

PSP 1094

# Quarry Hills

C188

## Appendix 2

January 2016

AMENDMENT C188 - Quarry Hills Precinct Structure Plan												
Document changes matrix with reference to relevant submissions												
Version: 2.0 - MPA Part A Submission - January 2016												
Note: where a change has been made to Plan 2 - Future Urban Structure, it is assumed that the plan change will affect all corresponding plans.												
Page (Exhibition)	Section (Exhibition)	Objective (Exhibition)	Requirement (Exhibition)	Guideline (Exhibition)	Table (Exhibition)	Plan (Exhibition)	Figure (Exhibition)	Cross Section (Exhibition)	Appendix (Exhibition)	Exhibited version text	Panel version text	Related Submission/s
Introduction										Exhibited wording	Proposed changes	
2						P1					Make blue line for Findon Creek tributary and Darebin Creek more bold. Show Overland Flow paths as arrows depicting location of flow. Show Waterways as a separate item to overland flows make UGB and Precinct area lines clearer and to MPA standard	7 - Melbourne Water, MPA
3	1									The PSP is informed by: - Biodiversity Conservation Strategy and applicable Sub-Regional Strategies for Melbourne's Growth Areas June 2013	Biodiversity Conservation Strategy for Melbourne's growth Corridors, DEPI June 2013	13 - DELWP
How to read this document: Document changes										Exhibited wording	Proposed changes	
Land to which this PSP applies: Document changes										Exhibited wording	Proposed changes	
Background information: Document changes										Exhibited wording	Proposed changes	
Contents Document changes										Exhibited wording	Proposed changes	
1	3									3.3 Employment and Village Town Centres	3.3 Employment and Town Centres	MPA
Outcomes										Exhibited wording	Proposed changes	
Vision: Document changes										Exhibited wording	Proposed changes	
6						P2				By introducing the land data into GIS an error in DCP projects/land budget was discovered. INT-01 left out mapping consideration and overlapped the community facility. In turn, the community facilities were shifted slightly West to avoid overlap with the intersection.	Shift the community facility slightly west off the overlap of INT-01	MPA
6						P2					Amend local road to remove undevelopable small pockets of land between the GGF CA and local access street	7 - Melbourne Water
6						P2					ADD note: Stormwater treatment assets and growling grass frog wetlands are to be no closer than 10m minimum setback from the top of bank of the Darebin Creek	7- Melbourne Water
6						P2				Plans reflect Melbourne Water Drainage Strategy "Quarry Hills Development Services Strategy" and "Quarry Hills South Development Services Strategy"	Update Plan to show amended Quarry Hills Development Services Strategy - Melbourne Water	5 - Spiire, 7 - Melbourne Water, 11b- Whittlesea
6						P2				Legend - Drainage corridor (service open space)	Constructed waterway (service open space)	7 - Melbourne Water
6						P2					Where a wetland is disconnected from the creek by a local access road, to amend the plan so the local access streets runs around the wetland.	7- Melbourne Water
6						P2					Show Findon Creek Tributary	7- Melbourne Water
6						P2					Show stormwater quality treatment asset on electricity easement the same as the others	7 -Melbourne Water
6						P2					ADD Note: The sensitive interface of E6 and Darebin Creek to be resolved at functional design phase	7 -Melbourne Water
6						P2					Show Local Convenience Centre at the corner of Whitebark Street and the North- South connector road with a star and add to legend	11b - Whittlesea
6						P2				Quarry Extractive Works Area Buffer (500m)	Buffer area to be shown as slightly different shade of beige to depict the area more clearly and heavier line weight. The Extractive works area shown with bolder hatching.	1 - DEDJTR, 4 - Boral, 8 - EPA
6						P2					ADD Note: Land identified within the quarry extractive works area buffer (500m) must refer to Clause 2.7 of Clause 37.07-3 of the Whittlesea Planning Scheme.	1 - DEDJTR, 4 - Boral, 5 - Spiire, 6- Findon pastoral, 9 - EPA, 11b - Whittlesea
6						P2				Legend - Growling Grass Frog Cat 1 (service open space)	Growling Grass Frog Conservation Area	13- DELWP
6						P2					Better depict 1 in 100 year flood level better depict GGF CA boundary	13 - DELWP
6						P2				Legend - drainage easement - yarra valley water (service open space)	Legend - water easement (20m wide) - yarra valley water (service open space). Width of the water easement increased by approximately 15m to 20m on the plan.	

