



CO-DESIGN WORKSHOP SUMMARY

Merrimu PSP

Client: Victorian Planning Authority (VPA)

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Customer: Victorian Planning Authority (VPA)

Customer reference: Merrimu PSP Co-design Workshops

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1. INTRODUCTION

The Victorian Planning Authority (VPA) is the Planning Authority for the Merrimu Precinct Structure Plan amendment (the Merrimu PSP) and are working closely with Moorabool Shire Council (Council) to prepare the PSP.

As part of the PSP 2.0 process developed through the *Precinct Structure Planning Guidelines: New Communities in Victoria, 2021* (VPA) (the Guidelines), place-based plans are developed as part of a co-design process with a range of stakeholders.

After progressing the Phase 1 of the background assessments, the VPA are working towards developing place-based plans for the Merrimu Precinct (the Precinct) as per the process shown in Figure 1-1.

Ricardo was engaged by the VPA to assist with the Co-design Workshop (the Workshop) for the Merrimu PSP.

Participants with an interest in the Precinct were invited from a range of organisations from the public and private sectors, as well as private landowners, to participate in the Workshop.

This report provides an overview of the Workshop and a summary of the feedback received.



Figure 1-1 Merrimu PSP Process Outline

Source: Victorian Planning Authority, Co-design workshop presentation July 2022

2. CO-DESIGN WORKSHOP

2.1 BACKGROUND

The VPA has now commissioned and finalised a number of background assessments which will inform the Merrimu PSP. These background assessments have also informed the *Merrimu PSP - Key Issues and Opportunities Paper, July 2022*, which identified the issues and opportunities for the Precinct and included a Precinct Constraints Map. The Key Issues and Opportunities Paper was emailed to participants and published on the VPA website on 21 July 2022 for stakeholders to review prior to the Workshop.

As the population of the Bacchus Marsh locality is expected to double by 2041, a north-south link road would assist with easing congestion for the existing and future community. The Victorian Government is investing \$3 million into a planning study for an eastern link road in Bacchus Marsh, to improve traffic flow and safety in the area and provide an efficient, safe and direct connection to the Western Freeway for freight transportation between the Port of Geelong, Ballarat, Adelaide and the Calder Freeway. This planning study is continuing as the Department of Transport work to identify a preferred alignment, including consultation with the community, property owners and stakeholders, and technical studies to inform the options assessment.

In December 2020, the Bacchus Marsh Eastern Link Road Options Assessment Summary was released, which identified the three shortlisted options for the Eastern Link Road (ELR) in relation to the Precinct. With a decision on the final location of the BMELR anticipated late-2022, the VPA has continued to progress the Merrimu PSP process by preparing three concept place-based plans, responding to the BMELR options for the basis of testing through the co-design workshop.

The Workshop was not intended to be used as the basis for assessing the relative merits of the three BMELR alignment options. Rather the Workshop was designed to identify the key issues and opportunities for the structure of the Precinct associated with each alignment option, and to identify potential planning responses.

Prior to the Workshop, the following documents were circulated to participants to assist with preparation for the Workshop

- The PSP Guidelines
- Overview of the PSP 2.0 PSP Process.
- A link to an instructional video on 'How to use Mural' and,
- The Key Issues and Opportunities Paper.

2.2 WORKSHOP DATE

The Workshop was held on the 25th of July 2022 between 11am and 4pm. The Workshop was held over Zoom and supported by the use of Mural to present and collect feedback.

The Workshop was structured to include discussion on three place-based plans featuring each of the BMELR alignment options. A further targeted public engagement with the broader community is proposed following the decision on the ELR alignment to focus on the relevant place-based plan. This structure would ensure stakeholders continued to be engaged in the Merrimu PSP process, allowing for early identification and resolution of issues, and any need for additional background assessments.

