Water Cycle Management

Note on Plan 8:

The size and location of drainage assets shown on the plan are indicative only and can be amended at the subdivision design stage subject to approval by the catchment management authority and responsible authority.

REQUIREMENTS	
R53	Stormwater runoff from the development must meet or exceed CSIRO Best Practice Environmental Management Guidelines for Urban Stormwater (or applicable standard at the time of development) prior to discharge to receiving waterways, unless otherwise approved by the catchment management authority and the responsible authority.
R54	Where works are proposed within waterway and drainage reserves for stormwater retardation and treatment facilities, works must: <ul style="list-style-type: none"> • Minimise negative impacts on the natural function of the waterway • Not adversely impact on areas identified as conservation reserves • Minimise earthworks and impact on existing landform of the waterway • Be in general accordance with the Spring Creek NVPP • Provide revegetation with locally indigenous vegetation based on the species composition of the relevant Ecological Vegetation Class.
R55	Final methodology, design and boundary of waterway corridors and drainage assets, including retarding basins, stormwater quality treatment infrastructure and associated paths, boardwalks, bridges and planting is to be agreed at the time of making an application for subdivision to the satisfaction of the responsible authority and the catchment management authority where required.
R56	Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, all to the satisfaction of the catchment management authority and the responsible authority. Any temporary outfalls reliant on adjacent land holdings will not be considered unless the applicant obtains prior written approval from the adjacent land owner to utilise the land for drainage purposes. Maintenance of any approved temporary outfalls by Council shall be the sole responsibility of the developer and have an agreement in place with the relevant authority.
GUIDELINES	
G	The stormwater management system should be designed and delivered generally in accordance with Plan 8 and Table 5. The ultimate size and location of stormwater management infrastructure shall be subject to detailed design to the satisfaction of the responsible authority. Alternative stormwater management designs may be provided subject to approval by the responsible authority and the catchment management authority where required having regard to detailed design at the subdivision approval stage and the following principles: <ul style="list-style-type: none"> • Development should achieve the objectives and standards of Clause 56.07 of the Surf Coast Planning Scheme • All waterway and drainage reserves must be designed to cater for 1 in 100 year flow events • Peak discharge from the development must not exceed that of pre-development conditions so as not to contribute to or exacerbate any downstream flooding • Stormwater management systems should be designed to ensure that stormwater quality is enhanced to best practice standards prior to discharge to receiving waterways • Design of drainage infrastructure should provide a high degree of visual amenity and allow for recreational use where possible and appropriate • Opportunities to consolidate drainage management assets should be considered wherever possible to minimise ongoing maintenance and asset management costs for the responsible authority.
G50	Development should have regard to relevant policies and strategies being implemented by the responsible authority, the catchment management authority, water retail authority, including any approved Integrated Water Management Plan.
G51	The design and layout of roads, road reserves and public open space should optimise water use efficiency and long term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design (WSUD) initiatives and/or locally treated stormwater for irrigation to contribute to a sustainable and green urban environment.

G52	Where practicable, development should include integrated water management initiatives to reduce reliance on potable water and increase the utilisation of storm and waste water, contributing to a sustainable and green urban environment.
G53	Where practical, integrated water management systems should be designed to: <ul style="list-style-type: none"> • Maximise habitat values for local flora and fauna species • Enable future harvesting and/or treatment and re-use of stormwater.
G54	Where practicable, 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) should be incorporated within the open space system shown on Plan 6, to the satisfaction of the catchment management authority and responsible authority.
G55	Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water and rain water.

Table 5 Stormwater drainage & water quality treatment infrastructure

ID	DESCRIPTION	LOCATION	PROP. NO	AREA / WIDTH	RESPONSIBILITY
WL01	Waterway	225 & 195 Grossmans Road	1 and 3	0.48 hectares	SCS
WL02	Sediment and retarding basin	195 Grossmans Road	3	0.37 hectares	SCS
WL03	Waterway	195 Grossmans Road	3	0.23 hectares	SCS
WL04	Pond and retarding basin	195 Grossmans Road	3	0.21 hectares	SCS
WL05	Waterway	195 Grossmans Road & 80 Duffields Road	3 and 6	0.60 hectares	SCS
WL06	Sediment basin and pond	80 Duffields Road	6	0.05 hectares	SCS
WL07	Waterway	80 Duffields Road	6	0.49 hectares	SCS
WL08	Waterway	80 Duffields Road	6	0.44 hectares	SCS
WL09	Retarding basin	80 Duffields Road	6	0.37 hectares	SCS
WL10	Sediment basin	80 Duffields Road	6	1.05 hectares	SCS
WL11	Retarding basin and pond	260 Great Ocean Road	9	0.43 hectares	SCS
WL12	Sediment basin, retarding basin and pond	90 Duffields Road	7	0.43 hectares	SCS
WL13	Sediment basin, retarding basin and piped outlet to Spring Creek	248 Great Ocean Road	10	0.18 hectares	SCS
WL14	Waterway	Spring Creek	Spring Creek	4.60 hectares	CCMA
WL15	Sediment basin, floating treatment wetland, retarding basin and piped outlet	200 and 220 Great Ocean Road	13 and 12	0.90 hectares	SCS
WL16	Sediment basin, retarding basin and pond	100 Duffields Road	8	0.43 hectares	SCS
WL17	Sediment basin, floating treatment wetland and retarding basin	140 Duffields Road	14	0.90 hectares	SCS
WL18	Bioretention basin and storage	140 Duffields Road	14	0.08 hectares	SCS
WL19	Waterway corridor Spring Creek	Measured from 1 in 10 year flood level	Various	20 metres	SCS
WL20	Waterway corridor northern tributaries	Measured from 1 in 10 year flood level	Various	20 metres	SCS

