

Amendment C114 – Spring Creek PSP – Document Changes Table

The following tables set out the changes to the exhibited documents following consideration of submissions and the Panel report (note: excludes minor wording changes and corrections)

Precinct Structure Plan

Page	Section	Element	Exhibited PSP	Final PSP	Reasoning for changes	Origin
4		Plan 1	Armstrong Creek urban growth area encroaches south of Mount Duneed Road	Corrected map showing extent of Armstrong Creek urban growth area pulled back to north of Mount Duneed Road	Mapping error	
INTRODUCTION						
5	1.0			Following paragraph inserted: 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.	Paragraph moved from section 1.1 Name change from Metropolitan Planning Authority (MPA) to Victorian Planning Authority (VPA)	
			The Spring Creek Precinct Structure Plan (PSP) provides the strategic framework to accommodate a proportion of the Torquay Jan-Juc's anticipated growth, from 13,000 to 25,000-30,000 residents over the next 25 years, through the construction of approximately 1,800 dwellings to accommodate more than 4,500 people.	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.	Updated population data Updated dwelling and population projections as a result of increased dwelling densities	Panel recommendation
			The PSP is a long-term plan which provides direction for urban development. It describes how land is expected to be used and developed, and identifies how and where community infrastructure and services are planned to support development.	Deleted	Paragraph is repeated under section 1.1	
5	1.1		The Spring Creek Precinct Structure Plan (the PSP) has been prepared by Surf Coast Shire Council (Council) with assistance from the Metropolitan Planning Authority (MPA) and in consultation with government agencies, service authorities and key stakeholders.	Deleted	Paragraph moved to section 1.0	
			<i>Plan Melbourne</i> (Victorian Government, 2014)	<i>Plan Melbourne 2017-2050</i> (Victorian Government, 2017)	Updated version of Plan Melbourne released by State government	
				Inserted under 'The following planning documents have been developed in parallel with the PSP': • Spring Creek Native Vegetation Precinct Plan (NVPP)		
6		Plan 2	Legend: 5m contour interval	10m contour interval	5m interval shown in error	S42 (Amex)
			1 in 100 year flood / 1 in 10 year flood mapping	Updated with recent flood mapping	More recent flood mapping available. In particular the extent of the 1 in 100 year flood has been significantly reduced.	S42 (Amex)
8		Plan 3	Neighbourhood Centre	Land area of the Neighbourhood Centre increased from 2.1ha to 3ha	Increase in land area of the centre required to accommodate the level of retail, other services and accommodation anticipated by the PSP. Retail floor area remains at 5000m ² .	S65 (Parklea)
			Local Convenience Centres	Asterisk (2x) included to denote indicative location of local convenience centres		Panel recommendation S42 (Amex), S43 (Mack)
			Strathmore Drive East intersection	North-south connector road on 140 Duffields Road realigned to create a left in/left out T-intersection midway between Strathmore Drive East and Torquay Boulevard, and reclassified as a local access street	Signalised intersection at Strathmore Drive East not supported by VicRoads and a large number of submitters. Council agreed to replace the intersection with a left in left out T-intersection following discussions with VicRoads.	Panel recommendation 6 S26 (DEDJTR) S65 (Parklea)
			Waterway/drainage reserve 200-220 Great Ocean Road	Waterway/drainage reserve and associated open space deleted,	Deletion of waterway/drainage reserve supported by	Panel recommendation

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			(Properties 12 and 13)	and drainage basin relocated closer to creek	Stormwater Modelling Report.	S43 (Mack)
			Conservation reserve / open space 200-220 Great Ocean Road (Properties 12 and 13)	Reserve reconfigured to show south-west portion as unencumbered open space		Panel recommendation S43 (Mack)
			Conservation reserves / open space 165 and 195 Grossmans Road (Properties 2 and 3)	Open space and part of conservation reserves deleted		Panel recommendation S27 (Walker), S62 (Haebich)
			Open space reserve on western boundary of 80 Duffields Road (Property 6)	Open space reserve relocated to north	Relocation to cover significant trees	Panel recommendation S40 (DELWP)
			Residential	Extended area of 500-600m ² lots generally within 400m of neighbourhood centre, 200m of school and 100-200m of local convenience centres Provision of medium density lots (<500m ²) adjacent to neighbourhood centre and local convenience centres 1500-2000m ² lots along Grossmans Road replaced with 600-900m ² lots	Greater extent of smaller lots allowed to provide greater housing diversity around the activity centres and school.	Panel recommendation S27 (Walker), S41 (Mondous), S42 (Amex), S62 (Haebich), S65 (Parklea)
OUTCOMES						
Objectives						
9	2.2	O1	Provide an attractive, liveable and sustainable urban environment consistent with Torquay-Jan Juc's coastal character.	To provide an attractive, liveable, <u>healthy</u> and sustainable urban environment consistent with Torquay-Jan Juc's coastal character.	Minor change	
		O2	Promote the coastal-rural character of Surf Coast Shire by responding to significant landscape elements.	To promote subdivision and building design that responds appropriately to significant landscape elements, existing topography and natural and built features.	Merged with O3	
		O3	Respond appropriately to the existing topography and natural and built features.	Delete	Merged with O2	
		O5	Provide for a range of residential densities that reduce along Spring Creek and Grossmans Road, near rural land, and increase around the commercial centre.	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.	To reflect the opportunity for greater housing diversity around the neighbourhood centre, school and local convenience centres.	Panel recommendation 25
		O6	Provide access to services and facilities that meet the day-to-day needs of the local community through a well-located and designed neighbourhood centre and other local convenience centres.	To provide access to a <u>range of</u> 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.	Minor change	
		New		New objective: To create a vibrant, high amenity, accessible neighbourhood centre with a sense of place, local character and identity and opportunities for community interaction.		
		O7	Ensure residents have convenient access to the open space network.	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.		
		New		New objective: To maximise the retention of Bellarine Yellow Gums and other significant remnant vegetation through responsive subdivision design and the provision of conservation reserves.		
		New		New objective: To ensure that bushfire hazards are identified and that protection	To implement findings of Bushfire Assessment	