2.3 PARTICIPANTS

A wide range of stakeholders participated in the Workshop with approximately 85 attendees taking part. Stakeholders were from the following organisations:

- | | |
|--|--|
| • Moorabool Shire Council | • Country Fire Authority |
| • Department of Land, Water & Planning (DELWP) | • Department of Jobs, Precincts and Regions (DJPR) |
| • Melbourne Water | • Victorian Aboriginal Childcare Agency |
| • Rain Consulting | • Metropolitan Waste and Resource |
| • Creo Consultants | • Department of Education (DET) |
| • Ethos Urban | • Greater Western Water (GWW) |
| • Hatch RobertsDay | • Urbis |
| • Mesh Planning | • Homes Victoria |
| • Bicycle Network | • Bacchus Marsh Developments (BMD) |
| • Adept Developments Pty Ltd | • Mondous Properties |
| • Department of Transport (DoT) | • Rescom Group |
| • Stantec | |

2.4 PURPOSE OF THE CO-DESIGN WORKSHOPS

The purpose of the Workshop was to:

- Present background information to the Merrimu PSP stakeholders
- Identify issues and resolution options early in the Merrimu PSP process
- Encourage collaborative planning and co-design
- Achieve integrated planning outcomes

- Provide opportunities to stakeholder to discuss innovative approaches to precinct structure planning
- Outline next steps for the Merrimu PSP process

2.5 WORKSHOP STRUCTURE

The Workshop entailed a presentation by the VPA outlining the Merrimu PSP's background, key issues and opportunities and desired outcomes followed by brief landowner presentations outlining their individual visions.

Following these presentations, participants were organised into seven groups, with a VPA officer and scribe assigned to each room to facilitate discussion, and a VPA or Ricardo officer with knowledge of the Merrimu PSP available for assistance.

Within the break-out rooms, four activities based on the key themes of the precinct were set up to collect feedback:

- Activity 1: Heritage, environment, water, sodic soils, and interfaces.
- Activity 2: Transport and movement.
- Activity 3: Housing densities and character.
- Activity 4: Community infrastructure and town centres.

Each activity included issues and opportunities relating to each key theme with questions also used to prompt discussion amongst the participants. Using Mural, the feedback was noted by the break-out room scribes as the three place-based plan options (the plans) were discussed.

2.6 WORKSHOP MATERIALS

The following materials were developed and used in the Workshop. These include:

- Precinct Constraints Maps
- Three place-based plans options (*Note: these plans were developed to present the three alignment options for the BMELR that are being considered by Victorian Government Departments*)
- VPA Community infrastructure – Assumptions
- VPA Phase 2 Technical matters.

The Precinct Constraints Maps, place-based plan options and community infrastructure assumptions are included in Appendix B.

2.7 WORKSHOP ACTIVITIES

The Workshop activities were organised into four themes based on the PSP guidelines, with the aim of encouraging participants to provide feedback on all three of the Merrimu PSP place-based plan options while ensuring that appropriate time was given to each topic (refer Figure 2-1).





Heritage, environment, water, sodic soils and interfaces	Transport and movement	Housing densities and character	Community infrastructure and town centres
 <p>Aboriginal cultural heritage and post-colonial heritage</p> <p>Interfaces to quarries, conservation areas, Western Renewables Link)</p> <p>Environmental risks (bushfire, topography and sodic soils)</p> <p>Biodiversity features and values (Note: biodiversity assessments at Long Forest Estate are still being undertaken for some areas in the PSP)</p> <p>Water management</p>	 <p>Key access and connections to future and existing movement network</p> <p>Connections to 3x BMELR alignment options</p> <p>Public transport</p> <p>Walking and cycling</p>	 <p>Housing typology and densities</p> <p>Character within future estates</p> <p><i>Bacchus Marsh Housing Strategy to 2041</i></p>	 <p>Community facilities (Kindergarten schools, medical services etc.)</p> <p>Open spaces</p> <p>Town centres, retail and commercial uses</p>

Figure 2-1 Key themes

Group facilitators guided stakeholder discussion with key questions while scribes took note of feedback for each activity. The heritage, environment, water, sodic soils and interfaces activity followed questions specific to each topic, using plans with technical assessment outcomes as a guide.