WL21	Waterway corridor southern tributaries	Measured from centreline	9	20 metres	SCS
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SCS = Surf Coast Shire, CCMA = Corangamite Catchment Management Authority

The areas, corridor widths and descriptions identified in this table are subject to confirmation at the subdivision planning permit application stage to the satisfaction of the Corangamite Catchment Management Authority and the responsible authority.

3.6.2 Utilities

Note on Plan 9:

The alignment of trunk services shown on this plan is indicative and subject to confirmation by the relevant servicing authority.

REQUIREMENTS	
R57	Delivery of underground services must be coordinated, located and bundled (utilising common trenching where possible) to facilitate tree and vegetation planting within road verges.
R58	Above-ground utilities, including substations and sewer pump stations, must: <ul style="list-style-type: none"> be identified at the subdivision design stage to enable their appropriate integration into the subdivision layout and to minimise any adverse amenity impacts be sited and designed (including incorporation of architectural and/or landscape treatments), to the satisfaction of the relevant authority and the responsible authority.
R59	All new electricity supply infrastructure (excluding substations and cables of a voltage 66 kilovolts or greater) must be provided underground.
R60	Utilities must be placed outside any areas shown as 'native vegetation to be retained' in the Spring Creek NVPP, unless a permit is issued for removal of the vegetation.
R61	Utilities must be placed outside of natural waterway corridors and conservation reserves, or on the outer edges of these corridors and reserves to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of the catchment management authority and responsible authority. Where the location of that infrastructure in the open space network is unavoidable, the land required to accommodate that infrastructure (including screening buffers constructed to the satisfaction of the responsible authority) will not be counted as contributing to the open space requirements classified under Clause 52.01 or within a DCP.
R62	Nature strips must be wide enough, and service conduits located so as to accommodate street trees and their likely root zone at maturity.
GUIDELINES	
G56	Existing above ground electricity cables should be removed and re-routed underground as part of a subdivision (excluding cables greater than 66 kilovolts).
G57	Above-ground utilities should be located outside of prominent view lines and screened with vegetation.
G58	Design and placement of underground services in new or upgraded streets should utilise the service placement guidelines outlined in Appendix E.
G59	Utility easements within or to the rear of lots should only be provided where there is no practical alternative.
G60	Development should seek to generate and utilise electricity from renewable sources.

3.7 Infrastructure Delivery & Development Staging

3.7.1 Infrastructure Delivery (subdivision works by developers)

REQUIREMENTS	
R63	<p>Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> • Connector streets and local streets • Tree planting and landscaping in existing and future roads and streets • Intersection works and traffic management measures along arterial roads, connector streets and local streets • Council approved fencing and landscaping along arterial roads, where required • Local bus stop infrastructure in locations agreed in writing by Public Transport Victoria • Local shared, pedestrian and bicycle paths along arterial roads, local streets, connector streets, utilities easements, waterways and within open space including bridges, intersections, barrier and waterway crossings • Appropriately scaled lighting along all roads, shared or pedestrian paths and traversing the open space network • Bicycle paths and parking • Basic improvements to open space (linear open spaces and trails and parklands and gardens) • Local drainage system • Infrastructure as required by utility services providers including water, sewerage, drainage, electricity, gas and telecommunications. <p>Unless included in a DCP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan.</p>
R64	<p>All public open space (where not otherwise provided via a DCP) must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to:</p> <ul style="list-style-type: none"> • Remediation of identified contaminated areas appropriate to the intended beneficial use • Remediation, stabilisation and rehabilitation of areas identified as potential landslip hazards and/or with slopes above 1 in 10, appropriate to the intended beneficial use • Removal of all existing disused structures, foundations, pipelines, stockpiles, rocks, rubbish and environmental weeds • levelled, topsoiled and grassed with drought resistant grass • Provision of water tapping and potable water connection points • Sewer, gas, water and electricity points provided as relevant • Trees and other plantings completed in accordance with an approved plan • Vehicle exclusion devices (fence, bollards or other suitable methods) and maintenance access points • Construction of shared pedestrian and bicycle paths to a minimum width of three metres around the perimeter of the reserve and connecting to the surrounding path network • Installation of park furniture, including barbeques, shelters, drinking fountains, rubbish bins, local scale play areas and appropriate paving to support these facilities, consistent with the type of open space listed in Appendix C • Fencing of allotment boundaries which abut open space.
R65	<p>Work in conservation reserves and public open spaces containing identified significant vegetation to be retained must be planned having regard to the NVPP to the satisfaction of the responsible authority.</p> <p>All work must be completed to the satisfaction of the responsible authority prior to the transfer of the land. In addition to the standard requirements in Appendix C, the improvements must include:</p> <ul style="list-style-type: none"> • The listed requirements for public open space • Revegetation of degraded areas to achieve biodiversity objectives in accordance with an approved plan • Perimeter fencing • Provision of internal pathways appropriate to the use of the reserve. <p>All to the satisfaction of the responsible authority or the relevant service provider.</p>
R66	<p>Where a street has already been constructed or approved for construction to a property boundary, subsequent development must connect with that street to adopt a consistent street cross section until a suitable transition can occur.</p>
R67	<p>Any heritage site or heritage conservation area to be vested in the relevant authority must be done so in a standard that satisfies the requirements of that authority. Works required prior to the transfer</p>