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6						P2					The potential government school and community facilities overlapped the high street and have now been relocated slightly west to remove the overlap on the plan.	
Objectives: Document changes										Exhibited wording	Proposed changes	
5	2.2	New								Heading -Image and Character	Heading - Image, Character and Housing	MPA, 11b - Whittlesea, 2b - AI Siraat
5	22	New									Insert Objective - "Ensure development appropriately responds to the natural landform of the precinct, particularly where there is an interface with the Quarry Hills Regional Parkland".	MPA, 11b - Whittlesea, 2b - AI Siraat
7	2.2	O21								Deliver an integrated water management system that encourages reduced reliance on reticulated potable water, encourages the reuse of alternative water, minimises flood risk, ensure waterway health and contributes to a liveable, sustainable and green urban environment	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures the environmental health of waterways and Bays, protects public health, delivers affordable essential water services and contributes towards a sustainable and green urban environment.	7- Melbourne Water
Summary Land Budget: Document changes										Exhibited wording	Proposed changes	
9					1					Bottom half of table 1 - NDA - Residential NDA-R (ha) and Residential Yield	Remove these sections of the table as there is only residential in the precinct and no employment, therefore there is no need to specify the NDA-R from the NDA.	MPA
9					1					The land budget needs to be updated to reflect the changes outlined through this table	New summary land use budget can be found attached to the Part A submission. The content of the PSP including other tables will be updated to reflect these new figures.	MPA
Implementation										Exhibited wording	Proposed changes	
Image, character: Document changes										Exhibited wording	Proposed changes	
12							1, 2 & 3			Figures depicting dwellings constructed on 10-15%, 15-20% and >20% Slope	Remove Figure 1, Figure 2 and Figure 3	14- PSCA
13				G8						Subdivisions should be designed to provide for a road or paper road separating development from the Quarry Hills Regional Parkland, the Darebin Creek nominated conservation area, waterways, the E6 Reservation, and the transmission easement. Where this is not possible due to slope constraints, design and layout options should demonstrate: -The use of rear lane access with active frontages to key interfaces - Avoidance of side of fence treatments -Opportunities for informal passive surveillance.	Subdivisions should be designed to provide for a road or paper road separating development from the Quarry Hills Regional Parkland, the Darebin Creek conservation area, waterways, the E6 Reservation, and the transmission easement. Where this is not possible due to slope constraints, design and layout options should demonstrate: -The use of rear lane access with active frontages to key interfaces - Avoidance of side or rear fence treatments -Opportunities for informal passive surveillance.	13 - DELWP
13				G14						Subdivision applications which include land identified as being in excess of 10% slope should refer to the preferred outcomes identified within Figures 1, 2 and 3 of this document	Delete	14- PSCA
13				G17						Where existing dry stone walls are to be removed, land owners should consult with Council to determine whether the material may be used internally within the precinct or transferred for landscaping purposes.	Where existing dry stone walls are to be removed, land owners should consult with Council to determine whether the material may be used internally within the precinct or transferred for landscaping purposes.	MPA
13				NEW							Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. Where lots with direct frontage are provided, they should be sufficiently set back from the waterway corridor to allow for the provision of pedestrian and service vehicle access to the front of those lots, to the satisfaction of Melbourne Water and the responsible authority.	7 - Melbourne Water
Housing: Document changes										Exhibited wording	Proposed changes	
16			R22							In areas which contain slope in excess of 10% as identified on Plan 1, development must minimise landscape scarring and large amounts of cut and fill. Specific guidance relating to this can be found at Figure 1-3	Delete and replace with G25 -The built form of dwellings located at the interface with Quarry Hills Regional Parkland should be designed to avoid dominating views to and from the parkland through design features such as reduced overall building heights and split level design.	14- PSCA