Themes 2, 3 and 4 required a more complex approach, due to the complexities in having three place-based plans to discuss for each theme. These themes were structured to include time for general discussion which looked at common elements in the plans (refer Figure 2-2)., and then questions related to the distinct elements of the plans (refer to sections 2.7.1 – 2.7.4).

Theme 1 Heritage environment, water, sodic soils and interfaces	Theme 2 Transport and movement	Theme 3 Housing density and character	Theme 4 Community infrastructure and town centres
<ul style="list-style-type: none"> • Interfacing issues • Environment • Heritage • Sodic soils • Water 	<ul style="list-style-type: none"> • General discussion • Plan Option A • Plan Option B • Plan Option C 	<ul style="list-style-type: none"> • General discussion • Plan Option A • Plan Option B • Plan Option C 	<ul style="list-style-type: none"> • General discussion • Plan Option A • Plan Option B • Plan Option C

Figure 2-2 Discussion topics per theme

2.7.1 Theme 1: Heritage, environment, water, sodic soils, and interfaces.

Theme 1 focussed on Aboriginal and cultural heritage, environment, water, sodic soils, and interface issues and opportunities within the Merrimu precinct. The five general questions posed to facilitate discussion included:

1. How can we protect unique view lines created by escarpments?
2. Where do escarpments and steep topography present key constraints to developable land and connections throughout the precinct?
3. What opportunities are there to incorporate biodiversity features and values into the precinct?
4. How can heritage values and features be incorporated into the design of the public realm?
5. How should intensification of sensitive residential uses be treated in relation to:
 - a) conservation areas,
 - b) quarrying activity,
 - c) Sodic soils,
 - d) Bacchus Marsh Irrigation District, proposed Western Renewables Link and; the escarpment?

2.7.2 Theme 2: Transport and movement.

Theme 2 related to transport connections issues and opportunities within the Merrimu precinct including public transport, road networks, and pedestrian and cyclist connectivity.

The two general questions asked to facilitate discussion included:

1. Are connector roads in the right locations to support vehicle movements and active transport for existing and future residents?
2. The Concept Plans show potential access points to the BMELR. In each option what are the key access points in your opinion?

The four specific questions asked to encourage discussion around options A, B and C included:

1. Does this concept plan feature a suitable road network to service the new community?
2. Is sufficient connectivity provided throughout the concept plan to support the 20-minute neighbourhood principle of people connected to local services?
3. Where are the opportunities for adequate public and active transport routes on this concept plan?
4. Where should the following be prioritised?
 - a) on-road bike paths
 - b) off-road bicycle paths
 - c) bus routes

2.7.3 Theme 3: Housing density and character.

Theme 3 was centred around the issues and opportunities relating to housing density options and character within the Merrimu precinct.

The three general questions presented to participants to encourage feedback included:

1. Do participants agree with the housing densities shown on concept plans (e.g. densities around Long Forest Estate and/or increased densities west of Wells Road)?
2. Are there areas where lower densities should be located?
3. What are your thoughts on the typologies depicted on the Mural board? What typologies are preferred in the Merrimu context?

The two specific questions posed to facilitate discussion around options A, B and C included:

1. Mark where and why different housing typologies (detached, townhouse or compact urban units) will best be located. It's worth considering:
 - a) main roads
 - b) near public transport
 - c) near open space
 - d) near education and community facilities
2. What are the local characteristics of Merrimu that we need to protect / celebrate?

2.7.4 Theme 4: Community Infrastructure and Town Centres.

Theme 4 related to the community infrastructure, open space and town centre opportunities within the Merrimu precinct.

The four general questions posed to facilitate discussion included:

1. What local economic opportunities are there around the town centres?
2. What is important to consider for the town centres?
3. What type of servicing provision should be provided to the future community? E.g., electricity only, gas only or both?
4. How can the town centres, services and infrastructure be delivered early?

The three specific questions asked to promote discussion around options A, B and C included:

1. Do you support the Town Centre Hub and Local Activity Centre (LAC) locations on the concept plan?
2. Are there any comments on the hierarchy and function of open space reserves?
3. Where should education and community facilities be located?

3. PARTICIPANT FEEDBACK

The Workshop activities generated a wide range of feedback from stakeholders. Generally, feedback was captured in sticky notes around the plans with some comments having a spatial element to them.