	<p>include, but may not be limited to:</p> <ul style="list-style-type: none"> • Clearing of rubbish and weeds • Essential repairs to and stabilisation of any structures • Any fencing required to ensure the safety of the public. <p>Any works must be consistent with any relevant Cultural Heritage Management Plan and Conservation Management Plan.</p>
R68	<p>Each new lot must be:</p> <ul style="list-style-type: none"> • Accessed via a sealed road constructed to a standard to the satisfaction of the responsible authority • Sewered • Connected to a potable water supply • Connected to electricity • Connected to telecommunications facilities • Drained. <p>All to the satisfaction of the responsible authority or relevant service provider.</p>

3.7.2 Development Staging

REQUIREMENTS	
R69	<p>Development staging must provide for the timely provision and delivery of:</p> <ul style="list-style-type: none"> • Arterial road reservations • Connector streets and connector street waterway crossings • Street links between properties, constructed to the property boundary • Road links to the wider connector and arterial road network • Connection of the on- and off-road pedestrian and bicycle network • Open space, playgrounds and other community facilities • Conservation reserves, which must be fenced in accordance with an approved plan • Essential infrastructure (services/utilities)
R70	<p>Where there is a need for works to satisfy the above requirements, those works must be undertaken at the full cost of the development proponent. Works may constitute Works In Kind for projects included in the DCP at Council's discretion. However, Council is not obliged to satisfy any liability until contributions sufficient to cover the cost of that liability have been received and projects deemed to be of a higher priority in the DCP have been fully funded or constructed, unless the liability arises pursuant to an agreement under section 173 of the <i>Planning and Environment Act 1987</i>, in which case Council is obliged to satisfy the liability in accordance with the agreement.</p>
R71	<p>Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in the PSP, at a nominated date or stage of development which is to the satisfaction of the responsible authority.</p>
GUIDELINES	
G61	<p>Development staging will be largely determined by the ability to appropriately access and service land and the availability of infrastructure services. Development applications should demonstrate how the development will:</p> <ul style="list-style-type: none"> • Integrate with adjoining developments, including the practical and timely provision of road and path connections • Provide open space and amenity to new residents in the early stage of the development, where relevant • Deliver any necessary trunk service extensions, including confirmation of the agreed approach and timing by the relevant service provider.
G63	<p>Where not directly adjoining existing development, new development should provide for onward connections to existing walking and cycling paths to facilitate access to the neighbourhood centre and nearby facilities.</p>

3.7.3 Precinct Infrastructure Plan

The Precinct Infrastructure Plan (PIP) at Table 6 sets out the infrastructure and services required to meet the needs of proposed development within the precinct. The infrastructure items and services are to be provided through a number of mechanisms including:

- Subdivision construction works by landowners/developers
- Agreements under section 173 of the Planning and Environment Act 1987
- Utility service provider requirements
- The DCP, including separate charge areas for local items (if applicable)
- Capital works projects by Council, State government agencies and non-government organisations
- Works In Kind (WIK) projects undertaken by developers on behalf of Council or state government agencies.