16			R23							An application for subdivision which includes lots to be located on slopes greater than 10% must be accompanied by design guidelines which demonstrate how the proposal responds to and achieves the objectives, requirements and guidelines within the 'Housing' and 'Earthworks, embankments and retaining structures' sections of the Quarry Hills Precinct Structure Plan incorporated in this scheme.	An application for subdivision which includes land located on slopes greater than 10% must be accompanied by Subdivision and Housing Design Guidelines, as required by Clause 3.1 of Clause 37.07-3 of the Whittlesea Planning Scheme. The guidelines must demonstrate how the development will minimise landscape scarring, including minimising large amounts of cut and fill.	2b - AI Siraat, 11b - Whittlesea, 14- PSCA

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16			R27							Lots must front (in order of priority where a lot fronts multiple elements): -Waterways and public open space -Local access streets -Connector roads -Transmission line easements -The E6 road reservation.	Lots must front (in order of priority where a lot fronts multiple elements): - Local access streets - Waterways and public open space -Connector roads -Transmission line easements -The E6 road reservation.	13- DELWP
16			R28							Front setbacks of dwellings where the lot maintains an interface with the Quarry Hills Regional Parkland, Darebin Creek or conservation areas must be in accordance with relevant CFA guidelines and requirements set out in Figure 7 of this document.	Delete R28	12- CFA, 13- DELWP, 14- PSCA
16				G22						Lots capable of supporting conventional and lower density housing are encouraged closer to the Quarry Hills Regional Parkland.	Residential lots which maintain an interface with the Quarry Hills Regional Parkland should provide larger lots to transition from residential development to the Quarry Hills Regional Parkland	2b - Al Siraat, 11b - Whittlesea, 14- PSCA
16				G25						The built form of dwellings located at the interface with Quarry Hills Regional Parkland should be designed to avoid dominating views to and from the parkland through design features such as reduced overall building heights and split level design.	Delete- relocated to Requirement R22	2b - Al Siraat, 11b - Whittlesea, 14- PSCA
Employment and Town Centres: Document changes										Exhibited wording	Proposed changes	
19	3.3.1									Anticipated Employment Generation	The Quarry Hills PSP provides for a Local Town Centre (Village Town Centre) and one Local Convenience Centre. The Village Town Centre is located at the junction of Harvest Home Road and the major north-south connector road. A local convenience centre is located in the north of the PSP, at the junction of Whitebark Street and the north-south connector road. The local convenience centre will provide for basic daily needs for residents, particularly in the north and is a suitable location for an interim community facility. <i>Reorder number of sub sections as a result of this change</i>	4 - Boral, 11b - Whittlesea
	3.3.1				5					total estimated figure = 406 listed under Section 3.3.1	Amended total estimated figure = 502 Section 3.3.2	11b - Whittlesea, MPA
19	3.3.2									1st dot point - The Village Town Centre is to be located at the junction of the extension of Harvest Home Road and the major north-south connector road. 2nd dot point - Spelling listed under Section 3.3.2	Delete first dot point <i>specialty</i> Section 3.3.3	MPA
19			R30							Use and development on fo the Village Town Centre must be generally in accordance with the layout of the land uses and road structure shown on the concepts in the Plan 5 - Village Town Centre Concept Plan	Delete - <i>the</i> Use and development on fo the Village Town Centre must be generally in accordance with the layout of the land uses and road structure shown on the concepts in Plan 5 - Village Town Centre Concept Plan	MPA
23				NEW							The Local Convenience Centre should be located as illustrated on Plan 2.	11b - Whittlesea, MPA
23				NEW							The design of any Local Convenience Centre should consider inclusion of two storey built form and ensure that all buildings are well articulated and of a high quality urban design that reflects its location as a key community hub within the precinct	11b - Whittlesea, MPA
