

AMENDMENT C183 - ENGLISH STREET

Document changes matrix with reference to relevant submissions

Version: 0.1 - Prepared for initial distribution 31 August 2015

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
2	Contents											
1.0 Introduction										Exhibited wording	Proposed changes	
4						P1				Local Access street not shown	Amend to show local access street along the interface with the Merri Creek Corridor. Where there is no frontage street, it will be seperated by open space.	Submission 12 - CFA
4						P1				Highlighted section of plan which is highlighted as the English Street Precint Structure Plan	Bring forward the contents as shown in the north growth corridor plan, so it is not shown to be solid white.	
4						P1				Scale	Show correct scale on plan	
6	1					P2				Legend - Waterway corridor/floodplain	Delete > corridor/floodplain Replace with Waterway	Submission 4 - Melbourne Water
Vision: Document changes										Exhibited wording	Proposed changes	
8	2					P3				Transmission easement shown as faded	Transmission easement to be shown as more opaque	Submission 4 - Melbourne Water
8	2					P3				Incorrect waterway corridor boundary	show waterway boundary accurately. MW have provided new layer. This will require a relocation of LP4.	Submission 4 - Melbourne Water
8	2					P3				Legend - Waterway corridor/floodplain	Delete > corridor/floodplain Replace with waterway and drainage reserve	Submission 4 - Melbourne Water
8	2					P3		BCS (GGF) Corridor			Show the entire BCS on plan to overlay over Donnybrook Road, Laffan Reserve and the wetlands and drainage open space.	Submission 16 - DELWP
8	2					P3				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
8	2					P3				Local Street Network	Local access streets to be redesigned so that there is a street frontage along the whole length of the BCS.	Submission 4 - Melbourne Water Submission 12 - CFA Submission 16 - DELWP
9	2.1									Paragrah 1, 2nd sentence -  Development of the precinct will create a diverse mix of commercial offices, a potential local convenience shop, community assets and residential dwellings.	Development of the Precinct..... Delete > a potential local convenience shop local convenience retail uses.....and residential dwellings.	Submission 13 - City of Whittlesea
Objectives: Document changes										Exhibited wording	Proposed changes	
9		4								Create a high-amenity, indigenous landscape corridor along Merri Creek.	Create a high-Delete >amenity value, indigenous landscape along Merri Creek and beyond.	Submission 7 - MCMC
10		14								Retain high quality habitat for the Growling Grass Frog along the Merri Creek corridor, and support other environmental habitat value.	Create and retain high-quality habitat for the Growling Grass Frog along the Merri Creek corridor and support other environmental habitat value s.	Submission 4 - Melbourne Water MPA
10	2.2	21								Deliver an intergrated and resilient water system that supports liveable and sustainable communities, protects the environmental health of urban waterways and Port Phillip Bay; provides secure water supplies efficiently; protects public health; and delivers affordable, essential water services.	Deliver an integrated and resilient water management system that Delete > supports liveable and sustainable communities, protects the environmental health of urban waterways and Port Phillip Bay; provides secure water supplies efficiently; and reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood rist, ensures the environmental health of waterways and bays, protects public health, delivers affordable essential water services and contributes towards a liveable and green urban environment.	Submission 4 - Melbourne Water
11	3					P4		BCS (GGF) Corridor			Show the entire BCS on plan to overlay over Donnybrook Road, Laffan Reserve and the wetlands and drainage open space.	Submission 16 - DELWP

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11	3					P4				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
11	3					P4				Interface to BCS	Realign the Interface line so that runs around the outside of the BCS boundary	Submission 8 - English Street Development Partners
11	3					P4				Interface to railway	Show wider railway interface with an 80m buffer	Submission 13- City of Whittlesea
11	3					P4				Drainage Open Space not shown	Amend Plan 4 to show area of drainage open space	Submission 4 - Melbourne Water
11	3					P4				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
Implementation										Exhibited wording	Proposed changes	
Image, character & housing: Document changes										Exhibited wording	Proposed changes	
12			R5							Lots must front (in order of priority where a lot fronts multiple elements): - Waterways and public open space - Local access streets. - The railway line. - Arterial roads.	Lots must front (in order of priority where a lot fronts multiple elements): - Waterways and public open space - Local access streets. - The railway line. - Arterial roads. - <a href="#">Conservation Areas</a> . - <a href="#">Connector Roads</a> .	Submission 13 - City of Whittlesea
12			R6							Subdivison applications must include indicitive layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitable demonstrate: - Potential dwelling yield - Active interfaces with adjacent streets, open space and waterways. - Safe and effective internal vehicle and pedestrian circulation. - Indicative treatements for sensitive interfaces - as identified in Plan 4.	Subdivison applications must include indicitive layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitable demonstrate: - Potential dwelling yield. - Active interfaces with adjacent streets, open space and waterways. - Safe and effective internal vehicle and pedestrian circulation. - Indicative treatements for sensitive interfaces - as identified in Plan 4. - <a href="#">Well articulated built form and facilitate passive surveillance from windows, balconies and pedestrian access points</a> .	Submission 13 - City of Whittlesea
13	3.2.1		R7							Lots facing the Growling Grass Frog Conservation Area must provide for the outcomes illustrated in Figure 2.	<del>Delete&gt;</del> Lots facing the Growling Grass Frog Conservation Area must provide for the outcomes illustrated in Figure 2.  <a href="#">Development abutting any conservation area must be in accordance with Figure 2, other than in exceptional circumstances where it must be to the satisfaction of the Department of Envrionment, Land, Water and Planning. Side fences and back fences must not be the property interface to the conservation area.</a>	MPA
13	3.1.2		R8							Development of these lots abutting the Sydney-Melbourne railway line must provide for the outcomes illustrated in Figure 3.	Development of <del>Delete&gt;these</del> lots abutting the Sydney-Melbourne railway line must provide for the outcomes illustrated in Figure 3 <a href="#">unless to the satisfaction of the responsible authority</a> .	Submission 8 - English St Development Partners Submission 13 - City of Whittlesea
13	3.1.2										Add new Requirement <a href="#">A use or development that contains a bedroom and is located on land that is within 80m of the railway track, or in the opinion of the responsible authority to be impacted by noise from the rain operations on the Sydney-Melbourne railway line, must be designed to ensure that internal noise levels in bedrooms is less than 85dB LAMAX and 60 dB Leq9h (night).</a>	MPA
13	3.1.2			G6						Subdivision of land within 800 metres walkable catchment of the Donnybrook train station or designated public transport routes should create a range of lot sizes suitable for medium or high density housing types listed in Table 1.	Subdivision of land within 800 metres walkable catchment of the Donnybrook <del>Delete &gt; t</del> <a href="#">Train Delete&gt; s</a> Station or designated public transport routes should create a range of lot sizes suitable for medium or high density housing types listed in Table 1. <a href="#">An indiciative area is shown on Figure 1, where this may be appropriate.</a>	Submission 13 - City of Whittlesea MPA