Table 6 Precinct infrastructure plan

PROJECT CATEGORY	PSP / DCP PROJECT	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	INDICATIVE TIMING	INCLUDED IN DCP?
ROADS						
Road	RD08B	Duffields Road: upgrade Grossmans Road (IN07) to Great Ocean Road (IN06)	Upgrade Duffields Road including sealed shoulders between Great Ocean Road and Grossmans Road	Surf Coast Shire	M	Yes
Road	RD16	Grossmans Road: upgrade Messmate Road (IN03) to Duffields Road (IN07)	Upgrade Grossmans Road including sealed shoulder between Messmate Road and Duffields Road	Surf Coast Shire	M-L	Yes
Road	RD17	Messmate Road extension: extension from Grossmans Road (IN03) to culvert (RD18)	Construct a southern extension of Messmate Road from Grossmans Road to the culvert	Surf Coast Shire	L	Yes
Culvert	RD18	Northern tributaries of Spring Creek northern crossing	Construct a connector street culvert crossing of northern tributary, northern crossing	Surf Coast Shire	L	Yes
Culvert	RD19	Northern tributaries of Spring Creek southern crossing	Construct a connector street culvert crossing of northern tributary, southern crossing	Surf Coast Shire	L	Yes
Culvert	RD20	Southern tributary of Spring Creek crossing	Construct a connector street culvert crossing of southern tributary of Spring Creek	Surf Coast Shire	L	Yes
Intersection	IN07	Intersection: Duffields Road and Grossmans Road	Construct intersection turning lanes in Duffields Road at approach to Grossmans intersection	Surf Coast Shire	M	Yes
Intersection	IN06	Intersection: Duffields Road and Great Ocean Road	Upgrade the existing intersection of Great Ocean Road and Duffields Road to include pedestrian crossings on all legs	Surf Coast Shire	L	Yes
Intersection	IN01	Intersection: Duffields Road and Ocean View Crescent	Upgrade the intersection of Duffields Road and Ocean View Crescent to include a western leg to the existing roundabout	Surf Coast Shire	M	Yes
Intersection	IN03	Intersection: Grossmans Road and Messmate Road	Upgrade the intersection of Grossmans Road and Messmate Road to a single lane roundabout	Surf Coast Shire	M	Yes
Intersection	IN05	Intersection: Great Ocean Road	Construct a left-in/left-out T-intersection on the Great Ocean Road between Strathmore Drive East and Torquay Boulevard, including signalised pedestrian crossing	Surf Coast Shire	L	Yes
Intersection	IN04	Intersection: Strathmore Drive West and Great Ocean Road	Construct a signalised intersection at Strathmore Drive West connection and Great Ocean Road	Surf Coast Shire	L	Yes
Intersection	IN02	Intersection: Duffields Road and Beach Road	Construct an intersection at Duffields Road and Beach Road with a single lane roundabout	Surf Coast Shire	M	Yes
Public transport	-	Reroute local bus route	Reroute existing local bus route within Spring Creek PSP area	PTV	L	No

COMMUNITY AND INDOOR RECREATION						
Community	CY06A	Spring Creek Community Centre	Purchase 1.2 ha of land for a neighbourhood community facility in Spring Creek	Surf Coast Shire	S-M	Yes
Community	CY06B	Spring Creek Community Centre	Construction of neighbourhood community facility	Surf Coast Shire	M	Yes
ON AND OFF-ROAD PATHWAYS (PEDESTRIAN/CYCLE)						
Pathway	PC09	Regional path: Spring Creek interface (PP1076 and PP1075)	Construct Regional Path along both sides of Spring Creek west of Duffields Road (extension of PP1076 and PP1075)	Surf Coast Shire	L	Yes
Pathway	PC10	Regional path: Great Ocean Road (PP1232)	Construct Regional Path along Great Ocean Road between Duffields Road and approximately Bells Boulevard (project PP1232)	Surf Coast Shire	L	Yes
Pathway	PC11	Spring Creek pedestrian/cycling crossing	Construct a culvert/bridge pedestrian crossing of Spring Creek	Surf Coast Shire	M	Yes

4.0 APPENDICES

Appendix A: Detailed land use budget (property-specific)

Table 7 Property-specific land use budget

Appendix B: Neighbourhood centre design principles

IMAGE AND CHARACTER	
1	Promote design excellence by incorporating high quality, visually engaging design of the built form and public realm that respects and celebrates the coastal character of Torquay-Jan Juc and the natural values of the precinct.
2	Integrate landscape and cultural heritage features, including significant trees, topography and views as part of the urban structure of the centre to define local character and identity.
3	Preserve view lines from the centre to key natural features.
4	Provide feature planting, including canopy trees, and other landscaping treatments along the main street and throughout the centre to reinforce local character, create shade and enhance amenity.
LAND USE AND ACTIVITY	
5	Facilitate the provision of a vibrant and broad mix of retail, commercial, leisure and community services to meet local needs, maximise length of stay and frequency of visit, encourage activity for extended periods of the day and night, and provide local employment opportunities.
6	Provide a range of retail and commercial tenancy sizes to support a diversity of businesses.
7	Provide vertical mixed use with retail, restaurant and café activities at street level and commercial or residential opportunities above.
8	Incorporate flexibility (including floor to ceiling heights) into building design to enable a range of uses and future adaptability including promoting localised non-retail commercial.
9	Include facilities such as childcare, medical centres, gyms and places of assembly within or adjacent to the centre.
10	Identify opportunities for well-designed medium and high density housing and other forms of accommodation within and/or adjacent to the centre.
11	Ensure the centre has the capacity for growth and change to enable adaptation and the intensification of uses as the needs of the community evolve.
12	Ensure centre design minimises amenity and noise impacts resulting from the mix of uses.
PUBLIC REALM	
13	Provide a public town square or plaza at a location where core uses are concentrated to promote activity and use, and so as to act as the central meeting place or 'heart' within the centre.
14	Ensure public spaces/town squares and main streets incorporate: <ul style="list-style-type: none"> • shading and cooling measures using canopy shade trees, canopies and shelters for the comfort of pedestrians; • a range of seating opportunities/rest points sheltered from sun, wind and rain; • drinking water fountains / water bottle refill stations; and • public art
15	Provide quality footpath and shopfront lighting for night-time visibility and pedestrian safety.
16	Ensure streets, public spaces and car parks have a high level of passive surveillance and are well lit with pedestrian friendly (generally white) light that avoids unnecessary spill.
17	Locate street furniture, including drinking fountains, in areas that are highly visible, close to or adjoining pedestrian desire lines/gathering spaces and designed to add visual interest.
BUILT FORM	
18	Ensure buildings visually connect with the main street and/or town square, with high levels of facade activation to provide a vibrant and safe pedestrian focused centre.
19	Ensure building design provides for a fine grain built form, active shop fronts with a high level of glazing, opportunities for outdoor dining and canopies/awnings attached to building facades to provide weather protection for pedestrians.
20	Sleeve supermarkets and large format retail by single-fronted small retail shops at the main edge. Avoid internal malls.
21	Avoid continuous lengths of blank walls by providing visual interest through:

