

3.1.1 IMAGE AND CHARACTER										
	STANDARD	RESPONSE								
R1	<p><i>Street trees must be planted on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding:</i></p> <table><tr><td><i>Interval</i></td><td><i>Tree Size</i></td></tr><tr><td>8 – 10 metres</td><td>Small trees (less than 10 metres)</td></tr><tr><td>10 – 12 metres</td><td>Medium trees (10 – 15 metres)</td></tr><tr><td>10 – 15 metres</td><td>Large trees (15 metres or greater)</td></tr></table>	<i>Interval</i>	<i>Tree Size</i>	8 – 10 metres	Small trees (less than 10 metres)	10 – 12 metres	Medium trees (10 – 15 metres)	10 – 15 metres	Large trees (15 metres or greater)	Detailed landscaping plans, where required, will be submitted to Council for approval in accordance with the relevant stage of subdivision.
<i>Interval</i>	<i>Tree Size</i>									
8 – 10 metres	Small trees (less than 10 metres)									
10 – 12 metres	Medium trees (10 – 15 metres)									
10 – 15 metres	Large trees (15 metres or greater)									
R2	<p><i>Canopy trees (native, indigenous and exotic) in parks and streets must be:</i></p> <ul style="list-style-type: none">– <i>Larger species wherever space allows (to facilitate continuous canopy coverage)</i>– <i>Suitable for conditions</i>– <i>Planted in modified and improved soil as required to support tree longevity</i>	Detailed landscaping plans to be submitted and in accordance with each relevant stage of subdivision will propose canopy trees which adhere to Requirement 2.								
R3	<p><i>Fences forward of the building line must not be more than 1.2m in height</i></p>	In addition to subdivision, this application seeks approval for the development of lots under 300sqm. Despite this, an application for fencing will not be made and therefore this standard is not applicable to the application at hand. Design guidelines are to be applied at building permit stage.								
R4	<p><i>All public landscape areas must be planted and designed to the satisfaction of the responsible authority</i></p>	Detailed landscaping plans, where required, will be submitted to Council for approval in accordance with the relevant stage of subdivision.								

R5	<i>Subdivision layout must maximise the number of streets perpendicular to, or with direct views to, seasonal herbaceous wetlands and waterways.</i>	The master plan endeavours to maximise the number of streets perpendicular to wetlands and waterways, in light of existing road networks which have constrained subdivision layout in some respects.
R6	<i>Garages fronting a street must be setback a minimum of one metre from the front building line and must be less than half the width of the lot to a maximum of six metres, unless otherwise agreed by the responsible authority.</i>	This proposal seeks approval for subdivision only. Design controls are to be applied at building permit stage however it is expected that the proposal will be able to comply with Requirement 6.
GUIDELINE		RESPONSE
G1	<i>A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise approved by the responsible authority.</i>	Requisite lighting and furniture items to be located within streets or public spaces will be demonstrated within landscaping plans and therefore compliance with Guideline 1 will be achieved. Detailed landscaping plans, where required, will be submitted to Council for approval in accordance with the relevant stage of subdivision.
G2	<i>Dwellings on corner lots should provide positive address to both frontages.</i>	This proposal seeks approval for subdivision only. Design guidelines will be implemented at building permit stage however it is expected that the proposal will be able to comply with Guideline 2.

G3	<i>Design of dwellings should add to the precinct character by providing an attractive street address that encourages passive surveillance and visual interest.</i>	This proposal seeks approval for subdivision only. Design guidelines will be implemented at building permit stage however it is expected that the proposal will be able to comply with Guideline 3. At this point, allotments have been oriented to maximise appropriate street address and passive surveillance of public spaces.
G4	<i>Where appropriate, the use of indigenous trees is encouraged along streets fronting seasonal herbaceous wetlands.</i>	The placing of indigenous trees along streets fronting seasonal herbaceous wetlands will be demonstrated within detailed landscaping plans. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
G5	<i>Where practical, subdivision applications should have regard to the Wyndham City's Landscape Context Guidelines.</i>	This proposal seeks approval for subdivision only. The Wyndham City Council's <i>Landscape Context Guidelines</i> will be responded to through the provision of detailed landscaping plans, where required. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.