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13	3.1.2										Add new Guideline Streets should be the primary interface between development and the GGF Conservation Area. Any residential lots with a direct frontage to the GGF should only be considered in exceptional circumstances. In exceptional circumstances where residential lots cannot be provided, they should be sufficiently set back from the waterway corridor to allow for the provision of both shared path and fire access to the front of those lots to the satisfaction of DELWP and the responsible authority.	MPA
16							F2			Growling Grass Conservation Area Interface- Cross-Section (DIRECT FRONTAGE)	Delete > DIRECT FRONTAGE diagram	Submission 4 - Melbourne Water
Town centres and employment										Exhibited wording	Proposed changes	
13	3.2.1			T2						Lockerbie PrincipleTown Centre	Lockerbie Principle Principal Town Centre	Submission 13- City of Whittlesea
13	3.2.1						F1			No reference to Merrifield Major Town Centre	Town Centre - Merrifield Major Town Centre Retail Floor Space - None specified Commercial Floor Space - None specified Location and ancillary uses - 4km west of the English Street precinct along Donnybrook Road. Will provide a range of local and regional level retail, entertainment, commercial, civic, education, recreation and community services, Located adjacent the Merrifield employment precinct.	Submission 9 - MAB Corporation
13	3.2.1						F1			No reference to Merrifield Major Town Centre	Include dotted line boundary for the local convenience centre, to reflect 1500sqm	Submission 9 - MAB Corporation
14	3.2.2		R11							Subdivision, use and/or development within Local Convenience Centres must have regard to the draft concept plan at Figure 4 and design criteria for Local Convenience Centres outlined in Appendix 4.2, as appropriate.	Subdivision, use and/or development within Local Convenience Centres must have regard to the draft concept plan at Figure Delete > 4 1 and design criteria for Local Convenience Centres outlined in Appendix 4.2, as appropriate.	Submission 8 - English St Development Partners Submission 9 -MAB Corporation
14	3.2.2		R12							The design of any Local Convenience Centre must: - Provide for a mix of tenancies. - Locate any servicing infrastructure and/or car parking to the rear or centre of the allotment in a manner that protects the visual amenity of the Precinct.	The design of any Local Convenience Centre must: - Provide for a mix of tenancies. - Locate any servicing infrastructure and/or car parking to the rear or centre of the allotment in a manner that protects the visual amenity of the Precinct. - A high visual standard and quality of development should be provided along street frontages. - A fine grained mix of uses and built form should be provided; and -Locate the local convenience and the community centre so that they are in close proximity.	Submission 13 - City of Whittlesea
14	3.2.2						F1			Figure 1 shows the intersection treatments along English Street. To avoid confusion further along the planning process, it should be noted that the southern signaled intersection does not form part of the DCP. This will occur when the commercial land is developed to the east.	Amend plan to now delete the pedestrian crossing and leave 'Signalised Intersection' at mid-block intersection as this is now included in DCP.	Submission 8 - English St Development Partners
14	3.2.2						F1			Community facility shown corner of precinct at English Street and Donnybrook Road.	Relocate community facility to location near English Street and the intersection with the key access street south of Donnybrook Road.	Submission 8 - English St Development Partners Submission 13 - City of Whittlesea
14	3.2.2						F1			Local Park no. 5 is not shown as per PSP plans	Amend Figure to include Local Park 5 at correct location.	Submission 4 - Melbourne Water
14	3.2.2						F1			Show updated drainage strategy	Show updated drainage strategy	Submission 13- City of Whittlesea
14	3.2.2						F1			waterway/ drainage along south of Donnybrook Road	show section along south of Donnybrook Road	Submission 4 - Melbourne Water
14	3.2.2						F1			Existing Windrow to be retained	Show windrow on plan	Submission 13- City of Whittlesea
14	3.2.2						F1			Local convenience centre is not deleniated on the the concept plan.	Add a boundary around the local convenience centre location.	Submission 9 - MAB Corporation
15	3.2.2		R13							Buildings within commercial areas shown on Plan 3 must create a positive address to streets.	Buildings within commercial areas shown on Plan 3 must provide an active frontage to streets.	Submission 13 - City of Whittlesea