Approximately 700 comments were captured throughout the co-design workshop, which demonstrates the significant amount of knowledge and familiarity stakeholders have with the precinct.

The comments were further broken down into topics to understand where the emerging issues and opportunities are for the Precinct, and which are the critical topics for the Precinct from the perspective of stakeholders. An action was then assigned to indicate the next steps that the VPA will be taking to address the feedback. Next steps are further detailed in Section 4 below.

Figure 3-1 illustrates the three BMELR alignment options with one of the potential future urban structures and feedback received shown spatially. The feedback either relates to all of the potential future urban structures, or one option tied to the BMELR option as indicated in the comment.

The comments shown on the Figures below are not exhaustive but represent the most common comments made during the Workshops that are within scope of the PSP to address. All stakeholder feedback gathered during the Workshop is included in **Appendix A** Feedback summary table.

Long Forest Estate

The land known as the long forest estate has been identified on the concept place-based plan legend as "subject to further investigation". The specific developable area and urban form outcomes for this site will be subject to further investigation, informed in part by additional biodiversity survey work.



BMELR Options A, B & C - Concept Plan

Merrimu Precinct Structure Plan

1:27,500 @ A4

0 200 400 600 800 m



Fosters good connectivity through the precinct (Applies to Option A)

Presents opportunity to create a buffer to adverse amenity from quarry operations to the north west of the precinct (Applies to Option C)

Consider locating schools away from arterial roads (Applies to all options)

Consider the constructability of road network given sodic soil issue (Applies to Option B)

The presence of sodic soils across the precinct poses significant challenges for road construction and development and requires further investigation. This is particularly noted for the escarpment area. (Applies to all options)

Road network to provide appropriate safety and emergency access— must be able to accommodate for emergency vehicles in bushfire situations (Applies to all options)

Encourages intact and connected 20 minute neighbourhoods (Applies to Option B)

Consider further investigation and clarification of buffer areas/ setbacks - BMO, sand quarry, development, escarpment, and conservation areas. (Applies to all options)

Consider bus routes for connector roads across the precinct (Applies to all options)

Consider visual impacts of the ELR down the escarpment (Applies to Option A)

Consider maximizing residential development in the walkable catchments (Applies to all options)

Housing density and typology to respond appropriately to the escarpment area given associated issues of erosion, sodic soils, run off and biodiversity value. (Applies to all options)

Presents potential opportunity for greater housing yields (Applies to Option C)

A requirement for suitable housing typologies/ densities along Long Forest reserve edge line and Flanagan's Dr to be identified. (Applies to all options)

Retention and enhancement of Long Forest reserve, its ecological value and conservation linkages a priority. (Applies to all options)

- precinct boundary
- parcel boundary
- conservation reserve
- waterway & drainage reserve
- escarpment open space
- local park/sports reserve
- potential transmission easement
- Ta Pinu Shrine
- residential - low density escarpment
- residential - low density
- residential - average
- land subject to further investigation
- town centre hub location (co-locates town centre, retail, schools)
- local convenience centre
- key access to Gisborne Road*
- 800m walkable catchment
- connector street
- key local access street
- potential transmission line (Western Renewables Link)
- BMELR option A
- BMELR option B
- BMELR option C

* VPA potential access subject to further investigation.

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Figure 3-1 BMELR Options A, B and C Concept Based Plan with feedback

4. NEXT STEPS

In response to feedback received during co-design the following priority actions have emerged and resolutions have been identified to guide the project work program and preparation of a draft Place-Based Plan (PBP) for Merrimu. Comments from co-design relevant to each identified priority action are listed in Table 4-1. The full list of comments can be found within **Appendix A – Summary Feedback Table**.