3.1.2 HOUSING

	STANDARD	RESPONSE
R7	<i>Residential subdivision must deliver a broad range of lot sizes capable of accommodating a variety of housing types.</i>	The proposed development plans (stages 1-4) demonstrate a broad range of allotment sizes able to accommodate a wide variety of housing types as specified within Table 1.
R8	<i>Development must achieve a minimum average density of 16.5 dwellings per Net Developable Hectare (NDHa) across the precinct.</i>	Whilst the application at hand pertains to Stages 1-4 of the development and will achieve 12.5 dwellings per NDH, the site as a whole will yield 18.4 dwellings per NDH. Taking this into consideration it is therefore determined the application complies with this standard.
R9	<i>Lots must front or side in order of priority:</i> <ul style="list-style-type: none"> – Seasonal herbaceous wetlands, waterways and public open space – Arterial and connector roads – Local access streets 	All lots front or side to either a street or open space. In the first instance allotments front or side wetlands, waterways and public open space.
R10	<i>Subdivision applications must include indicative concept layouts for any lots identified for the future development of medium density, high-density, or integrated housing that suitably demonstrate:</i> <ul style="list-style-type: none"> – Active interfaces with adjacent streets, open space and waterways – Safe and effective vehicle and pedestrian access and internal circulation, as appropriate 	The proposed subdivision density plan (stages 1-4) shows 130 allotments for medium density (300-700m ²) and 12 allotments for high density (<300m ²) housing. A draft concept plan for the Medium Density housing allotment is provided as Appendix 17.

3.2.1 OPEN SPACE

	REQUIREMENT	RESPONSE
R11	<p><i>The open space network must:</i></p> <ul style="list-style-type: none"> <i>– Provide flexible recreational opportunities that allow for the anticipated range of passive recreational needs of the community.</i> <i>– Maximise the amenity and value of encumbered open space, in particular stormwater treatment wetland and seasonal herbaceous wetlands.</i> 	<p>The overall master plan provides for a range of open space areas, including both passive recreation areas and encumbered wetland areas. The wetland areas have been designed to maintain existing Ecological Vegetation Class areas as well as provide a drainage function for the proposed subdivision.</p> <p>A Surface Water Management Statement prepared by Neil M Craigie Pty Ltd has been provided as an appendix to the submission and confirms that long term protection of EVC areas is able to be achieved under the proposed regime.</p> <p>Detailed landscaping plans, where required, can be submitted to Council for approval in accordance with the relevant stage of subdivision / pursuant to condition(s) of the permit.</p>
R12	<p><i>Local Parks, road cross-sections and paths must contain plantings of large canopy tree species, native, indigenous and exotic, that are suitable for urban environments, the local climate, soil conditions, and to the satisfaction of the responsible authority.</i></p>	<p>Detailed landscaping plans, where required, will be submitted to Council for approval in accordance with the</p>

		relevant stage of subdivision. These will include cross-sections in accordance with Requirement 12.
R13	<i>Any fencing of open space, whether encumbered or unencumbered, must be low scale and visually permeable to facilitate public safety and surveillance.</i>	Detailed landscaping plans, where required, will be submitted to Council for approval in accordance with the relevant stage of subdivision. These will include fencing in accordance with Requirement 13.
R14	<i>All parks must be located, designed and developed generally in accordance with the relevant description in Table 2 unless otherwise approved by the responsible authority. The area of the park may vary so long as it remains inside within the area range for its size category. Where a park is smaller than outlined in the table, the land must be added to another park. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation.</i>	All proposed parks have been demonstrated upon the development plans (stages 1-4) in accordance with Table 2 of the Lincoln Heath South Precinct Structure Plan. Their detailed design will be determined within landscape plans to be submitted, as required, for approval by Council.
R15	<i>Design and layout of wetland and seasonal herbaceous wetlands must maximise the potential for integration of recreation uses where this does not conflict with the primary function of the land and surrounding conservation values.</i>	This requirement is not applicable to subdivision Stages 1-4, however detailed landscape plans will demonstrate an appropriate design and layout for wetland areas so that they maximise the potential for integration with recreation uses. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.