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15	3.2.2		R15							Key locations within the Commercial Area must incorporate features of interest into the built form and surrounding landscape, including: 1. Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies and roof elements. 2. Articulation of buildin facades. 3. Variation in use of colours and materials.	Key locations within the Commercial Area must incorporate features of interest into the built form and surrounding landscape, including: 1. Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies and roof elements. 2. Articulation of building facades. 3. Variation in use of colours and materials. 4.Windows. 5. Primary pedestrian points.	Submission 13 - City of Whittlesea
15	3.2.3		R18							Subdivision abutting the Growling Grass Frog Conservation Area must provide for the outcomes illustrated in Figure 2.	Subdivision abutting the Growling Grass Frog Conservation Area must provide for the outcomes illustrated in Figure 2. <a href="#">Alternatives will be considered subject to approval of the responsible authority.</a>	MPA
15	3.2.3		R								Add new Requirement <a href="#">Car parking and loading bays must be sleeved behind buildings fronting the main streets to limit the impact of vehicles on the environment of the main street.</a>	Submission 13 - City of Whittlesea
15	3.2.3			G							Add new Guideline <a href="#">Environmentally sustainable principles and initiatives should be considered in the design of buildings, such as solar aspect, cross-flow ventilation, materials and finishes, embodied energy, use of solar hot water and on-site collection and reuse of stormwater.</a>	Submission 13 - City of Whittlesea
16	3.2.3			G							Add new Requirement <a href="#">All public landscaped areas must be designed to be robust and climatically appropriate, consistent with any local street tree or open space strategies.</a>	Submission 13 - City of Whittlesea
16							F2			Annotation on shared path	<del>Delete &gt; Shared path to be located on edge of conservation area</del>  <a href="#">Insert: Shared path to be located within conservation area (indicative)</a>	Submission 8 - English Street Development Partners
16							F2			Include additional notes	<a href="#">1. Trees should not be planted within 10 Metres of the conservatioin area boundary</a> <a href="#">2.All necessary fire breaks must be outside of the conservation area</a>	Submission 16 - DELWP
16							F2			Direct frontage cross section shown	<del>Delete &gt; Direct Frontage Cross section</del>	Submission 4 - Melbourne Water
17							F3			two cross sections shown	<del>Delete&gt; second cross section which shows direct frontage onto railway line</del>	Submission 13 - City of Whittlesea
Open space, Community facilities and Education: Document changes										Exhibited wording	Proposed changes	
18	3					P5				BCS (GGF) Corridor	Show the entire BCS on plan to overlay over Donnybrook Road, Laffan Reserve and the wetlands and drainage open space.	Submission 16 - DELWP
18	3					P5				Legend - Laffan Reserve (unencumbered)	<del>Delete &gt; (unencumbered)</del>	Submission 16 - DELWP
18	3					P5				Legend - Waterway corridor/floodplain	<del>Delete &gt; corridor/floodplain</del> Replace with <a href="#">waterway and drainage reserve</a>	Submission 4 - Melbourne Water
19	3.3				T4					Note below table - CoW = City of Whittlesea, HCC = Hume City Council, DELWP = Department of Environment, Land, Water and Planning	CoW = City of Whittlesea, HCC = Hume City Council, <del>Delete&gt;DELWP = Department of Environment, Land, Water and Planning</del>	Submission 13 - City of Whittlesea
19	3.3.1		R22							Local parks and squares within town centres must be delivered via Clause 52.01 passive open space contributions, as appropriate.	Local parks <del>Delete&gt; and squares within town centres</del> must be delivered via Clause 52.01 passive open space contributions, as appropriate.	Submission 13 - City of Whittlesea
19											Add new Requirement <a href="#">All public landscaped areas must be designed to be robust and climatically appropriate, consistent with any local street tree or open space strategies.</a>	Submission 13 - City of Whittlesea