23				NEW							Local Convenience Centres should feature a high degree of permeability and clear circulation to ensure that key destinations within the centre are easily accessible by walking and cycling.	11b - Whittlesea, MPA
Community Facilities: Document changes												
24	3.4.1									2nd Para - Wording errors	outdoor <i>spaces</i> consulting <i>suites</i>	MPA
24	3.41									7th Paragraph "...Given the catchment size of the Quarry Hills PSP, and the extensive period of time which may pass between the first residents arriving into the precinct, and the development of the community hub, innovative early or interim provision opportunities should be explored between Council and other relevant parties.	7th Paragraph "...Given the catchment size of the Quarry Hills PSP, and the extensive period of time which may pass between the first residents arriving into the precinct, and the development of the community hub, innovative early or interim provision opportunities should be explored between Council and other relevant parties. <i>An interim community facility could be accomodated within the local convenience centre in the north of the precinct.</i>	4 - Boral, 11b- Whittlesea
Open space and Natural Systems: Document changes												

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26	26					7				Plan 7 - Open space and Natural Systems	Plan 7 - Open Space	7 - Melbourne Water
28	28		R66							The design of waterway corridors, conservation areas, wetlands and retarding basins, and any other encumbered open space must seek to maximise the amenity value of that open space and provide for a range of flexible recreational opportunities. This is to be prioritised when such land abuts unencumbered passive or active parkland.	The design of waterway corridors, conservation areas, wetlands and retarding basins, and any other encumbered open space must seek to <a href="#">enhance</a> the amenity value of that open space and provide for a range of flexible recreational opportunities. This is to be prioritised when such land abuts unencumbered passive or active parkland <a href="#">where this does not conflict with the primary function of the encumbered area.</a>	7 - Melbourne Water
	28	3.5	NEW								The layout (including design and width) of open space and natural systems must be to the satisfaction of the responsible authority. The layout of drainage infrastructure, including waterway corridors, open channels, wetlands and retarding basins must be to the satisfaction of the responsible authority and Melbourne Water.	7 - Melbourne Water
28	28			G71						Existing vegetation should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region the precinct	Existing vegetation should be protected and enhanced through open space networks which facilitate habitat and movement corridors for species found within the region <a href="#">and</a> the precinct	MPA
Biodiversity, Threatened Species and Bushfire Management: Document changes												
31	3.6									Title - Biodiversity, Threatened Species and Bushfire Management	Biodiversity and Threatened Species	12 - CFA, MPA
	3.6										add note: <i>The following requirements and guidelines are in addition to biodiversity requirements and conditions identified in Schedule 3 to Clause 37.07 of the Whittlesea Planning Scheme.</i>	13- DELWP
31			R74							Departmental reference - DEPI	Department of Environment, Land, Water and Planning	13 - DELWP
31			R77							Any passive open space areas integrated wihtin the Growling Grass Frog Corridor/ Conservation Area, must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.	Any passive open space areas integrated wihtin the Growling Grass Frog <a href="#">Conservation Area</a> , must not detract from the conservation reserve, to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.	13 - DELWP
31							6			Figure 6: Growling Grass Frog Interface - Direct Lot Frontage	Figure 6: Growling Grass Frog Interface - Paper road frontage	13 - DELWP
31							5			Figure Notes: Conservation area boundary. Low fence to exclude vehicles but allow pedestrian access	Notes: Conservation area boundary. Low fence, <a href="#">bollards or other separation treatment</a> to exclude vehicles but allow pedestrian access	13 - DELWP
31							6			Figure Notes: Conservation area boundary. Low fence to exclude vehicles but allow pedestrian access	Notes: Conservation area boundary. Low fence, <a href="#">bollards or other separation treatment</a> to exclude vehicles but allow pedestrian access	13 - DELWP