R16	<p><i>Land designated for local parks must be finished and maintained to a suitable standard, prior to the transfer of land, to the satisfaction of the responsible authority.</i></p>	<p>Land which is designated for use as local parks will be finished and maintained to the satisfaction of the responsible authority prior to the transfer of land.</p>
R17	<p><i>Further to the public open space contribution required by Clause 52.01 of the Wyndham Planning Scheme, this provision sets out the amount of land to be contributed by each property in the precinct and consequently where a cash contribution is required in lieu of land.</i></p> <p><i>For the purposes of Clause 52.01 a local park or town square in this PSP is public open space. A contribution must be made as follows:</i></p> <ul style="list-style-type: none"> - <i>Where a public open space shown on the lot in Plan 2 of this precinct structure plan is equal to 3% of the lot's NDA that land must be transferred to Council at no cost to Council</i> - <i>Where a public open space shown on the lot in Plan 2 of this precinct structure plan is equal to 3% or less than 3% of the lot's NDA:</i> <ul style="list-style-type: none"> o <i>The relevant land must be transferred to Council at no cost to Council; or</i> o <i>A cash contribution must be made to Council to bring total public open space contribution to a value equal to 3% of NDA.</i> - <i>Where a public open space shown on the land in Plan 2 of this precinct structure plan is greater than 3% of the lot's NDA, the relevant land must be transferred to Council at no cost to Council. In this case Council will compensate the landowner, at a time to be agreed, for the amount of land provided in excess of 3% but no greater than difference between 3% and the amount of land shown as local park on Plan 2.</i> <p><i>Refer to the Property Specific Land Budget for detailed individual property open space land areas and percentages specified by this precinct structure plan.</i></p> <p><i>The responsible authority may alter the distribution of public open space as shown in this precinct structure plan provided the relevant vision and objectives of this precinct structure plan are met.</i></p> <p><i>A subdivider may provide addition public open space in a subdivision to the satisfaction of the</i></p>	<p>The applicant intends to maintain the open space areas for a period of 2 years prior to handover to the responsible authority. Maintenance of open space areas will be set out as per the detailed landscaping plans submitted for approval in accordance with the relevant stage of subdivision.</p>

	<i>responsible authority. There is no onus on Council, the responsible authority, or any other party to provide compensation for public open space provided above what is required by Clause 52.01 and this precinct structure plan.</i>	
R18	<i>The layout (including design and width) of drainage infrastructure, including open channels, wetlands and retarding basins must be to the satisfaction of the responsible authority.</i>	The layout of drainage infrastructure will occur to the satisfaction of the responsible authority, achieving a high level of compliance.
R19	<i>Where local parks are to be co-located with waterways or seasonal herbaceous wetlands, there must be clear separation/delineation.</i>	Detailed landscaping plans will demonstrate delineation between local parks, and waterways or seasonal herbaceous wetlands. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
R20	<i>Strategic revegetation must be provided around any seasonal herbaceous wetlands, with a particular emphasis on enhancing native vegetation whilst maximising public use and enjoyment in adjacent environmental based recreation land.</i>	Detailed landscaping plans will propose the enhancement of native vegetation around seasonal herbaceous wetlands in order to maximise public use and enjoyment in adjacent environmental based recreation land. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.

	GUIDELINE	RESPONSE
G6	<i>Local parks should cater for a broad range of users and support both structured and informal recreation activities.</i>	The proposed areas of passive open space will allow for a broad range of uses by a diverse future community. The spaces will support both structured and informal recreation activities.
G7	<i>Residential lots directly abutting open space must provide for a primary point of access from pedestrian or shared paths proximate to the lot boundary.</i>	This proposal seeks approval for subdivision only. Design guidelines will be implemented at building permit stage however it is expected that the proposal will be able to comply with Guideline 7. At this point, allotments have been oriented to maximise appropriate street address and passive surveillance of public spaces and road widths are able to accommodate footpaths. No allotments within Stages 1-4 directly adjoin public open space. Lots surrounding Reserve 1 have been designed to overlook the reserve.