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20	3.3.1		R24							<p>Further to the public open space contribution required by Clause 52.01 of the <i>Whittlesea Planning Scheme</i> , this provision sets out the amount of land to be contributed by each property identified as residential land in the Precinct and consequently where a cash contribution is required in lieu of land.</p> <p>All land owners must provide a public open space contribution equal to 3.75% of the Net Developable Area (NDA) upon subdivision of land in accordance with the following:</p> <p>- Where land is required for unencumbered open space purposes as shown on Plan 5 and specified in Table 4 and is equal to 3.75% of NDA that land is to be transferred to Council at no cost.</p> <p>- Where no land or less than 3.75% of NDA is shown in Plan 5 and specified in Table 4, as required for unencumbered open space purposes, a cash contribution is to be made to the Council to bring the total open space contribution equal to 3.75% of NDA of that site.</p> <p>- Where land required for unencumbered open space purpose as shown on Plan 5 and specified in Table 4 is more than 3.75% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.</p> <p>The value of the land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988.</p>	<p><del>Delete</del>&gt; Further Pursuant to the public open space contribution required by Clause 52.01 of the <i>Whittlesea Planning Scheme</i> , this provision sets out the amount of land to be contributed by each property identified as residential land in the Precinct and consequently where a cash contribution is required in lieu of land.</p> <p>All land owners must provide a public open space contribution equal to 3.75% of the Net Developable Area (NDA) - Residential upon subdivision of land in accordance with the following:</p> <p>- Where land is required for unencumbered open space purposes as shown on Plan 5 and specified in Table 4 and is equal to 3.75% of NDA - Residential that land is to be transferred to Council at no cost.</p> <p>- Where no land or less than 3.75% of NDA - Residential is shown in Plan 5 and specified in Table 4, as required for unencumbered open space purposes, a cash contribution is to be made to the Council to bring the total open space contribution equal to 3.75% of NDA - Residential of that site.</p> <p>- Where land required for unencumbered open space purpose as shown on Plan 5 and specified in Table 4 is more than 3.75% of NDA - Residential, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.</p> <p>The value of the land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988.</p>	Submission 8 - English St Development Partners Submission 13 - City of Whittlesea
20	3.3.1		R25							<p>Further to the public open space contribution required by Clause 52.01 of the <i>Whittlesea Planning Scheme</i> , this provision sets out the amount of land to be contributed by each property identified as residential land in the Precinct and consequently where a cash contribution is required in lieu of land.</p> <p>All land owners must provide a public open space contribution equal to 2% of the Net Developable Area (NDA) upon subdivision of land in accordance with the following:</p> <p>- Where land is required for unencumbered open space purposes as shown on Plan 5 and specified in Table 4 and is equal to 2% of NDA that land is to be transferred to Council at no cost.</p> <p>- Where no land or less than 2% of NDA is shown in Plan 5 and specified in Table 4, as required for unencumbered open space purposes, a cash contribution is to be made to the Council to bring the total open space contribution equal to 2% of NDA of that site.</p> <p>- Where land required for unencumbered open space purpose as shown on Plan 5 and specified in Table 4 is more than 2% of NDA, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.</p> <p>The value of the land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988.</p>	<p><del>Delete</del>&gt; Further Pursuant to the public open space contribution required by Clause 52.01 of the <i>Whittlesea Planning Scheme</i> , this provision sets out the amount of land to be contributed by each property identified as residential land in the Precinct and consequently where a cash contribution is required in lieu of land. All land owners must provide a public open space contribution equal to 2% of the Net Developable Area (NDA) - Commercial upon subdivision of land in accordance with the following:</p> <p>All land owners must provide a public open space contribution equal to 2% of the Net Developable Area (NDA) - Commercial upon subdivision of land in accordance with the following:</p> <p>- Where land is required for unencumbered open space purposes as shown on Plan 5 and specified in Table 4 and is equal to 3.75% of NDA - Commercial that land is to be transferred to Council at no cost.</p> <p>- Where no land or less than 3.75% of NDA - Commercial is shown in Plan 5 and specified in Table 4, as required for unencumbered open space purposes, a cash contribution is to be made to the Council to bring the total open space contribution equal to 3.75% of NDA - Commercial of that site.</p> <p>- Where land required for unencumbered open space purpose as shown on Plan 5 and specified in Table 4 is more than 3.75% of NDA - Commercial, Council will pay an amount equivalent to the value of the additional land being provided by that proposed development.</p> <p>The value of the land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole of the land, in accordance with Section 18 of the Subdivision Act 1988.</p>	English St Development Partners - Submission 8 City of Whittlesea - Submission 13
31				G15						The indicative layout of community facilities as illustrated in Plan 3 may be altered to the satisfaction of the responsible authority.	<del>Delete</del> > The indicative layout of community facilities as illustrated in Plan 3 may be altered to the satisfaction of the responsible authority.	City of Whittlesea - Submission 13
Biodiversity, Threatened Species and Bushfire Management: Document changes										Exhibited wording	Proposed changes	
22	3					P6				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
22	3					P6				Drainage Open Space not shown	Amend Plan 6 to show area of drainage open space	Submission 4 - Melbourne Water

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22	3						P6				Tree Size	Reduce size of dots so that native vegetation patches are visible.	Submission 16 - DELWP
22	3						P6				Tree in Employment area	Retain tree at this location	Submission 13- City of Whittlesea
22	3						P6				native vegetation patches to be removed	Remove the patch of vegetation from the plan in the north east corner of the PSP	Submission 16 - DELWP
22	3						P6				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
23								4			Legend - "Sporting reserve"	Delete > sporting reserve active open space	Submission 16 - DELWP
25								4			Footnotes in Conservation Area Concept Plan	Amend Footnote 1 toinclude : '...stormwater treatment infrastructure, including wetlands, swales, sediment ponds, bio-retention systems and outlet pipes connecting into the waterway (not shown)...'	Submission 4 - Melbourne Water
25								4			GGF Conservation Area Concept Plan	Remove areas of passive recreational areas within the wetland and drainage open space.	Submission 4 - Melbourne Water
25								4			Notes	Include updated notes as follows: Include updated notes as follows: 1. The conservation objectives of the conservation area are: a. Maintain and improve the current site quality and extent of native vegetation in the conservation area. b. Growling Grass Frog persists in the Conservation Area.  2. Water management locations provide for the construction and maintenance of stormwater treatment infrastructure, including retarding basins, treatment wetlands, swales, sediment ponds and bio-retention systems. Maintenance activities may include works such as de-silting, spreading sediment, controlling weeds and reconstructing wetlands.	
												3. Passive recreation locations provide for low intensity passive recreation, where compatible with the functioning and management objectives of the conservation area. Associated infrastructure may include BBQs, picnic areas, tables, shelters, playgrounds and lighting. Passive recreation locations are likely to include some potential Growling Grass Frog habitat (e.g. grassy areas with sparse tree/shrub cover) that should be managed in accordance with the Department of Environment, Land, Water & Planning's Growling Grass Frog habitat management standards.	
												4. The balance of the conservation area provides for the creation, enhancement and management of habitat for the Growling Grass Frog and protects strategically important areas for the Growling Grass Frog from incompatible land-uses and infrastructure. It also provides for the protection of native vegetation.  5. Low intensity passive recreational infrastructure, such as walking paths, shared trails, boardwalks and footbridges may be sited outside passive recreation locations, where appropriately located and designed and compatible with the functioning and management objectives of the conservation area to the satisfaction of the Department of Environment, Land, Water & Planning. Where an indicative location is shown, the final location and design must be to the satisfaction of the Department of Environment, Land, Water & Planning.	