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		O13	Deliver an integrated 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.	measures are considered in the layout and design of the local street network, subdivisions and buildings and works. To deliver an integrated <u>and resilient</u> 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.	Minor change							
Summary land use budget												
10		Plan 4	Land Use Budget	Amended plan inserted	To be consistent with amended Plan 3							
11	2.3		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 NDA 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 1,781 lots with an average density of approximately 10 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 4,524 residents.	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 2,120 lots with an average density of approximately 11 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.	Updated dwelling and population projections as a result of change to spatial distribution of lot sizes.	Panel recommendation						
11	2.3	Table 1	Summary land use budget	Table updated based on amended Plan 3	Miscellaneous changes to allocation of land uses as a result of changes to lot size distribution, waterway/ drainage reserves, conservation reserves, open space.	Panel recommendations and submissions						
IMPLEMENTATION												
Image & character												
12		Plan 5	Neighbourhood character & housing	Amended plan inserted	To be consistent with amended Plan 3							
13	3.1.1	R1	Subdivision must respond to the natural topography by minimising the extent of modification to existing ground levels and the risk of erosion through consideration of: <ul style="list-style-type: none"> Alignment of roads and streets Orientation and size of lots Location and design of open space. 	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: <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. 	Minor wording changes							
		R2	Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding the average intervals below unless otherwise agreed by the responsible authority. <table border="1" data-bbox="400 1585 1083 1680"> <thead> <tr> <th>AVERAGE INTERVAL</th> <th>MATURE TREE SIZE</th> </tr> </thead> <tbody> <tr> <td>8 – 10 metres</td> <td>Small tree</td> </tr> <tr> <td>10 – 12 metres</td> <td>Medium tree</td> </tr> </tbody> </table>	AVERAGE INTERVAL	MATURE TREE SIZE	8 – 10 metres	Small tree	10 – 12 metres	Medium tree	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: <ul style="list-style-type: none"> 1 tree per lot frontage 2 trees per sideage for corner lots Alternatively, street trees may be provided in groups where appropriate to reflect a more natural character. 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.	Average intervals may not line up with lot widths. Provides for alternative and site specific responses.	S42 (Amex)
AVERAGE INTERVAL	MATURE TREE SIZE											
8 – 10 metres	Small tree											
10 – 12 metres	Medium tree											
		G3	Existing vegetation should be retained within the public domain, including in open space and road reserves, where practicable.	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: <ul style="list-style-type: none"> The trees are in good health and condition, as determined by 	To be consistent with operation of NVPP. To encourage the practical retention of trees in accordance with the NVPP. To ensure trees do not present a risk when incorporated into public areas.	Panel recommendation S40 (DELWP) S42 (Amex)						

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				<ul style="list-style-type: none"> 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. 		
		G7	Trees in conservation reserves should contribute to habitat for indigenous fauna species, in particular arboreal animals and birds.	Deleted	This guideline is more appropriately located under Biodiversity (section 3.4.1)	
		G8	Front and side fences abutting open space areas should be visually permeable and not more than one metre in height forward of the front wall of the dwelling.	Deleted	Fencing is controlled by the Residential Design Controls in Table 2 of the PSP	
		New		New guideline: Earthworks, retaining structures and embankments should be designed carefully and sensitively to transition gradually into natural contours.		
		G11	Built form should add to character by providing an attractive street address that encourages passive surveillance and visual interest.	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 	Amalgamation of G11, G12, G13 and G14	
		G12	Building design on steeper sites should follow land contours and consider alternatives to slab-on-ground construction.	Deleted	Merged with G11	
14	3.1.1	G13	Building design should respond to topographical context and reduce negative visual bulk impacts on ridgelines by staggering form along land contours and using stabilising structures that avoid large blank walls.	Deleted	Merged with G11	
		G14	Building design should be compatible with and reflect the natural features of the precinct.	Deleted	Merged with G11	
Housing						
14	3.1.2	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 Achieve good solar orientation Recognise site specific constraints and opportunities, such as vegetation and topography 	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 <u>and types</u> Achieve good solar orientation Recognise site specific constraints and opportunities, such as vegetation and topography 		
		R5	Dwellings must not back onto: <ul style="list-style-type: none"> Waterway and drainage reserves or the open space network Conservation reserves Utility easements that are co-located with the open space network Arterial roads and connector streets. The siting of dwellings to waterway and drainage reserves, open space, conservation reserves and primary street frontages must be kept to a minimum.	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. The siting of lots to waterway and drainage reserves, open space reserves, conservation reserves and primary street frontages must be kept to a minimum.	To improve clarity and consistency with R6 and R7.	S42 (Amex) S43 (Mack)
		R6	Dwellings must not directly abut waterways and drainage reserves, open space, conservation reserves or arterial roads. Service roads, paper roads or internal access streets must be provided to dwellings fronting open space, conservation reserves or arterial roads.	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 	To improve clarity and consistency with R5 and R7. To provide greater flexibility in design outcomes.	S42 (Amex) S43 (Mack)