3.3.1 BIODIVERSITY AND NATURAL SYSTEMS

	REQUIREMENT	RESPONSE
R21	<i>Any public infrastructure or trails located around the seasonal herbaceous wetland or within the environmental based recreation area must be designed to minimise disturbance to existing native vegetation and be placed generally in the location shown on Plan 4.</i>	Any public infrastructure or trails located around the seasonal herbaceous wetland or within the environmental based recreation areas will be designed to minimise disturbance to existing native vegetation and be placed generally in the location shown on Plan 4 in accordance with Requirement 21.
R22	<i>Prior to the commencement of any subdivision, buildings or works a highly visible vegetation protection fence must be erected around the perimeter of the area identified as seasonal herbaceous wetlands and environmental based recreation on Plan 2.</i>	It is expected that any adverse impacts on native vegetation, fill and drainage lines, and soil erosion will be minimised by the appropriate management of the site during and after construction. This includes the protection of the seasonal herbaceous wetlands and environmental based recreation area through the erection of protection fencing prior to commencement of subdivision, buildings or works in accordance with Requirement 22.

R23	<i>Prior to the commencement of any subdivision, buildings or works a Site Environmental Management Plan (SEMP) must be approved to the satisfaction of the responsible authority.</i>	<p>It is expected that Council will place a condition on permit to read:</p> <p><i>“At least seven days before any works commence a Site Environment Management Plan for the relevant stage must be submitted to and approved by the responsible authority. When approved, the Site Environment Management Plan will be endorsed and will then form part of the permit.”</i></p> <p>Each subdivision stage will comply with all relevant permit conditions to the satisfaction of the responsible authority.</p>
	GUIDELINE	RESPONSE
G8	<i>Landscaping adjacent to retained indigenous vegetation and wetlands should be complementary to conservation objectives and should use indigenous planting where appropriate.</i>	Detailed landscaping plans will demonstrate landscaping adjacent to retained indigenous vegetation and wetlands which is complementary to conservation objectives. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
G9	<i>Trails should not fragment areas of seasonal herbaceous wetlands. Trails may only be permitted in these areas for passive, low impact use if impacts to vegetation are considered negligible or minimal, to the satisfaction of DEPI and the Responsible Authority.</i>	Detailed landscaping plans will ensure that any proposed trails do not fragment areas of seasonal herbaceous wetlands. These plans

		are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
G10	<i>Interpretive signage on thoroughfares adjoining seasonal herbaceous wetlands should be provided for educational purposes.</i>	Detailed landscaping plans will ensure that any interpretive signage on thoroughfares adjoining seasonal herbaceous wetlands will be provided for educational purposes. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
G11	<i>Design, baffle and locate adjoining lighting to prevent light spill and glare adjacent to seasonal herbaceous wetlands.</i>	Detailed landscaping plans will propose that light spill and glare will be minimised from any lighting adjoining seasonal herbaceous wetlands. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
3.3.2 Bushfire management		
	REQUIREMENT	RESPONSE
R24	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>– The staging of development and the likely bushfire risks at each stage;</i> <i>– 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;</i> <i>– The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire; and</i> 	A Bushfire Management Statement has been prepared by EcoLink Consulting (December 2014) and included as an appendix to this submission. This plan has been prepared in accordance with Requirement 24.

	<ul style="list-style-type: none"> How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles. The plan must be carried out to the satisfaction of the CFA. 	
R25	<p>For the purposes 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"> Constructed roads must be a minimum of 7.3m trafficable width where cars park on both sides, or: <ul style="list-style-type: none"> A minimum of 5.4m in trafficable width where cars may park on one side only. A minimum of 3.5m width with no parking and 0.5m clearance to structures on either side, and if this width applies, there must be passing bays at least 20m long, 6m wide, and located not more than 200m apart. Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width. The average grade of a road must be no more than 1 in 7 (14.4% or 8.1°). 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 50 metres at any one point. Dips in a road must have no more than a 1 in 8 grade (12.5% or 7.1°) entry and exit angle. Constructed dead end roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8 m (including roll-over curbs if they are provided). 	<p>A Bushfire Management Statement has been prepared by EcoLink Consulting (December 2014) and included as an appendix to this submission. This plan has been prepared in accordance with Requirement 24.</p> <p>In addition, this Requirement has been adhered to in the design of subdivision stages 1-4. These standards will carry through to subsequent stages of subdivision.</p>
3.4.1 Public Transport		
	REQUIREMENT	RESPONSE
R26	<p>The bus stop facilities must be provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian / shared path.</p>	<p>All bus stops and facilities will be DDA compliant ensuring pedestrians have safe access. A shared path will be located along Fongeo Drive.</p>