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											<div>6. Development or works, other than shown in this plan or associated with the conservation of the Growling Grass Frog or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water &amp; Planning.</div> <div>7. Lighting must be designed and baffled to prevent light spill and glare into the conservation area outside the identified passive recreation areas.</div> <div>8. Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water &amp; Planning.</div>	
											<div>9. A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.</div> <div>10. Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.</div> <div>11. The conservation area is to be designed and managed as a 'dog on-lead' area, in areas that are publicly accessible.</div>	
25			R27							<div>Development abutting any conservation area must be in accordance with the Growling Grass Frog (GGF) Conservation Area Concept Plan and the Growling Grass Frog Conservation Area Cross-Section - Conservation Interface (Figure 2) to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning (DELWP).</div> <div>In cases where road frontage is not available to be provided, residential or commercial development must front onto the conservation area (i.e there should be no side or back fences abutting the conservation area).</div>	<div>Development abutting <span>or works within</span> any conservation area must be in accordance with the Growling Grass Frog (GGF) Conservation Area Concept Plan and the Growling Grass Frog Conservation Area Cross-Section - Conservation Interface (Figure 2) to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning (DELWP).</div> <div>In cases where road frontage is not available to be provided, residential or commercial <span>Delete&gt;developement development</span> must front onto the conservation area (i.e there should be no side or back fences abutting the conservation area).</div>	Submission 16 - DELWP
25			R28							<div>Any public paths or infrastructure located within a conservation area must be designed to avoid/minimise disturbance to vegetation or GFF habitat. Pubic paths are to be generally located in accordance with the GGF Conservation Area concept plan (Figure 4).</div>	<div>Any public paths or infrastructure located within a conservation area must be designed to avoid/minimise disturbance to vegetation or GFF habitat. Publ ic paths are to be generally located in accordance with the GGF Conservation Area concept plan (Figure 4).</div>	MPA
25				G18						<div>The layout and design of the waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the stormwater drainage system) should integrate with biodiversity and natural systems to the satisfaction of the responsible authorities, Melbourne Water and DELWP.</div>	<div>The layout and design of the waterways, wetlands and retarding basins (including the design of paths, bridges, <span>Delete &gt;and</span> boardwalks and the stormwater drainage system) should integrate with biodiversity and natural systems to the satisfaction of the responsible <span>Delete &gt; authorities authority</span>, Melbourne Water and DELWP.</div>	Submission 4 - Melbourne Water MPA

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25	3.4		R30							<p>Before the commencement of works for any stage of subdivision, a Site Management Plan that addresses bushfire risk during, and where necessary, after construction must be submitted to and approved by the CFA. The plan must specify, amongst other things:</p> <ul style="list-style-type: none"><li>- The staging of development and the likely bushfire risks at each stage;</li><li>- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;</li><li>- The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or underdeveloped landscape and protect residents and property form the threat of fire;</li><li>- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicle.</li></ul> <p>Where any potential bushfire risk cannot be satisfactorily managed so as to protect new building, the CFA may require buildings to be constructed to BAL 12.5 as appropriate.</p> <p>The plan must be carried out to the satisfaction of the CFA.</p>	<p>Before the commencement of works for any stage of subdivision, a Site Management Plan that addresses bushfire risk during, and where necessary, after construction must be submitted to and approved by the CFA <b>and the responsible authority</b>. The plan must specify, amongst other things:</p> <ul style="list-style-type: none"><li>- The staging of development and the likely bushfire risks at each stage;</li><li>- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;</li><li>- The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or underdeveloped landscape and protect residents and property form the threat of fire;</li><li>- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.</li></ul> <p><b>Delete &gt; Where any potential bushfire risk cannot be satisfactorily managed so as to protect new building, the CFA may require buildings to be constructed to BAL 12.5 as appropriate.</b></p> <p><b>In Bushfire Prone Areas (BPA), the minimum construction level under the Building Regulations is BAL 12.5</b></p> <p>The plan must be carried out to the satisfaction of the <b>CFA and the responsible authority</b>.</p>	Submission 12 - CFA Submission 13 - City of Whittlesea
26	3					P7				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
26	3					P7				Road Layout incorrect	Amend Plan to show correct road layout with off road shared path	Submission 4 - Melbourne Water
26	3					P7				BCS (GGF) Corridor	Show the entire BCS on plan to overlay over Donnybrook Road, Laffan Reserve and the wetlands and drainage open space.	Submission 16 - DELWP
26	3					P7				Pedestrian Signals	Delete Pedestrian Signals from plan and Legend.	Submission 8 - English Street Development Partners
27						P7				Local access street with off road shared path not identified by node in key at bottom of plan	Add local access street with off-road shared path node to key at bottom of plan.	Submission 4 - Melbourne Water
27			R32							Bus stop facilities must be designed to the satisfaction of Public Transport Victoria and be an integral part of town centres and activity generating land uses such as employment areas.	Bus stop facilities must be designed to the satisfaction of Public Transport Victoria and be an integral part of <b>town centres and</b> activity generating land uses such as employment areas <b>and local convenience centres to connect with train station and to other town centres.</b>	Submission 4 - Melbourne Water