33				G90						Where a lot interfaces with GGF habitat, the dwelling should front the conservation area and be designed generally in accordance with Figure 6.	Where a lot interfaces with the <a href="#">Growling Grass Frog Conservation Area</a> , the dwelling should front the conservation area and be designed generally in accordance with Figure 6.	13 - DELWP
33				G91						Local roads that interact with the GGF habitat area should be designed generally in accordance with Figure .	Local roads that interface with the Growling Grass Frog Conservation Area habitat area should be designed generally in accordance with Figure <a href="#">5</a> .	13 - DELWP
33					R78					Interim Bushfire threat A permit for subdivision issued of land in an 'interim bushfire threat' must ensure that: - Management of the interim bushfire threat will be carried out in such a way that allows buildings to be constructed to BAL LOW to the satisfaction of the CFA; or - All buildings in the interim bushfire threat area are built to BAL 12.5.	Delete	12 - CFA, MPA, 14 - PSCA
33					R79					Before the commencement of works for a stage of subdivision, a Construction Management Plan must be submitted to and approved by the responsible authority and the CFA. The Construction management Plan must specify, amongst other things: - Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire. - A separation buffer, consistent with the separation distance specified in AS3959-2009, between the edge of development and non-urban areas. - How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.	Delete	12 - CFA, MPA, 14 - PSCA

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33					R80					<p>For the purpose of Clause 56.06-7, the requirements of the relevant fire authority are, unless otherwise approved by the CFA:</p> <ul style="list-style-type: none"><li>- constructed road must be minimum of 7.3m trafficable width where cars park on both sides, or:</li><li>- A minimum of 5.4m in trafficable width where cars may park on one side only.</li><li>- A minimum of 3.5m width no parking and 0.5m clearance to structures on either side, and if this width applies, there must be passing bays of at least twenty metres (20m) long, six metres (6m) wide and located not more than two-hundred metres (200m) apart.</li><li>- Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width:</li><li>- the average grade of a road must be no than 1 in 7 (14.4% or 8.1).</li><li>- the steepest grade on a road must be no more than 1 in 5 (20% or 11.3) with this grade continuing for no more than fifty metres (50m) at any one point.</li><li>- Dips in the road must have no more than 1 in 8 grade (12.5% or 7.1) entry and exit angle.</li><li>- Constructed dead end roads more than sixty metres (60m) in length from must have a turning circle with a minimum radius of eight metres (8m) (including roll over kerbs if they are provided.)</li></ul>	Delete	12 - CFA, MPA, 14 - PSCA
34						P10				Bushfire Management	Delete Plan - re- number subsequent plans	12 - CFA, MPA, 14 - PSCA
35							7			Figure 7: Bushfire Prone Area Interface	Delete Figure	12 - CFA, MPA, 14 - PSCA
32						P9				Title: Plan 9 - Growling Grass Frog Conservation Area	Plan 9 - Growling Grass Frog Conservation Area Concept Plan	13 - DELWP
32						P9				Legend: Growling Grass Frog Cat 1 (service open space)	Growling Grass Frog Conservation Area	13 - DELWP
32						P9					Add scattered trees	13 - DELWP
32						P9				Notes 1 -10	Update Notes as per Appendix 2: Notes to be included in Conservation Area Concept Plans and Conservation Interface Plans. (Pg 39 of Guidance Note Implementing the BCS in Mlebourne's growth corridors working document). Note 1b to include objective 11 of Guidance note (pg 41 of guidance note)	13 - DELWP
						P9					New Note 2 (as per Appendix 2 notes above above) to add "The location and construction of water treatment assets must ensure that impacts to existing Growling Grass Frog habitat wetlands are avoided unless otherwise approved by DELWP.	13 - DELWP
Transport and Movement: Document changes												
37	3.7		NEW								Applications to construct infrastructure within the Growling Grass Frog conservation area must be generally in accordance with the specifications and locations shown in this PSP and DCP and be approved to the satisfaction of Secretary to the Department of Environment, Land, Water and Planning.	13 - DELWP
37	3.7		R88							Third dot point.	Where a shared path is to be delivered on one side of a minor water....."	MPA
36						P11				ADD Note:		