R27	<i>Any roundabouts on roads shown as 'bus capable' on Plan 4 must be constructed to accommodate ultra-low-floor buses in accordance with the Public Transport Guidelines for Land Use and Development.</i>	The proposed two proposed roundabouts located along Fongeo Drive as shown on Plan 4 will be bus capable in accordance with Requirement 32.
	GUIDELINE	RESPONSE
G12	<i>A road nominated on Plan 4 as a potential bus route is to be constructed (including partial construction where relevant) in accordance with the corresponding cross section in the PSP and in accordance with the Public Transport Guidelines for Land Use and Development.</i>	All roads nominated on Plan 4 as a potential bus route will be constructed in accordance with the corresponding cross section the PSP and in accordance with the Public Transport Guidelines for Land Use and Development.
3.4.2 Walking and Cycling		
	STANDARD	RESPONSE
R28	<p><i>Design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing:</i></p> <ul style="list-style-type: none"> <i>– Footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP.</i> <i>– Shared paths or bicycle paths where shown on Plan 4 or specified by another requirement in the PSP.</i> <i>– Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines.</i> <i>– Safe, accessible and convenient pedestrian and cycle crossing points must be provided at all intersections, on key desire lines and on regular intervals appropriate to the function of the road and public transport provision.</i> <i>– Pedestrian priority crossings on all slip lanes.</i> <i>– Safe and convenient transition between on and off-road bicycle networks.</i> <p><i>All to the satisfaction of the coordinating roads authority and the responsible authority.</i></p>	The design of all streets and roads will give priority to the requirements of pedestrians and cyclists by providing infrastructure as outlined within Requirement 28. These will be made to the satisfaction of the coordinating roads authority and the responsible authority.

R29	<i>Pedestrian paths must be provided on both sides of connector and access streets in accordance with the cross sections in Appendix A.</i>	<p>There are two connector streets and one access street as demonstrated within Plan 4 of the Lincoln Heath South Precinct Structure Plan.</p> <p>Each will be provided with pedestrian paths on each side in accordance with Requirement 29 and the cross-sections provided within Appendix A of the Lincoln Heath South Precinct Structure Plan.</p>
R30	<i>Shared trails, paths and any pedestrian walkway within waterway corridors must be above the 1 in 10 year flood level, and all waterway crossings must be above the 1 in 100 year flood level, to the satisfaction of Melbourne Water. Any dedicated pedestrian crossings must be a bridge or boardwalk construction. All waterway crossings, including roads and pedestrian bridges must maintain the hydraulic function of the waterway and be designed to the satisfaction of Melbourne Water and the responsible authority.</i>	<p>Any shared trails, paths or pedestrian walkways within waterway corridors will be above the 1 in 10 year flood level, and all waterway crossing will be above the 1 in 100 year flood level, to the satisfaction of Melbourne Water and in accordance with Requirement 30. This will be demonstrated at the detailed design phase.</p> <p>All dedicated pedestrian crossings will be of the appropriate construction and waterway crossings will maintain the hydraulic function of any waterway to the satisfaction of Melbourne Water and the responsible authority.</p>

R 31	<i>All trails and crossings must be designed to the satisfaction of Melbourne Water and the responsible authority.</i>	Trails and crossings will be to the satisfaction of Melbourne Water and the Responsible Authority. This will be demonstrated at the detailed design phase.
R 32	<i>Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and cycling network to the satisfaction of the responsible authority.</i>	Detailed landscape plans will include the provision of appropriately scaled lighting along major pedestrian thoroughfares traversing public open space and the cycling network to the satisfaction of the responsible authority. These plans are to be submitted to Council, where required, in accordance with the relevant stage of subdivision.
R 33	<i>Bicycle priority at intersections of minor streets and connector roads with dedicated off-road bicycle paths must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signs.</i>	Bicycle priority will be maintained through strong and consistent visual and physical cues and supportive directional and associated road signs. The Fongeo Drive off road shared path and the north-south connector shared path have been designed to provide bicycle priority and strong linkages throughout the PSP area.
R34	<i>Cycle connections should be designed to allow for the safe and convenient transition between on-road and off-road networks.</i>	Cycle connections will facilitate safe and convenient transition between on-road and off-road networks.