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				<p>frontages to public interfaces</p> <ul style="list-style-type: none"> • 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 adjoining the open space network must provide active and engaging edges for passive surveillance opportunities and positive visual amenity.	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.	To improve clarity and consistency with R5 and R6.	S42 (Amex) S43 (Mack)
		G16	Specialised housing forms such as lifestyle communities, retirement living or aged care facilities should be located in close proximity to the neighbourhood centre and be accessible by public transport, where available.	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	Lot sizes outlined in Table 2 should also respond to slope with larger lots on steeper land (greater than 10 per cent slope grade) and smaller lots in flatter areas (less than 10 per cent slope grade) to avoid excessive earthworks.	Deleted	R1 already requires the topography to be considered in determining the size of lots. G17 is repetitive, too specific and arbitrary in using 10% slope as a determinant between smaller lots and larger lots.	Panel recommendation 31 S41 (Mondous), S42 (Amex)
		New		<p>New guideline:</p> <p>Non-residential uses should only occur in residential areas where:</p> <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>	To provide guidance for potential non-residential uses in residential areas	
		New		<p>New guideline:</p> <p>Greater housing diversity is encouraged within the following walkable catchments:</p> <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 	To reflect the opportunity for greater housing diversity around the neighbourhood centre, school and local convenience centres	Panel recommendation 26
		New		<p>New guideline:</p> <p>Lots suitable for the delivery of medium density housing types should be located adjacent to the neighbourhood centre and local convenience centres.</p>	To reflect the opportunity for greater housing diversity around the neighbourhood centre, school and local convenience centres	Panel recommendation
		New		<p>New guideline:</p> <p>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:</p> <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 	To reflect the opportunity for greater housing diversity around the neighbourhood centre, school and local convenience centres	Panel recommendation