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27			R33							<p>Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing:</p> <ul style="list-style-type: none"><li>- Footpaths of at least 1.5 metres on both sides all streets and roads unless otherwise specified by the PSP.</li><li>- Shared paths or bicycle paths of 3.0 metres in width where shown on Plan 7 or as shown on the relevant cross-sections in Appendix 4.3 or as specified by another requirement in the PSP.</li><li>- Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing of creeks and waterways</li><li>- Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision.</li><li>- Pedestrian priority crossings on all slip lanes.</li><li>- Safe and convenient transition between on- and off-road bicycle networks.</li></ul> <p>All to the satisfaction of the coordinating roads authority and the responsible authority.</p>	<p>Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing:</p> <ul style="list-style-type: none"><li>- Footpaths of at least 1.5 metres on both sides all streets and roads unless otherwise specified by the PSP.</li><li>- Shared paths or bicycle paths of 3.0 metres in width where shown on Plan 7 or as shown on the relevant cross-sections in Appendix 4.3 or as specified by another requirement in the PSP.</li><li>- Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing of creeks and waterways.</li><li>- Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision.</li><li>- Pedestrian priority crossings on all slip lanes.</li><li>- Safe and convenient transition between on- and off-road bicycle networks.</li><li>- <a href="#">Passive surveillance opportunities.</a></li><li>- <a href="#">Lighting.</a></li></ul> <p>All to the satisfaction of the coordinating roads authority and the responsible authority.</p>	Submission 13 - City of Whittlesea
Transport & movement: Document changes										Exhibited wording	Proposed changes	
26						P7				Plan shows a sourthen leg to English Street and Norman Road intersection.	Remove sourthen leg to English Street and Norman Road intersection.	Submission 8 - English Street Development Partners
28						P8				Local access street with off road shared path not identified by node in key at bottom of plan	Add local access street with off-road shared path node to key at bottom of plan.	Submission 4 - Melbourne Water
28	3					P8				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
28	3					P8				Pedestrian Signals	Delete Pedestrian Signals from plan and Legend.	Submission 8 - English Street Development Partners
26	3					P8				BCS (GGF) Corridor	Show the entire BCS on plan to overlay over Donnybrook Road, Laffan Reserve and the wetlands and drainage open space.	Submission 16 - DELWP
26	3					P8				Road Layout incorrect	Amend Plan 8 to show correct road layout (as shown in Plan 3) with off road shared path	Submission 4 - Melbourne Water MPA Submission 13 - City of Whittlesea Submission 8 - English Street Development Partners
Integrated water management and utilities: Document changes										Exhibited wording	Proposed changes	
29	3.5.3		R41							Vehicle access to a lot that is six metres or less in width must be via rear laneway.	<del>Delete&gt;Vehicle access to a lot that is six metres or less in width must be via rear laneway.</del>	MPA
29	3.5.3			G22						Street layouts should provide multiple convenient routes to major destinations such as the local convenience centre and the arterial road network, generally in accordance with Plan 8.	Street layouts should provide multiple convenient routes to major destinations such as the local convenience centre and the arterial road network, <a href="#">generally in accordance with Plan 8.</a>	Submission 8 - English Street Development Partners
29	3.5.3			G24						Culs-de-sac should not detract from convenient pedestrian and vehicular connections.	Culs-de-sac should <del>not be discouraged as they</del> detract from convenient pedestrian and vehicular connections.	Submission 13 - City of Whittlesea
29	3.5.3			G25						Slip lanes should be avoided in areas of high pedestrian activity and only be provided at any other intersection between the connector road and arterial road where they are necessitated by high traffic volumes/turning movements, to the satisfaction of the coordinating road authority.	Slip lanes should be avoided in areas of high pedestrian activity and only be provided at <del>Delete &gt; any other the</del> intersection <del>of Donnybrook Road and English Street Delete&gt;between the connector road and arterial road where they are necessitated by high traffic volumes/turning movements,</del> to the satisfaction of the coordinating road authority.	Submission 13 - City of Whittlesea
30	3					P9				Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners
30	3					P9				Legend - Waterway corridor/floodplain	<del>Delete &gt; corridor/floodplain</del> Replace with <a href="#">waterway and drainage reserve</a>	Submission 4 - Melbourne Water
30	3					P9				Drainage Open Space not shown	Amend Plan 9 to show area of drainage open space	Submission 4 - Melbourne Water