Table 4-1 Priority actions and resolution

Priority actions	Process to resolve	Stakeholders	Comment # (Appendix A)
1. Confirm any need for a buffer to sand quarry operations and/or planning controls to protect sensitive uses and quarry operations while quarry activities continue.	1. Using concept plans discussed at co-design, refine buffer areas in response to additional information from quarry operations through engagement with EPA, DJPR, Council and landowners.	EPA DJPR Council Landowners	1.055 1.117 1.118 1.133 1.072 1.109 2.208
2. Finalise location and land take for drainage and integrated water management infrastructure across the precinct. This infrastructure will be influenced by the BMELR alignment outcome.	1. Coordinate with Melbourne Water (MW) and Council to confirm Sodic Soil areas, Integrated Water Management (IWM) and Drainage Services Scheme (DSS) requirements that inform the place-based plan and Net Developable Area (NDA). 2. Engage with landowners to advise on the location of future MW drainage, IWM, DSS assets and confirm setback to escarpment.	MW Council Landowners	1.005 1.013 1.015 1.043 1.067 1.138 1.143 2.057
3. Refine infrastructure location following the preferred BMELR alignment outcome (e.g. schools, community infrastructure and town centre locations relative to arterial roads)	1. Using concept plans discussed at Codesign, refine locations of schools with DET and Council in response to the preferred alignment of arterial roads.	DET Council Landowners	2.065 2.096 2.098 2.115 2.118 2.198 3.093 4.139 4.158
4. Undertake further biodiversity analysis to resolve extent and form of development for Long Forrest Estate.	1. Confirm status of biodiversity on the Long Forrest Estate with landowners, DELWP and Council. 2. The placed-based plan to respond to biodiversity values and development potential for this area once confirmed.	DELWP Council Landowners	1.001 1.004 1.006 1.010 1.016 1.026 1.045 1.069 1.113 2.092 3.010 3.051 3.052 3.126 4.009

Priority actions	Process to resolve	Stakeholders	Comment # (Appendix A)	
5. Ensure draft place-based plan responds to management of bushfire risk.	1. Using place-based concept plans discussed at Codesign, confirm bushfire offsets and requirements within the PSP.	Council CFA Landowners	1.011 1.037 1.080 1.108	1.109 2.082 4.003 4.005
6. Confirm escarpment edge and development setback/visual interface.	1. Development edge will be informed by further sodic soil assessments by Melbourne Water to define the serviceable area of the PSP and visual impact assessment. 2. A Landscape and Visual Impact Assessment will indicate areas to be protected within the PSP. 3. These elements will refine the placed-based concept plans and investigation area discussed at codesign and will be confirmed with stakeholders.	Council Melbourne Water CFA	1.008 1.009 1.014 1.020 1.041 1.049 1.111 1.132 3.131	
7. Resolution of the BMELR and associated access and connections.	1. Refine place-based plan on confirmation of preferred alignment option. 2. Finalise Integrated Transport Plan (ITP) to confirm locations of key connections, and test proposed precinct and broader transport network including staging options. 3. Engage with broader stakeholders and community with updated place-based plan.	DoT Landowners	1.091 2.053 2.074 2.086 2.093 2.095 2.096	2.104 2.182 2.190 2.216 2.220 2.223
8. Defining housing typologies to respond to sensitive interfaces such as BMELR, escarpment and conservation areas.	1. Using the placed-based concept plans from codesign confirm areas of sensitive use such as edge of escarpment and protected view lines that influence housing typologies. 2. Identify how housing typologies should respond to existing neighbourhood character of Bacchus Marsh	Council Landowners	1.032 1.061 1.075 1.082 2.006 2.025 3.005 3.008 3.009 3.018	3.026 3.038 3.049 3.051 3.090 3.126 3.127 3.135 3.140 4.035
9. Community infrastructure and provision of services within precinct.	1. Finalise preferred place-based plan. 2. Review indicative local community infrastructure provision (as defined at co-Design) to confirm any implications/changes associated with place-based plan/yield changes. 3. Engage with DET and other education providers to confirm any implications of place-based plan/yield changes on school provision.	Council DJPR DET Melbourne Water	4.008 4.011 4.014 4.018 4.019 4.028 4.029 4.034	4.035 4.044 4.057 4.058 4.077 4.078 4.081 4.098

4.1 PHASE 2 TECHNICAL STUDIES

Phase 2 technical assessments in Table 4-2 below will be undertaken to further inform the Merrimu PSP.

