

## Comparison of Spring Creek Precinct Structure Plan (Final Draft) to Community Panel Recommendations

Priority	Community Panel Recommendation	Council Response (November 2015)	How the PSP achieves this	Met?
1	<b>Ensure enforceable PSP wide building design and planting covenants that deliver consistent and sustainable outcomes for all residential allotments.</b>	<p>The primary tool for the delivery of building design controls will be the Schedule to the Urban Growth Zone introduced as part of the Planning Scheme Amendment. The suitability of secondary tools (such as Memorandum of Common Provisions) that might complement the available Planning Scheme tools will also be explored.</p> <p>A draft Integrated Water Cycle Management Plan has been prepared for the Spring Creek PSP with Barwon Water, the Corangamite Catchment Management Authority, Southern Rural Water, Council and the Technical Reference Group for the PSP. This includes sustainable water use, water sensitive urban design principles and treatment of stormwater.</p> <p>Planting themes on public land within the precinct that will be managed and owned by Council can be delivered as practical. However, planting themes on private land within the precinct can only be encouraged and may only be enforced where planning permits are triggered.</p>	<p>The PSP contains a table with Residential Design Controls (RDCs) that apply to all residential lots across the precinct. The controls regulate lot sizes, building setbacks, building site coverage, garden area, building height, fencing and retaining walls. The controls are intended to be mandatory (except building height which may be varied by a permit which is consistent with the rest of Torquay-Jan Juc) and must be implemented with each residential subdivision through a Memorandum of Common Provisions.</p> <p>The controls seek to ensure sufficient space is provided around dwellings to enable the planting of vegetation, including canopy trees, in order to achieve a vegetated landscape setting.</p> <p>The PSP requires the planting of street trees and landscaping of all open space reserves and civic spaces.</p>	Yes
2	<b>A range of density housing allowing maximum preservation of land. Example, creek, trees, grasslands.</b>	<p>The draft framework plan and future urban structure plan will maximise the preservation of areas of significant environmental value including Spring Creek, the gullies and native vegetation. Native vegetation will predominantly be preserved in conservation and drainage/waterway reserves.</p> <p>In addition to the measures set out at Priority 1, housing is proposed at a range of housing densities with minimum lot sizes of approximately 500m<sup>2</sup> around the activity centre/community hub, to larger 2000m<sup>2</sup> lots on the western boundary, adjacent to Grossmans Road and on steep land adjacent to Spring Creek.</p>	<p>The PSP provides a range of housing densities as follows:</p> <ul style="list-style-type: none"> <li>• The majority of lots will be 600-900m<sup>2</sup> in size across the precinct.</li> <li>• 1500-2000m<sup>2</sup> lots will be located in sensitive interface areas, including along the western settlement boundary and on steep land on the north side of Spring Creek.</li> <li>• 500-600m<sup>2</sup> lots will be provided within walkable catchments around the neighbourhood activity centre, school and local convenience centres</li> <li>• Opportunities for medium density housing now provided within and immediately adjacent to the neighbourhood centre to increase housing diversity.</li> </ul> <p>The PSP achieves an overall density of 11.3 dwellings</p>	Yes

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			<p>per hectare, which is less than the state standard of 15 dw/ha.</p> <p>The PSP maximises the preservation of significant environmental assets – including Spring Creek, its tributaries and native vegetation – within an integrated system of conservation, drainage/waterway and open space reserves. Over 57ha of open space is provided (23% of the precinct area), including nearly 10ha of conservation reserves.</p>	
3	<b>A defined and FINAL town boundary along the western edge of the precinct.</b>	The settlement boundary is defined in the planning scheme at Clause 21.08. The Spring Creek Framework Plan and PSP will reinforce this to the full extent possible by not allowing any road to terminate at the western boundary and through the use of a sensitive interface comprised of lower density lots and reserves on the western boundary.	The PSP provides a firm boundary along the western edge of the precinct. Larger lots (1500-2000m <sup>2</sup> ) are provided along the western boundary with requirements for a 20m building setback, a 10m wide vegetation buffer and specific fencing to provide a transition and an amenity buffer to adjoining rural land.	Yes
	<b>House-to-plot ratio to have a lower percentage than the state average. (Increased proportion of garden to building/hard surfaces).</b>	This will be written into the building design controls and Urban Growth Zone Schedule through a maximum site coverage provision.	The RDCs specify a maximum 35% building site coverage (or 50% where a 7 star single storey house is proposed), which is well below the 60% allowed under ResCode; and a minimum 30-35% garden area which accords with the new State provisions in the General Residential Zone.	Yes
4	<b>Include a small-scale area to encourage meeting places within the precinct with a community focus that allows for;</b> <b>- A cafe style business/milk bar and</b> <b>- A community building/space.</b>	<p>The Framework Plan includes a community building as recommended in the Community Infrastructure Report as part of a community hub within the southern area of Spring Creek.</p> <p>Planning principles around reducing vehicle trips, shared carparking, and sustainable activity centre planning indicate that a location close to the shopping centre, primary school and other facilities is ideal. (for example, <i>Activity Centre Design Guidelines</i>, DELWP).</p> <p>Milk bars and other small scale retail premises like cafes can be provided within the General Residential Zone “Out of Centre” with planning permit approval.</p>	The neighbourhood centre, community facility and local convenience centres provide opportunities for the provision of local services and a place for the community to meet and interact.	Yes