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30	3					P9				Pipelines	Amend Plan 9 to delete pipelines	Submission 4 - Melbourne Water
31	3.6.1		R42							Development must meet or exceed best practice stormwater quality treatment standards prior to discharge to receiving waterways as outlined on Plan 9 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 as outlined on plan 9, unless otherwise approved by Melbourne Water and the responsible authority.	Submission 4 - Melbourne Water
31	3.6.1		R43							Final design of constructed waterways (including widths), waterway corridors, retarding basins, wetlands, and associated paths, boardwalks, bridges and planting, must be to the satisfaction of Melbourne Water and the responsible authority.	Final design of the constructed waterways Delete >(including widths), waterway corridors, retarding basins, wetlands, water sensitive urban design features and associated paths, boardwalks, bridges and planting, must be to the satisfaction of Melbourne Water and the responsible authority.	Submission 4 - Melbourne Water
31	3.6.1		R44							Development staging must provide for the delivery or ultimate waterway and drainage infrastructure, including stormwater quality treatment listed in Table 6. 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, to the satisfaction of Melbourne Water and the responsible authority.	Development staging must provide for the delivery or ultimate waterway and drainage infrastructure, including stormwater quality treatment listed in Table Delete > 6 5. 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, to the satisfaction of Melbourne Water and the responsible authority.	Submission 4 - Melbourne Water
31	3.6.1		R45							Subdivision applications must demonstrate how: - Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes. - Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries. - Freeboard requirements for overland flow paths will be adequately contained within road reserves, all to the satisfaction of MW and the responsible authority.	Subdivision applications must demonstrate how: - Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes. - Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries. - Freeboard requirements for overland flow paths will be adequately contained within road reserves, all to the satisfaction of Delete>MW Melbourne Water and the responsible authority.	Submission 13 - City of Whittlesea
31	3.6.1		R46							Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme (DSS) established by Melbourne Water or the responsible authority.	Stormwater conveyance and treatment must be designed in accordance with the relevant drainage strategy, Delete > established by to the satisfaction of Melbourne Water Delete > or and the responsible authority.	Submission 4 - Melbourne Water
											Add new Guideline - Development should reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water, rain water and recycled water.	Submission 4 - Melbourne Water
											Add new Guideline - Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and retail water authority, including an approved Integrated Water Management Plan.	Submission 4 - Melbourne Water
											Add new Guideline - Integrated water management systems should be designed to: - Support and enhance habitat values for local flora and fauna species. - Enable future harvesting and/or treatment and re-use of stormwater.	Submission 4 - Melbourne Water
31					T5					Heading Table 5 English Street Stormwater Drainage and Water Quality Treatment Infrastructure	Heading Table 5 English Street Stormwater Drainage and Water Quality Treatment Infrastructure - Drainage Development Services Scheme	Submission 4 - Melbourne Water
31					T5					ID - WL5 Asset Type / Description - Wetland 5 Location - North west of precinct abutting Donnybrook Road Total Land Take Required - 0.28ha Land Within Otherwise Developable Land - 0.13ha Maintenance Responsibility - CoW	ID - Delete > WL5 CW1 Asset Type - Delete > Wetland 5 Constructed Waterway (encumbered) 30m wide Location - North west of precinct abutting Donnybrook Road Total Land Take Required - 0.28ha Land Within Otherwise Developable Land - 0.13ha Maintenance Responsibility - CoW	Submission 4 - Melbourne Water

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31					T5						Add note below table 5 as follows: The areas identified in this table are subject to change/confirmation during the detailed design stage, to the satisfaction of Melbourne Water, DELWP and the responsible authority.	Submission 4 - Melbourne Water Submission 8 - English Street Development Partners
32						P10				Plan does not show proposed potable water distribution main.	Add potable water distribution main to plan.	Submission 8 - English Street Development Partners
Precinct Infrastructure Plan & Staging: Document changes												
35	3.7.1				T6					Some descriptions and DCP reference numbers not consistent with Tables 3, 4 and 5 within the DCP.	Amend descriptions and DCP reference numbers where not consistent with Tables 3, 4 and 5 within the DCP to be the same in the PSP.	Submission 8 - English Street Development Partners
35	3.7.1				T6					Category - Road Title - English Street reconstruction and extension to Merri Creek Description - 4 lane arterial (ultimate) widening to 34m. Lead Agency - City of Whittlesea Timing - S/M Included in DCP - Yes (interim) No (ultimate) DCP Reference - RD-25.2-1	Category - Road Title - English Street - Donnybrook Road to Intersection with Norman Road. Reconstruction and extension to Merri Creek Description - Delete > 4 lane arterial (ultimate) widening to 34m. Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment) and construction of 2-lane carriageway excluding intersections (interim treatment). Lead Agency - City of Whittlesea Timing - S/M Included in DCP - Yes (interim) No (ultimate) DCP Reference - RD-25.2-1	Submission 8 - English Street Development Partners OR MPA
35	3.7.1				T6					Category - Road Title - English Street reconstruction and extension to Merri Creek Description - 4 lane arterial road (ultimate) - new road reserve, 34m. Lead Agency - City of Whittlesea Timing - S/M Included in DCP - Yes (interim) No (ultimate) DCP Reference - RD-25.2-2	Category - Road Title - English Street - Norman Road to bridge. Reconstruction and extension to Merri Creek Description - Delete> 4 lane arterial road (ultimate) - new road reserve, 34m. Purchase of land to create road reserve 34m wide (ultimate treatment) and construction of 2 lane carriageway, excluding intersections (interim treatment). Lead Agency - City of Whittlesea Timing - S/M Included in DCP - Yes (interim) No (ultimate) DCP Reference - RD-25.2-2	Submission 8 - English Street Development Partners OR MPA
35	3.7.1				T6					Category - Intersection Title - English Street / Norman Road Description - Purchase of land for intersection (ultimate treatment) and construction of arterial to access road 4 way roundabout (intrim treatment) Lead Agency - City of Whittlesea Timing - M/L Included in DCP - No (interim) Yes (ultimate) DCP Reference - N/A	Category - Intersection Title - English Street / Norman Road Description - Purchase of land for intersection (ultimate treatment) and construction of arterial to access road Delete> 4 way roundabout signalised 3-way intersection (intrim treatement) Lead Agency - City of Whittlesea Timing - M/L Included in DCP - No (interim) Yes (ultimate) DCP Reference - N/A	Submission 8 - English Street Development Partners OR MPA
35	3.7.1				T6					New Intersection project	Category - Intersection Title - English Street Mid Block Intersection Description - Purchase of land for intersection (ultimate treatment) and construction of arterial to access road 4 way intersection (intrim treatment) Lead Agency - City of Whittlesea Timing - M/L Included in DCP - Yes (interim) No (ultimate) DCP Reference - N/A	MPA