Table 4-2 Phase 2 Technical Study Status

Phase 2 studies	Status
Community infrastructure assessment	Commenced (Draft jointly being prepared by VPA and Council)
Economic and retail assessment	Commenced
Integrated transport assessment	Commenced - Will proceed following decision on the BMELR
Integrated water management assessment	Commenced
Peer review of sodic soils and dispersiveness assessment	Commenced
Infrastructure costing/land valuation estimates	Will commence following decision on the BMELR
Landscape and visual impact assessment	Consultant procurement underway
Native Vegetation Precinct Plan	Not commenced (to be prepared by VPA)

5. CONCLUSION

Co-Design feedback received will identify where further investigation or discussions are required to continue to progress the place-based plans. These investigations and discussions will continue to be had with technical experts.

Following resolution of priority actions identified from the Co-Design workshop an updated place-based plan will be finalised. This plan will form the basis for discussions at a Phase 2 engagement with the broader community.

Once the place-based plan is finalised, the draft Merrimu PSP will undergo agency validation.

Following the agency validation, the draft Merrimu PSP amendment will go out on public exhibition, providing an opportunity for all stakeholders and the community to make a submission to the amendment.

Appendix A Feedback summary table

Merrimu PSP Co-design Workshop - Feedback Summary Table			
#	Comment	Topics	Action
Theme 1 - Heritage, Environment, Water, Sodic Soils and Interfaces			
Biodiversity & vegetation			
1.001	Red areas are high biodiversity value. Should be considered for Conservation areas (pending further surveys). Protection of Rocky Chenopod Woodland EVC (FFG listed) in western area, Spiny Rice Flower populations (central and eastern areas) incorporated into cons. Areas	Flora & Fauna	Further investigation
1.002	Rehabilitation and restoration of degraded vegetation areas.	Flora & Fauna	Noted
1.003	DELWP has not yet been provided with the most recent AECOM Ecological Assessment. Will need to provide comments for this once received	Flora & Fauna	Further investigation
1.004	Changes to condition of long forest estate - disturbance has reduced the quality of vegetation. Aerial imagery shows earth disturbance (ploughing or grading) and burning of vegetation in this area.	Flora & Fauna	Noted
1.005	The location and sizing of drainage infrastructure required to service the development of this catchment, in consideration to existing and future values, is still underway and investigations by MW, with appropriate support from the Planning Authority and other stakeholders, are ongoing. These investigations will be required in order to confirm land-takes and alignments for broader catchment drainage infrastructure.	Water	Further investigation
1.006	Long forest estate contains hundreds of Golden Sun Moth and Fragrant Salt Bush (both FFG: Vulnerable) records and mapped habitat. GSM also utilises low quality vegetated areas. Almost whole area was once mapped as EVC Plains Grassland. Further ecological assessment not yet received by DELWP for comment.	Flora & Fauna	Further investigation
1.007	There are a few areas within the precinct that will need to have more considerations in regards to changing bushfire scenarios such as conservation areas bringing changed vegetation settings.	Bushfire	Further investigation
1.008	We will probably have to look at the winds that have potential to change bushfire behaviour, especially in the escarpment area, as this wasn't captured in existing bushfire assessment. The effect on vegetation from these winds could have an impact on bushfire risk which could effect the location of sensitive uses.	Bushfire	Further investigation
1.009	The development buffer/set-back from the escarpments in this catchment is a highly significant unknown and risk to the PSP and urgently needs to be discussed and resolved with appropriate input from relevant stakeholders and resolution pathways being led by the Planning Authority. The development lines, while not only being critical to the safety of future buildings and infrastructure, is a key component to the planning and design of both the PSP and the Development Service Scheme. Setbacks for development and the location of assets will have big influences on the land-take required for drainage infrastructure and therefore should be a high priority for resolution for the project. The current setbacks from waterways included in the plan provided will almost certainly need to be increased significantly, though as mentioned, further investigative work is required.	Buffers	Further investigation
1.010	Long Forest Estate was previously marked as a potential offset site (Long Forest Nature Conservation Reserve). previous surveys have shown high biodiversity in this area which has changed over time. Still may support native species. The current status of this area is still being investigated.	Flora & Fauna	Further investigation
1.011	The impacts on what the PSP is seeking to achieve may have an impact on bushfire and needs to be considered moving forward, in particular location of vulnerable uses, use of perimeter roads, setbacks from development and hazard vegetation.	Bushfire	Further investigation
1.012	Linear reserves and shared path networks have the opportunity to play a role as corridors linking high biodiversity area.	Active transport	Noted
1.013	There are innovative options for water servicing i.e. capturing all water within the precinct and local treatment.	Water	Further investigation
1.014	There needs to be an understanding of where the line of development sits, catering for steep escarpments and the existence of sodic soils across the precinct. Need to determine a resolution pathway for this.	Sodic Soils	Further investigation
1.015	The flat grades on the plateau also pose engineering challenges. Flat grades typically result in more in-cut waterways or drainage paths to allow for connections from the surrounding development. Given the likelihood of sodic soils at these depths, this would result in higher risk, higher cost solutions. The alternative is a requirement of lot to be 'built up' higher to allow for drainage to flow down to the receiving waterways and drainage paths. This would result in greater costs to development given the amount of fill which would be required.	Sodic Soils	Noted
1.016	Originally this area was very rich in biodiversity and was initially earmarked as a potential offset site. In recent years there has been a drop in quality – there have been a number of weed/pest species taking hold.	Flora & Fauna	Noted
1.017	There are concerns based on the eastern link alignments (particularly option B), and the way in which this alignment effects the potential approach for water servicing and outfall.	Out of scope	Out of scope
1.018	The impacts of urbanisation of the plateau on the state significant irrigation district needs to be appropriately managed (particular focus on urban flows)	Residential	Noted
1.019	The presence of sodic and dispersive soils has been identified and further work needs to be done to appropriately consider management and mitigation actions in the PBP	Sodic Soils	Further investigation
1.020	Further investigation is required to determine the "top of escarpment" and required buffers/setbacks.	Buffers	Further investigation
1.021	Need proper process to understand actual top of escarpment.	Escarpment	Further investigation
1.022	An appropriate assessment needs to be undertaken to determine the stability of areas near the "top of escarpment/slope" and to provide clear recommendations on the outcomes that can occur in this zone.	Escarpment	Further investigation