	<ul style="list-style-type: none"> • Breaking up the length with windows and doors; • Strong vertical and horizontal elements; • Façade articulation and variation of facade materials; or • Wall art.
22	Minimise level changes between building entries from public streets and car parks.
23	<p>Ensure key corner sites:</p> <ul style="list-style-type: none"> • Anchor the corner through responses such as increased building height and scale through either two storey buildings or two storey elements (such as awnings and roof lines); • Have activated edges along key street frontages; and • Are not used and developed for single storey fast food restaurants/outlets.
24	Locate water tanks, service infrastructure, mechanical plant, waste collection points and other like structures behind the building line or, where this is not possible, include constructed screening using durable and attractive materials to provide a positive external interface.
25	<p>Ensure advertising signs:</p> <ul style="list-style-type: none"> • Are limited and proportionate to the scale of the building upon which the sign is displayed; • Do not dominate the streetscape or detract from the environmental and landscape values of the precinct; • Do not detract from the amenity of nearby dwellings due to external or internal illumination. <p>Above verandah, pole, high wall, major promotion, panel, sky, bunting and streamer signs are discouraged.</p>
PARKING, ACCESS AND CONNECTIVITY	
26	Provide a high quality pedestrian environment within the centre to encourage community interaction and offer safety and comfort for pedestrians.
27	Prioritise pedestrian links between key destinations within the centre and provide a high level of pedestrian permeability, accessibility and walkability to and through the centre.
28	Provide cycle paths through the centre and provide bicycle parking in highly visible locations in key destinations to promote cyclist access.
29	Design main streets for a low speed environment of 40km/h or less.
30	Achieve car parking efficiencies through the use of shared, consolidated parking areas.
31	Locate at-grade car parking in appropriate locations to soften their visual impact, accommodate visitor safety and provide safe pedestrian movement for the aged and disabled. Design should consider sleeving with built form and appropriate landscaping, including canopy trees.
32	Provide on-street parallel or angled parking to encourage short-stay parking.
33	Locate access for heavy vehicles (i.e. loading and deliveries) to the rear or side of buildings and manage potential pedestrian/vehicle conflicts. All loading and unloading should occur within the site and be screened from the public realm.
SUSTAINABILITY	
34	<p>Foster environmentally sustainable design by including:</p> <ul style="list-style-type: none"> • Energy efficient design and construction methods for all buildings; • Water Sensitive Urban Design principles such as integrated stormwater retention and reuse (for example, toilet flushing and landscape irrigation); • Options for shade and shelter through landscape and/or built form treatments; • Natural ventilation in buildings to reduce reliance on plant equipment for heating and cooling; • Passive solar orientation in the configuration and distribution of built form and public spaces; • Grouped waste collection points to maximise opportunities for recycling and reuse including onsite recycling (for example, composting); and • Solar energy for water and space heating, electricity generation and internal and external lighting.