36						P11				<p>Note: 3 - The Harvest Home Road crossing over the Darebin Creek will be determined in consultation with the Department of Environment and Primary Industries and Melbourne Water through the planning application process.</p> <p>Buildings and works associated with the construction of the crossing should investigate modification of the 1 in 100 flood level to achieve a reduction to the bridge/culberts span.</p>	<p>Note: 3 - The crossings over the Darebin Creek will be determined in consultation with the Department of Environment, Land, Water and Planning (DELWP) and Melbourne Water through the planning application process. The exact locations of the crossings are subject to further detailed design and in consultation with DELWP and Melbourne Water.</p> <p>Buildings and works associated with the construction of the crossing should investigate modification of the 1 in 100 year flood level to achieve a reduction to the bridge/culberts span.</p>	MPA
Integrated Water Management and Utilities: Document changes												
40						P13				Legend - Drainage corridor (service open space)	Constructed waterway (service open space)	7 - Melbourne Water
40						P13				Legend - Growling Grass Frog Cat 1 (service open space)	Growling Grass Frog Conservation Area	13- DELWP



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40						P13				Plans reflect Melbourne Water Drainage Strategy "Quarry Hills Development Services Strategy" and "Quarry Hills South Development Services Strategy"	Update Plan to show amended Quarry Hills Development Services Strategy - Melbourne Water	5 - Spiire, 7 - Melbourne Water, 11b- Whittlesea
40						P13					Show stormwater quality treatment asset on electricity easement the same as the others	7 -Melbourne Water
40						P13					Add Note: The sensitivity at the interface of the E6 and the Darebin Creek to be resolved at the functional design phase.	7 - Melbourne Water
40						P13					Show natural waterways (Findon Creek tributary and Darebin Creek)	7 - Melbourne Water
41			R97							Development and the location of stormwater treatment and retardation assets must be in accordance with the relevant drainage strategy prepared by the responsible authority.	Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Strategy, prepared by the responsible authority and to the satisfaction of Melbourne Water.	7 - Melbourne Water
41			R99							Development must meet or exceed best practice stormwater quality treatment standards prior to discharge to receiving waterways as outlined on Plan 13, unless otherwise approved by Melbourne Water and the responsible authority.	Stormwater runoff from the development must meet or exceed the performance objectives of the Best Practice Environmental Management Guidelines for urban stormwater management (as amended or superseded) prior to discharge to receiving waterways and as outlined on Plan 13, unless otherwise approved by Melbourne Water and the responsible authority.	7 - Melbourne Water
41				G98						The design and layout of roads, road reserves and public open space should optimise water use efficiency and long- term viability of vegetation and public uses through the use of Water Sensitive Urban Design (WSUD) initiatives.	The design and layout of roads, road reserves and public open space should optimise water use efficiency and long- term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design (WSUD) initiatives such as rain gardens and / or locally treated stormwater for irrigation to contribute to a sustainable and green urban environment.	7 - Melbourne Water
41				G99						Where practical, integrated water management systems should be designed to: -Maximise habitat values for local flora and fauna species. - Enable future harvesting and / or treatment and re-use of stormwater, including those options or opportunities outlined in Plan 13.	Integrated water management systems should be designed to: -Maximise habitat values for local flora and fauna species. - Enable future harvesting and / or treatment and re-use of stormwater, including those options or opportunities outlined in Plan 13.	7 - Melbourne Water
				NEW							Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as stormwater, rain water and recycled water.	7 - Melbourne Water