Page	Section	Element	Exhibited PSP	Final PSP	Reasoning for changes	Origin												
		New		New guideline: Development should minimise landscape scarring and avoid the need for excessive cut and fill and retaining walls, to the satisfaction of the responsible authority.														
14	3.1.2	Table 2		Pre-amble inserted: 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.	To clarify the status and operation of the Residential Design Controls	Partial response to Panel recommendation 32												
		Location	<table border="1"> <thead> <tr> <th>500-600sqm</th> <th>1500-2000sqm</th> <th>600-900sqm</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> Surrounding the neighbourhood centre and community facility </td> <td> <ul style="list-style-type: none"> Western settlement boundary interface Grossmans Road interface Spring Creek (north) interface </td> <td> <ul style="list-style-type: none"> All other residential areas </td> </tr> </tbody> </table>	500-600sqm	1500-2000sqm	600-900sqm	<ul style="list-style-type: none"> Surrounding the neighbourhood centre and community facility 	<ul style="list-style-type: none"> Western settlement boundary interface Grossmans Road interface Spring Creek (north) interface 	<ul style="list-style-type: none"> All other residential areas 	<table border="1"> <thead> <tr> <th>500-600sqm</th> <th>1500-2000sqm</th> <th>600-900sqm</th> </tr> </thead> <tbody> <tr> <td> 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 </td> <td> Land within the following interface areas: <ul style="list-style-type: none"> Western settlement boundary Spring Creek (northern slopes) </td> <td>All other residential areas</td> </tr> </tbody> </table>	500-600sqm	1500-2000sqm	600-900sqm	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	To reflect the opportunity for greater housing diversity around the neighbourhood centre, school and local convenience centres	Panel recommendation
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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	Only one dwelling must be constructed on a 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.	To enable designated medium density lots to be subdivided.													
		RDC-2	<table border="1"> <thead> <tr> <th>500-600sqm</th> <th>1500-2000sqm</th> <th>600-900sqm</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	500-600sqm	1500-2000sqm	600-900sqm				<table border="1"> <thead> <tr> <th>500-600sqm</th> <th>1500-2000sqm</th> <th>600-900sqm</th> </tr> </thead> <tbody> <tr> <td>Min. 500sqm Min. av. 520sqm</td> <td>Min. 1500sqm</td> <td>Min. 600sqm Min. av. 720sqm</td> </tr> </tbody> </table>	500-600sqm	1500-2000sqm	600-900sqm	Min. 500sqm Min. av. 520sqm	Min. 1500sqm	Min. 600sqm Min. av. 720sqm	Maximum lot size deleted and replaced by minimum average to enable lots to exceed the lot size range where appropriate.	
500-600sqm	1500-2000sqm	600-900sqm																
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500-600sqm	1500-2000sqm	600-900sqm																
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500-600sqm	1500-2000sqm	600-900sqm																
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Side: 1.5m Rear: 3m	From a boundary shared with rural land: 20 metres	Side: 2m Rear: 5m																
		RDC-5	The area of a lot covered by buildings must not exceed 35%	<table border="1"> <thead> <tr> <th>500-600sqm</th> <th>1500-2000sqm</th> <th>600-900sqm</th> </tr> </thead> <tbody> <tr> <td>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</td> <td>None specified</td> <td>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</td> </tr> </tbody> </table>	500-600sqm	1500-2000sqm	600-900sqm	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	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	Variation to building site coverage to enable construction of single storey dwellings where sustainability targets are met to provide an incentive for environmentally sustainable development.	S42 (Amex) S65 (Parklea)						
500-600sqm	1500-2000sqm	600-900sqm																
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Page	Section	Element	Exhibited PSP	Final PSP	Reasoning for changes	Origin						
				energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS) and a 2.5kW (minimum) photovoltaic system is installed.	energy rating in accordance with the Nationwide House Energy Rating Scheme (NatHERS) and a 2.5kW (minimum) photovoltaic system is installed.							
		RDC-6	At least 50% of a lot must be available for the planting of vegetation (excludes driveways and tennis courts of all surface types)	<table border="1"> <tr> <td>500-600sqm</td> <td>1500-2000sqm</td> <td>600-900sqm</td> </tr> <tr> <td>Minimum garden area 30%</td> <td>None specified</td> <td>Minimum garden area 35%</td> </tr> </table> <p>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.</p>	500-600sqm	1500-2000sqm	600-900sqm	Minimum garden area 30%	None specified	Minimum garden area 35%	'Landscape area' replaced with 'garden area' to be consistent with State government changes to residential zones.	S41 (Mondous) S42 (Amex) S65 (Parklea)
500-600sqm	1500-2000sqm	600-900sqm										
Minimum garden area 30%	None specified	Minimum garden area 35%										
		RDC-7	Minimum front setback: A garage or carport must be set back from the street at least one metre further than the wall of the dwelling (excluding porches, porticos, verandahs, pergolas, blade walls, decks, balconies, columns, piers and the like).	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.	To ensure garages do not visually dominate the streetscape and to provide sufficient space in front of the garage for the parking of a vehicle without obstructing the footpath.							
		RDC-12	The extent of cut and fill should be minimised to reduce the need for extensive retaining walls. Any retaining walls should be: <ul style="list-style-type: none"> Staggered, with a minimum one metre distance between each wall to allow for landscaping between walls No more than one metre in height Positioned on a lot with sufficient setback from boundaries to accommodate appropriate drainage behind the wall. 	The extent of cut and fill should be minimised to avoid excessive landscape scarring and to reduce the need for extensive retaining walls. Changes in level should be incorporated within the footprint of the building rather than at the site boundaries. 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. Buildings should be designed to suit the site rather than the site modified to suit the building. Buildings should be designed to follow land contours and step down the slope.	To allow greater flexibility in the siting and design of retaining walls.	S42 (Amex)						
		New		New RDC: Building height The maximum building height must not exceed 7.5 metres without a planning permit.	For consistency with UGZ1							
		New		New RDC: Vegetation buffers Lots abutting land within the Farming Zone: 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. A minimum 1.8 metre high child and dog proof fence must be erected on the east side of the vegetation buffer.	Establishment of vegetated buffer along western precinct boundary supported by Panel.	Panel recommendation						
Neighbourhood centre, convenience centres & employment												
16	3.2		The Spring Creek Neighbourhood Centre, co-located with the Spring Creek Community Facility will support the convenience	The Spring Creek PSP provides a Neighbourhood Centre and up to two Local Convenience Centres to support the convenience	Minor wording changes							