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5	Targeted surveys happen as soon as possible for Coastal Moonah; Bellarine Yellowgum; Growling Grass Frog; Western Plains Galaxiella; Yara Pigmy Perch. To also include a Eastern Grey Kangaroo management plan. With further studies to done in spring/early summer to identify potential, additional plant species.	<p>Surveys for the Western Plains Galaxiella, Yarra Pigmy Perch and Growling Grass Frog have been commissioned. Arboricultural and biodiversity surveys have been completed and these surveys encompass the Bellarine Yellow Gums and Moonah.</p> <p>A tailored plan to manage the kangaroo population will be developed by Council with input from DELWP and consulting biodiversity experts. Based on advice from DELWP regional and Melbourne office, the template for the Kangaroo Management Plan used in Melbourne is not suitable for local use as it has been developed for environments like Metropolitan Melbourne.</p>	<p>Targeted surveys were undertaken as part of the technical studies that have informed the PSP. None of the targeted species were observed and the precinct is unlikely to provide suitable habitat for these species.</p> <p>Bellarine Yellow Gums are protected within conservation reserves where possible, including a large patch south of Spring Creek.</p> <p>The PSP contains Kangaroo Management Principles that will be implemented through the UGZ schedule.</p>	Yes
	Prohibit the subsequent secondary subdivision of allotments.	This will be mandated in planning policy through the Schedule to the Urban Growth Zone.	The RDCs prohibit further subdivision of lots (except designated medium density lots).	Yes
	No Roads to be along or terminate at Western Boundary	The draft framework plan demonstrates that no roads will terminate at the Western boundary.	No roads terminate at the western boundary.	Yes
6	Overlays which encourage indigenous flora & fauna systems to thrive. This is an opportunity for human communities to live in harmony with the natural environment.	The Native Vegetation Precinct Plan (NVPP) is the planning tool in a PSP that provides similar protection to an overlay. The Native Vegetation Precinct Plan will show the preservation of stands of Bellarine Yellow Gums and other significant vegetation in conservation reserves. Healthy scattered trees are to be retained within the future urban environment wherever possible/practicable. Current planning policies affecting the area encourage the retention of species such as the Bellarine Yellow Gum and Coastal Moonah.	<p>The NVPP regulates the management of native vegetation by specifying which vegetation must be retained and which may be removed. The 'practical retention' of vegetation that may be removed is encouraged through responsive subdivision design, e.g. through incorporating vegetation within road reserves, open space or larger lots.</p> <p>Significant vegetation and fauna habitat is preserved in conservation and waterway/drainage reserves. The wide creek buffers provide movement corridors for wildlife.</p>	Yes
7	Before the PSP is finalised, get all technical reports and follow through on all recommendations.	This will be completed	All technical reports have been completed and have informed the PSP.	Yes
	There should be a bridge across the creek for pedestrians and bicycles only	The draft framework plan shows a bridge for pedestrians and cyclists only. This will be confirmed through the traffic study once the flow on implications for the road network including Duffields Road is understood.	The PSP provides for a pedestrian/cycle bridge across Spring Creek to connect the northern and southern precincts.	Yes