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35	3.7.1				T6					Include Community Centre	Category - Community Infrastructure Title - Community Centre Description - Purchase of land for Community Centre (ultimate treatment) and construction of community centre Lead Agency - City of Whittlesea Timing - S/M Included in DCP - Yes (interim) DCP Reference - N/A	MPA	
36	3					P11					Legend - 'affected land'	Delete > affected land	Submission 2 - City of Hume
36	3					P11				BCS (GGF) Corridor	Show the entire BCS on plan to overlay over Donnybrook Road, Laffan Reserve, the wetlands and drainage open space.	Submission 16 - DELWP	
36	3					P11					Legend - 'project buffer'	Delete > project buffer Replace with project buffer area for possible bridge realignment	Submission 2 - City of Hume
36	3					P11					project buffer'	Delete > area within the buffer area south of the bridge location	Submission 8 - English Street Development Partners
37			R57							All local parks (where not otherwise provided via the 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: - Removal of all existing and discussed structures, foundations, pipelines, and stockpiles. - Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). - Provision of water tapping, potable and recycled water connection points. - Implementation of Tree Protection Zones (TPZs) for existing trees to be retained to the satisfaction of the responsible authority. - Planting of trees and shrubs. - Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and maintenance access points. - Installation of park furniture including barbeques, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 4).	All local parks (where not otherwise provided via the 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: - Removal of all existing and discussed structures, foundations, pipelines, and stockpiles. - Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). - Provision of water tapping, potable and recycled water connection points. - Implementation of Tree Protection Zones (TPZs) for existing trees to be retained to the satisfaction of the responsible authority. - Planting of trees and shrubs. - Provision of vehicular exclusion devices (fence, bollards, or other suitable method) and maintenance access points. - Construction of shared paths in waterways and open space and connections to them. - Installation of toilet blocks and associated facilities - Installation of park furniture including barbeques, shelters, furniture, seating spaced at regular intervals, rubbish bims, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Table 4).	Submission 13 - City of Whittlesea	
37				G34						The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages.	The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages to the satisfaction of the responsible authority.	Submission 13 - City of Whittlesea	
38	3				P12			BCS (GGF) Corridor			Show the entire BCS on plan to overlay over Donnybrook Road, the wetlands, Laffan Reserve and drainage open space.	Submission 16 - DELWP	
38	3				P12					Local Street Network	Local access streets to be redesigned in line with Moremac Masterplan where they intersect with English Street near the bridge.	Submission 8 - English Street Development Partners	
38	3					P12				Legend - Waterway corridor/floodplain	Delete > corridor/floodplain Replace with waterway and drainage reserve	Submission 4 - Melbourne Water	
38	3					P12	Plan 12- Land Budget				The area for medium density housing at property 25.2-6 should indicate 5ha on the plan	Submission 8 - English Street Development Partners	
Appendices													
Land budget: Document changes													

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39					T7					Anticipated Dwelling Yield NDA-R Dwell / NDA-R Dwelling Lots	Anticipated Dwelling Yield NDA-R (ha) Dwell / NDA-R (ha) Dwelling Lots	MPA
39					T7						Add new line at bottom of table: <a href="#">Estimated Population - 3519</a>	MPA
Appendix 4.3 - Standard street cross sections: Document changes										Exhibited wording	Proposed changes	
46								3		Cross section nominates table drain.	Delete existing cross section and replace with cross section which nominates kerb and channel and drainage instead of table drain as provided by Moremac.	Submission 8 - English Street Development Partners
46								1		Donnybrook Road should identify where utilities will go in the nature strip	identify where utilities will go in the nature strip	Submission 13 - City of Whittlesea
								all		Names of cross sections	Reflect cross-sections as reflected in Plan 8	Submission 13 - City of Whittlesea
							2.1			Notes section	Include notes	Submission 13 - City of Whittlesea