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			and service needs of the Spring Creek and wider communities whilst recognising the primacy of the Torquay Major Activity Centre in central Torquay.	and service needs of the Spring Creek and wider communities whilst recognising the primacy of the Torquay Major Activity Centre in central Torquay.		
17	3.2	R8	<p>A concept plan must be approved by the responsible authority for the neighbourhood centre.</p> <p>The concept plan must respond to the principles outlined in Appendix B and Appendix F to the satisfaction of the responsible authority. The plan must:</p> <ul style="list-style-type: none"> Address the relevant guidelines prepared by the Victorian Government and Surf Coast Shire Council Demonstrate how the neighbourhood centre provides for a range of compatible commercial, residential and community uses Provide staging and indicative timing of the development Incorporate public transport services into the design of the centre Provide opportunities for higher density housing in accordance with Table 2 Locate and design car parking areas to manage negative amenity impacts Locate and design service areas for deliveries and waste disposal including access for larger vehicles with measures that minimise impacts on adjoining areas Address interim management of the land required for longer term expansion so that the land is not kept in an unattractive or neglected state for long periods. 	<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>	To provide greater clarity regarding the expectations for the delivery of retail, office/non-retail, housing and other compatible uses within the Neighbourhood Centre.	Panel recommendations S65 (Parklea)
		R9	The subdivision, use or 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.	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.	Minor wording changes	
		R10	The neighbourhood centre must be located as illustrated on Plan 5, unless otherwise agreed by the responsible authority.	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.	To enable greater flexibility in the siting and sizing of the neighbourhood centre as an outcome of an approved concept plan.	Panel recommendation S65 (Parklea)
		R11	Development within the neighbourhood centre must consider crime prevention through environmental design (CPTED) principles and the <i>Safer Design Guidelines</i> (Department of Sustainability and Environment, June 2005).	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.	The <i>Safer Design Guidelines</i> have been superseded by the State government	
		R12	Buildings within the neighbourhood centre must provide: <ul style="list-style-type: none"> Primary access to tenancies from the connector street Positive and active frontages to the adjoining street network Service and loading areas that manage amenity impacts the surrounding residential area. 	Deleted	Design of the neighbourhood centre is guided by the design principles in Appendix B	
		R13	Local convenience centres must be located on and positively address a connector street.	Deleted	Included in new guideline	
		R14	Local convenience centres must consider the relationship and interface with surrounding uses.	Deleted	Included in new guideline	
		New		New requirement: Retail floor space within the neighbourhood centre must not	To allow early delivery of a full-scale centre up to 5,000m ² prior to 2030 subject to a permit and supporting economic	Panel recommendation S65 (Parklea)

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				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: <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. 	evidence.	
		G18	Car parking and loading facilities should be located to the side or rear of any buildings.	Deleted	Included under R8	
		G19	Water tanks, service infrastructure, plant material and other like structures should be located behind the building line or, where this is not possible, include constructed screening using durable and attractive materials to provide a positive external interface.	Deleted	Included under R8	
		New		New guideline: 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.	Replaces R13 and R14. Recognises that the location of local convenience centres as shown on Plan 5 is indicative and may vary.	S42 (Amex)
		New		New guideline: The design and siting of local convenience centres should: <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 the catchment that it serves 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. 	To provide guidance on the siting and design of local convenience centres.	
		New		New guideline: The height of buildings in the neighbourhood centre and local convenience centres should not exceed 9 metres above natural ground level.	Relocated from Appendix B.	
		New		New Table 3 – Activity centre hierarchy	To provide greater clarity in relation to the size, location, role and land use mix of each activity centre within the PSP area.	
Open space						
18		Plan 6	Open space and community facilities	Amended plan inserted showing: <ul style="list-style-type: none"> Reduction in width of OS-01 and OS-02 Relocation of OS-08 Reconfiguration of OS-13 Removal of SRW1 as a conservation reserve Other consequential changes to reflect amended Plan 3 	Changes resulting from open space review. Width of OS-01 and OS-02 to be confirmed at detailed design stage.	Panel recommendations 15, 16, 21, 22, 23 S27 (Walker), S40 (DELWP), S43 (Mack), S62 (Haebich)
19	3.3.1			Pre-amble inserted: 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	To provide greater clarity in relation to the provision of open space within the precinct in response to the Panel's concerns about the provision of passive and active open space.	Panel recommendations

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				<p>area. Further guidance on embellishment requirements for each park type is provided in Appendix C.</p> <p>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.</p> <p>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.</p>		
19	3.3.1	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 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 and fauna habitat Limit bushfire risk <p>All to the satisfaction of the responsible authority.</p>	<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, <u>where practical</u> 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 <u>and Aboriginal cultural heritage</u> Limit bushfire risk <p>All to the satisfaction of the responsible authority.</p>	Site grading may make DDA compliance difficult or impractical.	S42 (Amex)
		R17	Where a local park spans across multiple properties, the first development proponent to lodge a subdivision application must prepare a master plan for the entire park to the satisfaction of the responsible authority or unless otherwise agreed by the responsible authority.	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.	To ensure other development proponents have input on a plan that will affect their interests.	S42 (Amex)
		R19	Design and layout of waterway and drainage reserves and other encumbered open space must maximise the potential for the integration of informal recreation uses and wetlands where this does not conflict with the primary function of the land.	Deleted	This requirement is adequately covered by other requirements/guidelines.	
20	3.3.1	G21	Open space should be sized, shaped and designed to support a range of structured and unstructured recreational activities suitable to its classification in Appendix C.	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.	Minor wording changes	
		G23	Planting within and adjacent to waterways and drainage reserves, water bodies and conservation reserves should use locally indigenous species of local provenance.	Planting within and adjacent to waterway and drainage reserves, wetlands, retarding basins and conservation reserves should use locally indigenous species.	Minor wording changes	
		G24	Crime prevention through environmental design (CPTED) principles and <i>Safer Design Guidelines for Victoria</i> should guide the design of open spaces and associated infrastructure.	Crime Prevention Through Environmental Design (CPTED) principles should guide the design of open spaces and associated infrastructure.	The <i>Safer Design Guidelines</i> have been superseded by the State government	
		G25	All public open space should be delivered generally in accordance with Plan 6 and Table 4 unless otherwise agreed by the responsible authority. The area of the open space (linear open space and trails and parklands and gardens) may vary so long as it is not less than one hectare and remains within the area range for its size category. Where a parkland or garden 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.	All public open space must 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 an open space reserve (linear open spaces and trails and parklands and gardens) may vary so long as it remains within the guidance for the relevant type of park. Where a 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	The requirement that parks cannot be less than 1 hectare is inconsistent with the areas in Table 4 has been deleted.	S42 (Amex)