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	<p><b>A maintenance &amp; commercial plan for open space - developer contribution plan. Special rates or fees targeted to Spring Creek Precinct residents.</b></p>	<p>This will need to be explored through the development contribution/infrastructure contribution process. Under a Victorian Ministerial Direction, maintenance cannot be funded through a Developer Contributions Plan. Resourcing options for the maintenance of open space will need to be determined, including clarity around responsibility and mechanisms that might support Council's activities.</p>	<p>The PSP includes requirements for the delivery of open space and minimum standards that must be met by developers prior to handover to Council. Maintenance will occur through Council's parks &amp; open space operational budgets following a standard 2 year maintenance period.</p> <p>The DCP to be prepared for Spring Creek may include contributions towards open space improvements.</p>	<p>Partially met</p>
	<p><b>Regenerate tributary (Jaar Nu Ruc) and areas on steep slopes of spring creek subject to erosion.</b></p>	<p>Jaar Nu Ruc is encumbered and is proposed to form part of a drainage reserve with a buffer. An integrated approach will be taken so the gully's main role as a drainage reserve will be complemented through revegetation and enhancement of environmental qualities.</p>	<p>Spring Creek and the northern tributaries will be preserved and enhanced through inclusion in waterway/drainage reserves and creek buffers, which are wider than the average State minimum.</p> <p>The PSP includes requirements for revegetation and environmental rehabilitation.</p>	<p>Yes</p>
	<p><b>Preserve significant stands of Bellarine Yellowgum, with a 15% coverage of the whole site.</b></p>	<p>The BYG is recognised and afforded protection on public land under the Victorian <i>Flora and Fauna Guarantee Act (1988)</i> which lists the species as threatened. A state-wide action plan is in place for the species under the Act. Existing Surf Coast planning policy also places a high priority on the protection of species like BYG and Coastal Moonah. This includes Municipal Strategic Statement at Clause 21.08.</p> <p>Larger lots and limits on footprints will enhance the opportunity for planting. It is considered that devoting 15% of an urban area to a single tree species is not achievable due to the limits of the planning system and the need to provide more broadly for a locally indigenous theme as part of the future setting.</p> <p>Instead it is proposed that all significant stands of vegetation (including BYGs) be preserved in conservation reserves. In urban areas, healthy BYGs will be retained wherever possible within the urban fabric. Locally indigenous planting themes that include BYGs will be used</p>	<p>Significant stands of Bellarine Yellow Gum are protected in roadside verges and conservation reserves, including a large consolidated patch in the southern portion of the precinct.</p> <p>The NVVP encourages the practical retention of vegetation that is not protected.</p>	<p>Partially met</p>

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		on Council-controlled public land and encouraged on private land. This will not preclude the planting of other vegetation including edible gardens and local food production.		
8	<b>The Creek Buffer to increase beyond 30m and must link and integrate with other areas of open space within and beyond the precinct</b>	<p>The width of the buffer to Spring Creek will be at least 75m on each side of the creek having regard to environmental assets and topography and the buffers to the gullies will be at least 50m.</p> <p>The plan will consider linear open space and road/path connections within and beyond the precinct. The draft framework plan shows linear open space linking creeks, gullies and open space parks.</p>	Spring Creek has a mandatory buffer of 75 metres in width either side of the creek measured from the 1 in 10 year flood level. This is in excess of the 30m required by State policy in the planning scheme. The buffers for Spring Creek provide a balanced compromise between the State minimum of 30m (which was not considered adequate) and the community panel expectations. The steep slopes, need for habitat corridors and Aboriginal heritage protection all pointed towards larger than average buffers. The creek buffers contribute to an integrated open space network that connects with open space in adjoining residential estates (Surf View and Great Ocean Views). A pathway network will be established along the creeks.	Yes
	<b>Best Practice water sensitive urban design is to be implemented in all areas, considered in initial planning of the precinct (upfront).</b>	An integrated Water Cycle Management Plan as described above is in the process of being completed. This will be available as part of the documents provided for the exhibition of the PSP.	The PSP contains requirements for best practice stormwater management and is based on the principles of integrated water cycle management. A system of retarding basins, sediment ponds and wetlands will be provided subject to further detailed design at the subdivision stage, while existing waterways are protected with generous setbacks and revegetation.	Yes
	<b>Maximise local employment through the development of the site.</b>	Local employment will be encouraged by Council and will be extended to initiatives such as local art where practical. The retail centre will also provide local employment opportunities. While Council can encourage local employment opportunities it is unable to require/regulate this.	The neighbourhood centre and local convenience centres provide local employment opportunities. Construction activities will also contribute to employment. The PSP estimates that 371 direct jobs will be created, with further indirect jobs expected as a result of the increased population.	Yes
	<b>Bicycle path looping around both sides of the creek, creek edge and integrate with external paths. No bike path along Duffields Rd (too hard to ride on these</b>	A bike path is shown on the draft framework plan along both sides of Spring Creek.	An extensive network of pathways has been provided, including the extension of the regional path along the Great Ocean Road and provision of off-road shared paths along both sides of Spring Creek and main roads. A regional bicycle path will not be provided on Duffields	Yes

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	hills, hence no need to widen road).		Road as the required road widening would result in a significant loss of roadside vegetation.	
9	<b>Bring art into the landscape</b>	Council will promote the use of locally-produced public art in the public realm.	The provision of public art is encouraged for public spaces and the neighbourhood centre.	Yes
10	<b>Use planning controls to protect significant scenic and natural areas preserving places where people can comfortably enjoy the natural beauty of the site</b>	The draft framework plan shows local parks and reserves that have been located to capitalise on viewlines from identified high points. The creek environs and significant conservation areas within the precinct will provide opportunities for appreciation of the natural environment and passive recreation.	Areas of natural and scenic significance are included in the open space network. The creek environs and significant conservation areas within the precinct will provide opportunities for appreciation of the natural environment and passive recreation.	Yes