Appendix C: Open Space Delivery Guidelines

CATEGORY	SIZE	PURPOSE & POTENTIAL EMBELLISHMENT
Linear open spaces and trails		Linear open spaces and trails provide off-road pathways and trails which primarily provide links to the broader open space network, community or activity hubs, residential areas and/or other areas of interest for pedestrians and cyclists. It includes unused road reserves and may also be established to ensure the effective functioning of natural processes and to protect flora and fauna corridors.
Parklands and gardens - local	0.3ha – 1.5ha (min. width 50m) (preferred min. size 0.5ha)	<p>Local parklands and gardens provide a range of structured and unstructured recreation opportunities for local residents. These parks contain limited infrastructure, yet offer local community benefits. They are intended to offer residents a complementary open space to their backyards and generally cater for short visits by small groups. Includes landscaped parklands, playgrounds, pocket parks, passive spaces and community gardens.</p> <p>Infrastructure and improvements include:</p> <ul style="list-style-type: none"> • Paths • Landscaping, including garden beds and canopy shade trees • Open grassed area for unstructured recreational use • Fencing • Bike rack • Small park sign • Drinking fountain • Bench seats • Shaded picnic table • Playground (local) • Play elements • Rubbish bin.
Parklands and gardens - district/precinct	1.5ha – 3ha (min. width 50m)	<p>District parklands and gardens are larger sized parks providing a range of facilities and activity spaces for recreation. These parks have facilities to cater for large groups and a wide range of users. District passive recreation parks can service several suburbs depending on population density. Ideally, district passive recreation parks are located near social infrastructure such as schools, community centres and halls.</p> <p>Infrastructure and improvements include:</p> <ul style="list-style-type: none"> • Paths • Landscaping, including garden beds and canopy shade trees • Large open grassed areas for unstructured recreational use • Fencing • Amenity block • Park lighting • Bike racks • Large park sign • Drinking fountains • Bench seats • Shaded picnic tables and shelter • Rubbish bins • Barbecues

		<ul style="list-style-type: none"> • Playground (large local or district) • Play elements (e.g. half court, skate ramp)
Parklands and gardens - municipal	3.0ha – 10.0ha (min. width 100m)	<p>Like district/precinct level parklands and gardens, municipal parklands and gardens are large and significant land parcels. These venues will be attractive to large groups, will be considered destination parks and may attract visitation from across the municipal area. Users may be expected to stay in the park for several hours.</p> <p>Infrastructure and improvements include:</p> <ul style="list-style-type: none"> • Paths • Landscaping, including garden beds and canopy shade trees • Fencing • Amenity block • Kick-about space (potentially) • Playground (district or regional) • Play elements • Lighting • Bike rack • Large park sign • Small park sign • Directional sign • Drinking fountains • Bench seats • Shaded picnic tables and shelters • Rubbish bins • Large picnic nodes with barbecues and additional shelters.
Parklands and gardens - regional/state/national	> 10.0ha	<p>Major recreation parks that offer a wide variety of opportunities to a broad cross-section of the Council's population and visitors. They are large, embellished for recreation, and are major destinations for residents within and outside the municipality. Regional recreation parks offer unique experiences. They are often used to host large community events and offer exciting and no cost activities for residents and visitors.</p> <p>Infrastructure and improvements include:</p> <ul style="list-style-type: none"> • Paths • Landscaping, including garden beds and canopy shade trees • Fencing • Amenity blocks • Environmental education centre (potentially) • Commercial coffee shop (potentially) • Kick-about space (potentially) • Playground (regional) • Play elements • Lighting • Bike rack • Large park sign • Small park sign • Directional sign • Drinking fountains • Bench seats • Shaded picnic tables and shelters • Rubbish bins

		<ul style="list-style-type: none"> • Large picnic nodes with barbecues and additional shelters.
Conservation reserves	various	<p>Conservation reserves identify areas of conservation and biodiversity value that are to be managed for long term ecological sustainability. Although there is an emphasis on supporting natural patterns and processes of the land through the provision of biodiversity representation, fire management and ecological restoration, conservation reserves may also provide passive recreation opportunities for local residents and visitors where their primary function is not compromised.</p> <p>Infrastructure and improvements include:</p> <ul style="list-style-type: none"> • Pathways • Interpretive signage • Bench seats • Removal of rubbish • Clearing and management of environmental weeds, pests, plants and animals • Remediation of any contaminated and landslip areas • Restoration of degraded habitats and processes • Identify internal and external threats and recommend measures to manage these • Removal of any disused structures (including dams where identified) • Vehicle exclusion devices and fencing to the satisfaction of the responsible authority • Any other actions set out in an endorsed Conservation Management Plan.