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				another park allocation. No credits will be provided for the area that is in excess of the size specified in Table 4.		
		G26	Open spaces along waterways and drainage reserves should provide opportunities for informal recreation and kick-out areas.	Deleted	This guideline is adequately covered by G21	
		New		New guideline: 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.		
		New		New guideline: 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.		
		New		New guideline: 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.		
20	3.3.1	Table 4	Open space delivery guide	Width of OS-01 and OS-02 reduced Size of OS-08 and OS-13 amended Classification of OS-04, OS-10, OS-12 and OS-15 amended	Changes resulting from open space review	Panel recommendations, S27 (Walker), S40 (DELWP), S43 (Mack), S62 (Haebich)
Community & education facilities						
21	3.3.2	G27	Community facilities should be planned and designed to meet the changing needs of the community by providing for a range of uses.	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.	Minor wording changes	
		G31	Childcare, medical or similar facilities should be located proximate within the neighbourhood centre.	Private childcare, medical or similar facilities should be located within or proximate to the neighbourhood centre or a local convenience centre.	Minor wording changes	
		New		New guideline: 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.		Panel recommendation 30 S65 (Parklea)
Biodiversity						
22	3.4.1			Pre-amble inserted: 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 (<i>Eucalyptus leucoxylon subsp. bellarinensis</i>) 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	To provide greater emphasis on the significance of conservation reserves and the Bellarine Yellow Gum.	

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				treated as encumbered land in the Spring Creek PSP.		
		R23	Native vegetation must be retained as described in the NVPP.	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.	To ensure consistency with operation of NVPP	Panel recommendation 13
		New		New requirement: Any public paths or infrastructure located within a conservation area must be designed to avoid/ minimise disturbance to vegetation.		
		New		New requirement: Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to any conservation area.		
		G33	Subdivision and development should maximise the retention of significant scattered trees in particular Bellarine Yellow Gums.	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.	To ensure consistency with operation of NVPP	
		G34	Existing trees, including shelter belts, should be incorporated into the open space and road network where practical.	Deleted	Guideline incorporated in G33	
		G35	Maximise the integration of the linear open space network and conservation reserves where these are located adjacent or nearby each other.	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 and conservation reserves 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 be varied having regard to environmental assets and topography to the satisfaction of the responsible authority.	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.	To ensure any proposed variations to buffer widths are sufficiently justified through technical information and site specific investigations.	
		New		New guideline: 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.		S40 (DELWP)
Cultural heritage						
22	3.4.2	G40	Cultural heritage places should be incorporated into the open space network with to the satisfaction of the responsible authority in consultation with the Registered Aboriginal Party.	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.		
Bushfire management						
23	3.4.3	New		New requirement: Any subdivision abutting an identified fire threat edge must be designed to minimise the impact of potential bushfires, including:	Resulting from Bushfire Assessment	

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				<ul style="list-style-type: none"> The provision of appropriate development setbacks from the potential sources of threat Building guidelines As informed by a Bushfire Management Assessment, to the satisfaction of the responsible authority and the CFA.		
		New		New requirement: 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.	Resulting from Bushfire Assessment	
		New		New guideline: 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.	Resulting from Bushfire Assessment	
		New		New guideline: 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.	Resulting from Bushfire Assessment	
Road network						
24		Plan 7		'existing bus route' designation on Strathmore Drive West deleted	This was incorrectly shown as an existing bus route.	S26 (DEDJTR)
				'potential regional path' on south side of Great Ocean Road deleted and 'potential regional bicycle path' on the north side shown as a 'potential regional path'	DEDJTR advised there is no room within the road reservation for a path on the south side. A path will be provided on the north side of the road, which is shown in Council's Pathways Strategy as a potential regional path, not a bicycle path.	S26 (DEDJTR)
				Extension of local access street level 2 south of 260 Great Ocean Road deleted.	Drafting error. A left in, left out T-intersection is proposed.	
				North-south connector road on 140 Duffields Road (Strathmore Drive East extension) realigned to create a left in/left out T-intersection and status of the road amended to "local access street – level 2".	Signalised intersection at Strathmore Drive East not supported by VicRoads and a large number of submitters.	Panel recommendation 6 S26 (DEDJTR) S65 (Parklea)
				East-west "local access street – level 2" on 140 Duffields Road relocated south of the NAC and amended to "local access street – level 1".	To provide improved access to assist in the loading and servicing of the NAC.	Panel recommendation 6 S65 (Parklea)
				Local access streets near property boundaries on 140 Duffields Road realigned to maintain a separation distance of approx. 35m from the boundaries.	To enable the provision of a row of residential lots.	S65 (Parklea)
				North-south connector road (Messmate Road extension) realigned along the eastern boundary of 195 Grossmans Road.	To facilitate more efficient use of land.	S62 (Haebich)
				Service roads adjacent Grossmans Road, Duffields Road and Great Ocean Road amended from "local access street – level 1" to "local access place".	To provide greater clarity regarding the status and corresponding cross-section of the service roads. The service roads are shown as 'local access place' on the cross-sections in Appendix D.	S41 (Mondous) S65 (Parklea)
				Following note added: All bridge/culvert locations to be confirmed on site during detailed design.	To enable site specific response in determining final design and location of culverts.	S42 (Amex)
25	3.5.1	R28	Subdivision layouts must provide: <ul style="list-style-type: none"> A permeable local street network Convenient pedestrian, cyclist and vehicle access to open space and points of interest and destinations 	Subdivision layouts must provide: <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 	Minor wording changes	