3.4.3 Road Networks and Inter-parcel Connections

	REQUIREMENT	RESPONSE
R35	<i>Subdivision layouts must form a permeable street network that provides convenient access to local open space and allows for the effective integration with neighbouring properties and precincts.</i>	<p>The subdivision layout has been designed to promote pedestrian permeability and also provides integration with the development to the immediate north and east via a passive open space link. Public open space is located centrally with roads providing logical routes of access.</p> <p>The street network provides convenient access to local open space and neighbouring properties and precincts to the north, south, and east.</p>
R36	<i>Vehicle access to lots fronting arterial roads must be provided from a service road, local internal loop road or rear lane only, to the satisfaction of the coordinating road authority.</i>	No lots have been proposed to face Point Cook Road, the only arterial road located within proximity of the site.
R37	<i>Configuration of vehicle access to lots from a public street must ensure that there is sufficient separation between crossovers to allow for a minimum of one on-street car park for every two residential lots.</i>	Lot design allows for the appropriate positioning of vehicular crossovers in order to allow for a minimum of one on-street car park for every two residential lots.
R38	<i>Residential lots of a width of six (6) metres or less must only provide vehicle access via a rear laneway, unless otherwise approved by the responsible authority.</i>	All allotments are greater than 6 metres in width.

R39	<p><i>The following planning and design guidelines must be met:</i></p> <ul style="list-style-type: none"> <i>– Orient roads in a north-south and east-west grid, except in areas where natural or physical constraints do not permit.</i> <i>– Provide pedestrian and cycle through-routes to maintain access and permeability where vehicle through routes are not possible.</i> 	<p>Road orientation is predominantly north-south and east-west except where it is necessary to provide north-west to south-east road links which allow smaller allotments to respond appropriately to topography and the continuation of Fongeo Drive providing an essential east-west link, and ensure the proposal is designed cohesively with subsequent development stages which in turn are required to respond to areas of natural significance to the south-west, and the alignment of Fongeo Drive as specified within the PSP Future Urban Structure Plan.</p>
	GUIDELINE	RESPONSE
G14	<p><i>Residential block lengths should not exceed 240 metres. Intervals between blocks may take the form of either a trafficable street or pedestrian passage of not less than four metres in width.</i></p>	<p>Traffic calming measures have been provided on streets greater than 240m. Residential block lengths only exceed 240m where connections are to be provided to neighbouring development to the north and east and provide a continual link to future development in the south.</p>
G15	<p><i>A cul-de-sac should only be used when there is no practical alternative and not detract from convenient pedestrian and vehicular connections.</i></p>	<p>Not applicable.</p>

G16	<p>Where practicable, the frequency of vehicular crossovers on the connector road should be reduced by the use of a combination of:</p> <ul style="list-style-type: none"> – Rear loaded lots with laneway access – Side street placement to enable lot sideage. 	The frequency of vehicular crossovers on connector roads has been reduced through the orientation of allotments to allow for lot sideage, as well as the introduction of rear-loaded allotments along the drive to the east. This will particularly mitigate access concerns to allotments located in proximity to the Fongeo Drive/Point Cook Road intersection.
G17	Road and street cross sections should be consistent with the cross sections outlined in the PSP. An alternative to cross sections for roads may be considered by the responsible authority subject to the design satisfying the relevant requirements in the PSP and the Public Transport Guidelines for Land Use and Development.	Road and street cross sections are consistent with those set out in the PSP and the Public Transport Guidelines for Land Use and Development.
G18	The local street network should be designed to achieve target design speeds without the use of traffic management devices.	Traffic calming measures have been provided on streets greater than 240m only. These roads have been designed to provide appropriate key connections to adjoining development and future development to the south.
3.5.1 Integrated Water Management & Utilities		
	REQUIREMENT	RESPONSE
R40	Final design and boundary of retarding basins, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction of Melbourne Water and the responsible authority.	The final design and boundary of various stormwater infrastructures will be to the satisfaction of Melbourne Water and the responsible authority.