41			R103							Avoid placement of any stormwater quality treatment assets or GGF ponds within 10 metres of the top of bank of the waterway (to allow for a riparian corridor, any future waterway maintenance requirements and to avoid adverse impacts to GGF habitat). These assets must be appropriately offset from the Darebin Creek to the satisfaction of Melbourne Water, DELWP and the responsible authority.	Avoid placement of any stormwater quality treatment assets or <a href="#">Growing Grass Frog Wetlands</a> within 10 metres of the top of bank of the waterway (to allow for a riparian corridor, any future waterway maintenance requirements and to avoid adverse impacts to <a href="#">Growing Grass Frog</a> habitat). These assets must be appropriately offset from the Darebin Creek to the satisfaction of Melbourne Water, Department of Environment, Land, Water and Planning and the responsible authority.	13 - DELWP
43			R110							Utility infrastructure must be placed outside any designated conservation areas as shown on Plan 9, Utilities must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of the Melbourne Water and the responsible authority.	Utility infrastructure must be placed outside any designated conservation areas as shown on Plan 9, Utilities must be placed outside of natural waterway corridors or on the outer edges of these corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of the Melbourne Water and the responsible authority.	MPA
Precinct Infrastructure Plan and Staging: Document changes												
44						NEW					Inclusion of a staging plan to show logical sequence of staging within the precinct, whilst the quarrying activities remain in operation.	1 - DEDJTR, 4 - Boral, 5 Spiire, 8 - EPA, 11b - Whittlesea

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49				G110						Staging will be determined largely by the development proposals on land wihtin the precinct and the availability of infrastructure services. Within this context, the following should be achieved: - Development staging should, to the extent practicable, be integrated with adjoining developments, - access to each new lot must be via a sealed road.	Staging will be determined largely by the development proposals on land within the precinct, <a href="#">having regard to existing constraints and the availability of infrastructure services and have regard to the Staging Plan</a> . Development staging should, to the extent practicable, be integrated with adjoining developments. Access to each new lot must be via a sealed road.	1 - DEDJTR, 4 - Boral, 5 Spiire, 8 - EPA, 11b - Whittlesea
Development staging: Document changes												
48			R117							Land identified within the buffer of the Extractive Works Area as identified on Plan 4 must liasie with the responsible authority and the Earth Resource Regulation section of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) prior to lodging a permit application for development.	Land identified within the quarry extractive works area buffer (500m) shown on Plan 2 must refer to Clause 2.7 of Clause 37.07-3 of the Whittlesea Planning Scheme.	4- Boral, 5 - Spiire, 6 - Findon Pastoral Co
Appendices												
Appendix 4.1 - Property Specific Land Use Budget: Document changes										Exhibited wording	Proposed changes	
Appendix 4.2 - Street Cross Sections: Document changes										Exhibited wording	Proposed changes	
Appendix 4.3 - Scattered tree Retention in the City of Whittlesea: Document changes										Exhibited wording	Proposed changes	
Quarry Hills Background Report												
										Exhibited wording	Proposed changes	
5										Departmental reference - DSDBI	DEDJTR	MPA
5										"...as such development within 500m of the Works Authority will need to be referred to the DSDBI."	"...as such development within 500m of the <a href="#">Extractive Works Area</a> will need to be referred to the <a href="#">DEDJTR</a> "	
10						NEW					Add plan within report to detail the on-site Quarry operations, including processing plant, Concrete Batching Plant and construction materials facility	4- Boral
10										Dot point 6	Delete and replace - A large Honsfel quarry is currently located within the PSP boundary. The site includes a quarry processing plant, a concrete batching plant and a construction materials facility. The quarry features blasting to remove the rock (honsfel) and is a major stone and rock resource within the northern corridor. Once operation of the site has ceased and has been rehabilitated, sections on the periphery of the current quarry hole will be suitbale for some development, however, the quarry hole itself will be partially filled for open space and recreation use. Creative reuse and re-design options are currently being investigated by Council as part of the Quarry Hills Regional Parkland Master Plan.	4- Boral
16										Departmental reference - DEPI	DELWP	MPA