Appendix D: Street cross sections

Appendix E: Service Placement Guidelines

PRINCIPLES	GUIDELINES																																																																
Standard road cross sections	Figures 003 and 004 in the <i>Engineering Design and Construction Manual for Subdivision in Growth Areas</i> (April 2011) outline placement of services for a typical residential street environment. This approach is appropriate for the majority of the 'standard' road cross sections outlined in Appendix D containing grassed nature strips, footpaths and road pavements.																																																																
Non-standard road cross sections	<p>To achieve greater diversity of streetscape outcomes in the precinct, which enhances character and amenity of the new urban area, non-standard road cross sections are required. Non-standard road cross sections will also be necessary to address local needs, such as fully sealed verges for high pedestrian traffic areas in town centres and opposite schools. This PSP contains suggested non-standard 'variation' road cross sections, however other non-standard outcomes are encouraged.</p> <p>For non-standard road cross sections where service placement guidance outlined in Figure 003 and 004 in the <i>Engineering Design and Construction Manual for Subdivision in Growth Areas</i> (April 2011) is not applicable, the following service placement guidelines will apply.</p> <table border="1"> <thead> <tr> <th></th> <th>UNDER PEDESTRIAN PAVEMENT</th> <th>UNDER NATURE STRIPS</th> <th>DIRECTLY UNDER TREES¹</th> <th>UNDER KERB</th> <th>UNDER ROAD PAVEMENT²</th> <th>WITHIN ALLOTMENTS</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>SEWER</td> <td>Preferred</td> <td>Possible</td> <td>Possible</td> <td>No</td> <td>Possible</td> <td>Possible</td> <td></td> </tr> <tr> <td>POTABLE WATER</td> <td>Possible⁴</td> <td>Preferred</td> <td>Preferred</td> <td>No</td> <td>No</td> <td>No</td> <td>Can be placed in combined trench with gas</td> </tr> <tr> <td>GAS</td> <td>Possible⁴</td> <td>Preferred</td> <td>Preferred</td> <td>No</td> <td>No</td> <td>No</td> <td>Can be placed in combined trench with potable water</td> </tr> <tr> <td>ELECTRICITY</td> <td>Possible⁴</td> <td>Preferred</td> <td>Preferred</td> <td>No</td> <td>No</td> <td>No</td> <td>Pits to be placed either fully in footpath or nature strip</td> </tr> <tr> <td>FTTH / TELCO</td> <td>Possible⁴</td> <td>Preferred</td> <td>Preferred</td> <td>No</td> <td>No</td> <td>No</td> <td>Pits to be placed either fully in footpath or nature strip</td> </tr> <tr> <td>DRAINAGE</td> <td>Possible</td> <td>Possible</td> <td>Possible</td> <td>Preferred</td> <td>Preferred</td> <td>Possible³</td> <td></td> </tr> <tr> <td>TRUNK SERVICES</td> <td>Possible</td> <td>Possible</td> <td>Possible</td> <td>Possible</td> <td>Preferred</td> <td>No</td> <td></td> </tr> </tbody> </table> <p>Table Notes</p>		UNDER PEDESTRIAN PAVEMENT	UNDER NATURE STRIPS	DIRECTLY UNDER TREES ¹	UNDER KERB	UNDER ROAD PAVEMENT ²	WITHIN ALLOTMENTS	NOTES	SEWER	Preferred	Possible	Possible	No	Possible	Possible		POTABLE WATER	Possible ⁴	Preferred	Preferred	No	No	No	Can be placed in combined trench with gas	GAS	Possible ⁴	Preferred	Preferred	No	No	No	Can be placed in combined trench with potable water	ELECTRICITY	Possible ⁴	Preferred	Preferred	No	No	No	Pits to be placed either fully in footpath or nature strip	FTTH / TELCO	Possible ⁴	Preferred	Preferred	No	No	No	Pits to be placed either fully in footpath or nature strip	DRAINAGE	Possible	Possible	Possible	Preferred	Preferred	Possible ³		TRUNK SERVICES	Possible	Possible	Possible	Possible	Preferred	No	
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	<ol style="list-style-type: none"> 1. Trees are not to be placed directly over property service connections 2. Placement of services under road pavement is to be considered when service cannot be accommodated elsewhere in road reserve. Placement of services beneath edge of road pavement/parking bays is preferable to within traffic lanes 3. Where allotment size/frontage width allows adequate room to access and work on a pipe 4. Where connections to properties are within a pit in the pedestrian pavement/footpath.
<p>General principles for service placement</p>	<ul style="list-style-type: none"> • Place gas and water on one side of road, electricity on the opposite side • Place water supply on the high side of road • Place services that need connection to adjacent properties closer to these properties • Place trunk services further away from adjacent properties • Place services that relate to the road carriageway (for example, drainage, street light electricity supply) closer to the road carriageway • Maintain appropriate services clearances and overlap these clearances wherever possible.

Appendix F: Sustainability Principles

These principles apply to all development within the Spring Creek Precinct Structure Plan area.

PRINCIPLES	
P1	Accreditation through a recognised peak representative body for sustainability is encouraged.
P2	Development should demonstrate an appropriate balance between environmental, economic and social outcomes suitable for an urban context.
P3	Development, including subdivision, should protect, enhance and integrate environmental values.
P4	Rehabilitation of sites with degraded environmental or landscape condition is strongly encouraged.
P5	The inclusion of productive gardens in public space, including shared spaces and community gardens, is strongly encouraged.
P6	Recycling, reducing and reusing of construction material is encouraged.
P7	Avoid pollution of natural waterways and remediate damage caused by urban development.
P8	Optimise energy reduction through climate responsive design, lot and building orientation, optimal glazing and shading, as well as reduced reliance on mechanical heating, ventilation, cooling and lighting systems.
P9	Achieve environmental best practice methods of operation of commercial, community and retail development, including waste recycling, water-wise use and reuse, and more renewable sources of power.
P10	Include solar panels, wind turbines and other energy sources where practical. Design and siting of these structures should minimise amenity or landscape impacts.
P11	Use resource-efficient design, material selection and construction techniques to minimise negative environmental impacts.
P12	Use environmentally responsible materials and construction methods to lower environmental impacts.
P13	Minimise water consumption through landscaping design that includes indigenous and drought tolerant plant species, recycled materials and water re-use and recycling.
P14	Establish priority walking and cycling routes within and/or to: <ul style="list-style-type: none"> • The neighbourhood centre • Local convenience centres • Community facilities • Existing or planned pathways within wider Torquay Jan-Juc network
P15	Use light emitting diode (LED) lighting (or other sustainable lighting) for street lights.
P16	Strongly encourage the generation and use of electricity from renewable sources.
P17	Utilise rainwater tanks for toilet flushing and garden watering.