R41	<i>Development staging must provide for delivery of ultimate waterway and drainage infrastructure including stormwater quality treatment. Where this is not possible, development 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 as relevant.</i>	A Surface Water Management Strategy prepared by Neil M Craigie provides detail regarding the delivery of ultimate waterway and drainage infrastructure staging, both interim solutions and final outcomes.
R42	<i>Storm water direction, treatment and harvesting must not impact on the hydrological requirements, the short and long term viability of, or negatively impact on the retained seasonal herbaceous wetlands including environmental based recreation land and native vegetation on land surrounding this PSP area.</i>	<p>An Addendum to the Surface Water Management Strategy prepared by Neil M Craigie Pty Ltd (dated 21 March 2015) confirms the ability for the current hydrology model to maintain the long term protection of the EVC areas including the retained seasonal herbaceous wetlands.</p> <p>In addition to this, stormwater direction, treatment and harvesting will not impact on environmental based recreation land or native vegetation on land surrounding this PSP area.</p>

R43	<i>Development must meet at a minimum the best practice stormwater quality treatment standards prior to discharge to receiving waterways and as outlined on Plan 5, unless otherwise approved by Melbourne Water and the Responsible Authority.</i>	The development will meet the minimum best practice stormwater quality treatment standards prior to discharge to receiving waterways and as outlined on Plan 5 of the Lincoln Heath South Precinct Structure Plan, unless approved by Melbourne Water and the Responsible Authority.
	GUIDELINE	RESPONSE
G 20	<p><i>Where practical, integrated water management systems should be designed to:</i></p> <ul style="list-style-type: none"> • <i>Maximise habitat values for local flora and fauna species.</i> • <i>Enable future harvesting and/or treatment and re-use of stormwater, including those options or opportunities outlined on Plan 5.</i> 	<p>Integrated water management systems will be designed to maximise habitat values for local flora and fauna species and enable future harvesting and/or treatment and re-use of stormwater, including those options or opportunities outlined on Plan 5 of the Lincoln Heath South Precinct Structure Plan.</p> <p>Future extension of the Alamanda wetlands will encourage opportunities to comply with this standard.</p>
G21	<i>Where practical, development should include integrated water management initiatives to diversify water supply, reduce reliance on potable water and increase the utilisation of storm and waste water contributing to a sustainable and green urban environment.</i>	Australand is exploring the option of incorporating integrated water management initiatives.

3.5.2 Utilities

	REQUIREMENT	RESPONSE
R44	<i>Delivery of underground services must be coordinated, located and bundled (utilising common trenching) to facilitate tree and other planting within road verges.</i>	The planting of vegetation within road verges will be facilitated through the utilisation of common trenching where appropriate.
R45	<i>All new electricity supply infrastructure (excluding substations and cables with voltage greater than 66kv) must be provided underground.</i>	All new electricity supply infrastructure will be located underground.
R46	<i>Utilities must be placed outside any conservation areas shown on Plan 5 to avoid disturbance to existing native vegetation, significant landform features (e.g. rock outcrops) and heritage sites, to the satisfaction of the responsible authority.</i>	Utilities will be placed outside any conservation areas shown on Plan 5 of the Lincoln Heath South Precinct Structure Plan to avoid disturbance to existing native vegetation, significant landform features and heritage sites, to the satisfaction of the responsible authority.
R47	<i>All lots must be provided with potable water, electricity, a reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant authority.</i>	All allotments will be serviced to the satisfaction of the responsible authority.

R48	<i>Above ground utilities must be identified at the subdivision designs stage to ensure effective integration with the surrounding neighbourhood including native vegetation on land surrounding this area and to minimise amenity impacts, and be designed to the satisfaction of the relevant authority. Where that infrastructure is intended to be located in public open space, the land required to accommodate that infrastructure will not be counted as contributing to open space requirements classified under Clause 52.01 or within the Point Cook South DCP.</i>	<p>Any above ground utilities will be identified within the subdivision design to ensure effective integration with the surrounding neighbourhood including native vegetation on land surrounding this area and to minimise amenity impacts and be designed to the satisfaction of the relevant authority.</p> <p>Where that infrastructure is intended to be located in public open space, the land required to accommodate that infrastructure will not be counted as contributing to open space requirements classified under Clause 52.01 or within the Point Cook South DCP.</p>
	GUIDELINE	RESPONSE
G22	<i>Above-ground utilities should be located outside of key view lines and screened with vegetation, as appropriate.</i>	Above-ground utilities, where required, will be appropriately screened from view through use of vegetation.
G23	<i>Design and placement of underground services in new or upgraded streets should utilise the service placement guidelines outlined in Appendix B.</i>	The design and placement of underground services in new or upgraded streets will utilise the service placement guidelines outlined in Appendix B.