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			<ul style="list-style-type: none"> Integration with neighbouring properties. 	<ul style="list-style-type: none"> Integration with neighbouring properties. 		
		R31	Development must positively address all waterways and open space through the use of frontage roads to the satisfaction of the responsible authority.	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.	To provide flexibility for a range of interface options to be considered.	S42 (Amex)
		R33	Where a street crosses a waterway and drainage reserve on Plan 7, the development proponent of that land must construct a bridge/culvert street 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.	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.	Crossings are intended to be culverts, not bridges.	S42 (Amex)
		G44	Where existing vegetation is to be 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.	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.	To provide reference to the NVPP.	S40 (DELWP)
Public transport						
27	3.5.3	R49	A 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.	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.	To provide for flexibility to consider alternate design responses.	S42 (Amex)
		R51	Bus stop facilities must be designed as an integral part of the neighbourhood centre and other activity generating land uses such as schools and community centres.	Bus stop facilities must be designed to interface with the neighbourhood centre and other activity generating land uses such as schools and community centres.	Bus stop facilities will be located on the connector road adjacent the neighbourhood centre rather than within the centre.	S42 (Amex) S65 (Parklea)
Integrated water cycle management						
28		Plan 8	Note Stormwater quality treatment assets shown on the plan are subject to confirmation through detailed design to the satisfaction of the Corangamite Catchment Management Authority.	Amended note: 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.	To provide greater flexibility in relation to the location and sizing of stormwater assets following detailed design by development proponents.	Panel recommendation 9 S41 (Mennoty), S42 (Amex), S43 (Mack), S78 (PJC Co)
			Location of WL15 and WL21 at 200-220 Great Ocean Road	WL21 deleted and WL15 relocated closer to creek	Supported by Stormwater Modelling Report	Panel recommendation 10 S43 (Mack)
			5m contour interval	10m contour interval	5m interval shown in error.	S42 (Amex)
29	3.6.1	R52	The stormwater management system must be designed in accordance with Plan 8 unless otherwise approved by the responsible authority.	Deleted	Replaced with new guideline to provide greater flexibility.	Panel recommendation 9
		R53	Development must meet or exceed CSIRO Best Practice Environmental Management Guidelines for Urban Stormwater prior to discharge to receiving waterways, unless otherwise approved by the catchment management authority and the responsible authority.	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.	Minor wording changes	
		R54	Where works are proposed within waterway and drainage reserves for stormwater retardation and treatment facilities, works must: <ul style="list-style-type: none"> Not impact 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 Provide revegetation with locally indigenous vegetation 	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 	Works for stormwater retardation and treatment facilities within waterways will inherently impact on the natural function of the waterway. The aim should be to minimise negative impacts. To include reference to the NVPP to consider any impacts on native vegetation associated with construction of drainage assets.	S42 (Amex) S40 (DELWP)

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			based on the species composition of the relevant Ecological Vegetation Class.	<ul style="list-style-type: none"> 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 design and boundary of waterway and drainage reserves, retarding basins, stormwater quality treatment infrastructure and associated paths, boardwalks, bridges and planting must be to the satisfaction of the responsible authority and the catchment management authority where required.	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.	Minor wording changes	Panel recommendation 9 S42 (Amex)
		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.	<p>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.</p> <p>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.</p> <p>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.</p>	Additional wording in relation to consideration of interim stormwater solutions.	Panel recommendation 9
		New		<p>New guideline:</p> <p>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.</p> <p>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:</p> <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. 	To provide greater flexibility in relation to the location and sizing of stormwater assets following detailed design by development proponents.	Panel recommendation 9 S41 (Mennoty), S42 (Amex), S43 (Mack), S78 (PJC Co)
		G55	Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water	Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water	Barwon Water have advised that it is not feasible to provide reticulated recycled water to the development and	S2 (Barwon Water)