Appendix G: Kangaroo Management Principles

Eastern Grey Kangaroos (EGKs) are known to occur within the Spring Creek PSP area. All native wildlife in Victoria, including EGKs, are protected under the Wildlife Act 1975.

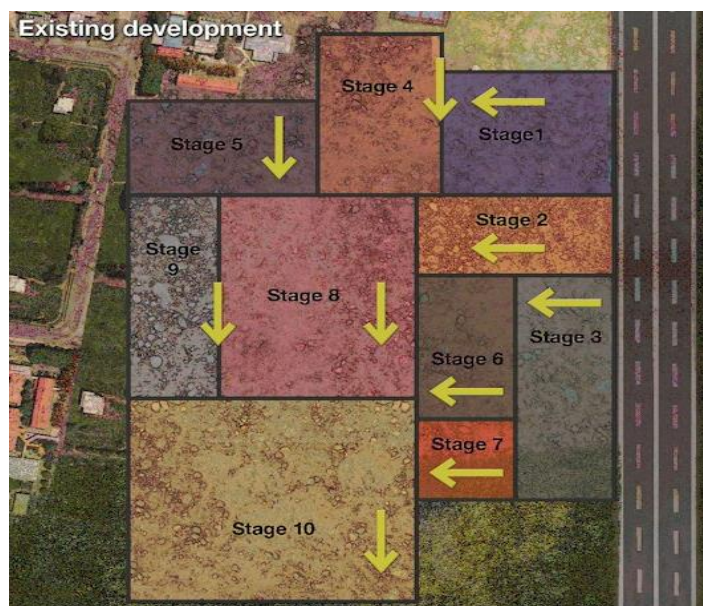
Management principles

Staged development

Staged development is the primary management tool used to minimise impacts to public safety and EGKs in peri-urban areas. A Staged Development Plan should:

- Plan the order of each stage of subdivision to avoid land-locking EGKs
- Abut hazardous or built up areas and progress toward undeveloped areas (Figure 1)
- Coordinate stages with adjacent subdivision applications, where relevant
- Consider exit routes for EGKs and, where possible, show the predicted exit routes. Exit routes should avoid potential hazards to EGKs (such as nearby roads, fences, gates and quarries). Gaps between development and open space, and creek lines, can be effective exit routes.
- Include an explanation on how the subdivision will be staged to minimise the risk of EGKs being land-locked, including estimated dates for each stage, as part of the 'design/management response' statement.

Figure G1: Example of a staged development plan.



On-Ground preventative actions

On-ground preventative actions assist to minimise opportunities for EGKs to enter construction sites. They should be used in conjunction with the Staged Development Plan and should be detailed in any Site Environmental Management Plan for subdivision. Preventative actions include:

Temporary exclusion fencing

Construction fencing should include kangaroo-proof features to discourage EGKs from jumping over, digging under or pushing through it. Exclusion fencing should:

- Be chain-link
- Not be ring locked (entanglement hazard)
- Be high-tensile, heavy galvanised wire
- Be at least 1.8 metres high
- Have no barbs, loose or open wires

- Be completely free of holes and gaps in, and under, the fence to stop EGKs trying to escape and to stop them being injured
- Be embedded, have a secured mesh apron, be graded using crushed rock or concrete below to prevent gaps
- Be coloured with tape or equivalent to increase visibility
- Be angled in the direction of approach to limit space immediately before to limit vertical jump
- Be monitored to establish the presence of EGKs: on the day of installation, the day after installation and at regular intervals thereafter.

Removing attractants

Slashing of biomass, such as edible grasses and herbs, around construction sites will prevent foraging EGKs from approaching. Slashing should be undertaken regularly. Exclusion fencing around water bodies also prevents EGKs from approaching construction sites.

Response principles

Eastern Grey Kangaroos in construction zones

The following actions should be considered if an EGK is found within a construction zone:

- Monitor the EGK and let it leave on its own accord
- Do not herd the EGK: it is an offence under the Wildlife Act 1975. Herding can stress, confuse and cause erratic behaviour in animals, with potential to result in injury to people and animals
- Ascertain how the EGK entered the construction zone and secure entry point
- Contact a licenced Wildlife Shelter or DELWP on 136 186 if EGK is injured.