G24	Utility easements to the rear of lots should only be provided where there is no practical alternative.	Utility easements to the rear of lots will only be provided where there is no practical alternative.
3.6.1 Development Staging		
	REQUIREMENT	RESPONSE
R49	<p>Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> – Connector roads and local streets. – Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria). – Landscaping of all existing and future roads and local streets. – Intersection works and traffic management measures along arterial roads, connector roads, and local streets (except those included in the DCP). – Council approved fencing and landscaping (where required) along arterial roads. – Local shared, pedestrian and bicycle paths along local arterial roads, connector roads, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP). – Bicycle parking as required in this document. – Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space. – Basic improvements to local parks and open space (refer open space delivery below). – Local drainage system. – Local street or pedestrian path crossings of waterways unless included in the DCP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan. – Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity, gas, and telecommunications. 	Subdivision of the land within the precincts will provide and meet the total cost of delivering the infrastructure outlined within Requirement R49.
R50	<p><u>Open Space Delivery</u></p> <p>All public open space (where not otherwise provided via the DCP) must be finished to a standard that</p>	All public open space (where not otherwise provided via the DCP) must be finished to a standard that

	<p>satisfies the requirements of the responsible authority prior to the transfer of the public open space to Council, including but not limited to:</p> <ul style="list-style-type: none"> – Removal of all existing disused structures, foundations, pipelines, and stockpiles. – Clearing of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise). – Provision of water tapping, potable and recycled water connection points. – Sewer, gas, and electricity connection points must also be provided to land identified as a sport reserve or district level Local Park. – Trees and other plantings (drought tolerant unless otherwise approved by Council) – Vehicle exclusion devices (fence, bollards, or other suitable method) and maintenance access points. – Construction of minimum 1.5m wide pedestrian paths around the perimeter of the reserve connecting and linking into any other surrounding paths or points of interest, except where shown as a shared path on Plan 4. – Installation of park furniture including BBQs, shelters, tables, local scale playgrounds and other local scale play elements such as ½ basketball courts and hit-up walls, rubbish bins and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide (Appendix C). 	<p>satisfies the requirements of the responsible authority prior to the transfer of the public open space to Council, in accordance with Requirement 50.</p>
R51	<p>Access during construction must be from Point Cook Road and constructed to satisfaction of VicRoads and responsible authority.</p>	<p>During construction access to the site will occur via Point Cook Road to the satisfaction of VicRoads and the responsible authority.</p> <p>During the construction of Fongeo Drive (at the Point Cook Road intersection) an alternative route will be required. These other options will be explored with the responsible authority.</p>

	GUIDELINE	RESPONSE
G25	<p><i>Staging will be determined largely by the development proposals on land within the precinct and the availability of infrastructure services. Within this context, the following should be achieved:</i></p> <ul style="list-style-type: none"> <i>– Development staging should, to the extent practicable, be integrated with adjoining developments, through the timely provision of connecting roads and walking/cycling paths.</i> <i>– Where development does not directly adjoin the urban edge, local open space should be provided in early stages to provide new residents with amenity.</i> <i>– Access to each new lot must be via a sealed road.</i> 	<p>The staging of the development will generally occur from north-east to south-west and will begin as integration with the adjoining development to the north. Public open space will be provided during the first stage in order to give new residents a reasonable level of amenity. In addition, road connections to adjoining residential areas will also occur in earlier stages. All new lots will be accessed via sealed roads, namely Fongeo Drive which will be fully constructed within Stage 1.</p>
G26	<p><i>Development staging should ensure timely provision for and delivery of the Precinct Infrastructure Plan, including;</i></p> <ul style="list-style-type: none"> <i>– Connector streets.</i> <i>– Connection of the off-road pedestrian and bicycle network.</i> <i>– Intersection of Fongeo Drive and Point Cook Road</i> 	<p>Development staging will occur in accordance with the Precinct Infrastructure Plan, including the timely provision of connector streets, off-road pedestrian and bicycle networks, and the intersection of Fongeo Drive and Point Cook Road.</p>