Page	Section	Element	Exhibited PSP	Final PSP	Reasoning for changes	Origin
			sources such as storm water, rain water and recycled water where available.	sources such as storm water and rain water.	have requested that all references to recycled water in the PSP be deleted.	
31		Table 5		Amended table to reflect changes to WL15 and WL21		Panel recommendation S43 (Mack)
			Note: The areas and corridor widths identified in this table are subject to refinement during detailed design to the satisfaction of the Corangamite Catchment Management Authority and the responsible authority.	Note: 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.	To provide greater flexibility in relation to the location and sizing of stormwater assets following detailed design by development proponents.	Panel recommendation
Utilities						
32		Plan 9	Proposed water main along the western boundary	Alignment of proposed water main along the precinct's western boundary amended in accordance with Barwon Water advice.	Objection from adjoining landowners to routing of water main on adjacent farming land. Additional advice from Barwon Water that the water main should be located within the PSP area.	S2 (Barwon Water), S1 (Raines), S56 (Lawrie)
				Following note added: The alignment of trunk services shown on this plan is indicative and subject to confirmation by the relevant servicing authority.		
33	3.6.2	R58	Above-ground utilities, such as sewer pump stations, must be identified at the subdivision design stage to enable their appropriate integration into the subdivision layout and minimise any adverse amenity impacts.	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. 		
		R60	Utilities must be placed outside any areas shown as 'retained native vegetation' in the NVPP.	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.	To be consistent with operation of NVPP.	
		R61	Utilities must be placed outside of natural waterway corridors or the outer edges of these corridors to void disturbance to existing 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.	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.		
Infrastructure delivery						
33	3.7.1	R63	Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure: <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 (except those included in the DCP) 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 local roads, 	Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure: <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, 	Rationalisation of words "except where it is included in the DCP or outlined as the responsibility of an agency"	S42 (Amex)

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			<p>local streets, connector streets, utilities easements, waterways and within open space including bridges, intersections, barrier and waterway crossings (except those included in the DCP or outlined as the responsibility of an agency)</p> <ul style="list-style-type: none"> • 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>Where these are not included in the DCP, they must be funded through an alternative mechanism or outlined as the responsibility of another agency in the Precinct Infrastructure Plan.</p>	<p>waterways and within open space including bridges, intersections, barrier and waterway crossings</p> <ul style="list-style-type: none"> • 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>		
34	3.7.1	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 and stockpiles, rocks, rubbish and environmental weeds • Clearing of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with drought resistant grass • Provision of water tapping, potable and recycled 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 <p>Fencing of allotment boundaries which abut open space.</p>	<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 <p>Fencing of allotment boundaries which abut open space.</p>	Minor wording changes and deletion of reference to recycled water as requested by Barwon Water.	S2 (Barwon Water)
Development staging						
35	3.7.2	R69	<p>Development staging must provide for the early delivery of:</p> <ul style="list-style-type: none"> • Arterial road reservations • Connector streets • Street links between properties, constructed to the property boundary • 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 	<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 	Wording changes to incorporate G62	

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			with an approved plan.	<ul style="list-style-type: none"> Open space, playgrounds and other community facilities Conservation reserves, which must be fenced in accordance with an approved plan Essential infrastructure (services/utilities) 		
		R70	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, 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.	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.	Wording changes to insert reference to any section 173 agreement that may be applicable.	Panel recommendation 12 S42 (Amex)
		R71	Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in the PSP, by any date or stage of development required or approved by the responsible authority.	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.	The amended wording is less restrictive.	S42 (Amex)
		G62	Development staging should provide for the timely connection of: <ul style="list-style-type: none"> Road links between properties Road links to the wider connector streets and arterial road network Pedestrian and cyclist links to the off-road pedestrian and bicycle network. All to the satisfaction of the responsible authority.	Deleted	Duplicates R69.	
Precinct infrastructure plan						
36 37	3.7.3	Table 6		Amended table inserted, showing: <ul style="list-style-type: none"> Deletion of reference to bridge at items RD18, RD19 and RD20 Amended item IN05 Construction of Spring Creek Community Centre in addition to land purchase 	All connector street crossings of tributaries are intended to be culvert crossings, not bridges. Strathmore Drive East signalised intersection (IN05) replaced by left-in/left-out T-intersection. Construction of the Community Centre was omitted in error. The item is included in the exhibited Interim Indicative Infrastructure List (Item CY06B).	
APPENDICES						
39	App. A	Table 7		Amended table inserted based on amended Plan 3. 'Arterial road-widening and intersection flaring (DCP land)' column header to read "Total Intersection Flaring (DCP Land)"	Table updated as a result of amended Plan 3.	
40	App. B			Amended Appendix B inserted	Number of guidelines rationalised.	S65 (Parklea)
44	App. C			Amended Appendix C inserted	Reference to play elements included and information provided in table form.	S42 (Amex)
51	App. D		Verge widths may be reduced where roads abut open space with the consent of the responsible authority.	Carriageway and verge widths may be reduced where roads abut open space with the consent of the responsible authority.	Narrower road reserve and carriageway widths may be appropriate for single frontage roads abutting open space (e.g. park edge roads with 5.5m carriageway).	S41 (Reeds) S42 (Amex) S65 (Parklea)
56	App. D			1.5m pedestrian path adjacent reserve deleted	There is no need for both a shared path and a pedestrian path adjacent to each other.	S42 (Amex)
58	App. E			Reference to recycled water deleted.		S2 (Barwon Water)
59	App. F			Reference to recycled water deleted.		S2 (Barwon Water)
61	App. G			Staging management principles inserted from the UGZ1, consistent with material provided by DELWP.	Improve clarity and consistency.	S40 (DELWP)