1.023	The steep escarpments are the main constraint in providing a standard approach to the management of urban flows.	Escarpment	Noted
1.024	Biodiversity - ability to quarantine some important areas via EPBC application.	Flora & Fauna	Noted
1.025	If we are going to respect biodiversity areas, we need to make sure that we don't ring fence it and not allow people in. Some form of measured movement in conservation areas are required.	Flora & Fauna	Noted
1.026	Conserving important biodiversity areas.	Flora & Fauna	Noted
1.027	What is the viability of the assets in proximity to the escarpment?	Escarpment	Noted
1.028	Interpretive signage for walkways when we protect biodiversity.	Flora & Fauna	Out of scope
1.029	Fire and smoke is part of the landscape - Fire important component to the site. People also need to manage fire.	Out of scope	Out of scope
1.030	The presence of sodic and dispersive soils has been identified and further work needs to be done to appropriately consider management and mitigation actions in the PBP	Sodic Soils	Further investigation
1.031	Use of more water up on the plateau is important.	Water	Further investigation
1.032	Lots along Flanagan's should 'mature' first before there is contemplation of further redevelopment.	Residential	Noted
1.033	Vision for the perimeter plateau is for people to be able to move around - Active transport.	Active transport	Noted
1.034	Reinstate front veranda's	Out of scope	Out of scope
1.035	Managing water, slope and soil - need to learn from other development in Bacchus Marsh.	Water	Further investigation
1.036	tourism destination.	Other	Noted
1.037	Bushfire setback on western edge needs to be shown	Bushfire	Further investigation
1.038	Why is biodiversity not shown on this plan?	Flora & Fauna	Further investigation
1.039	Further investigations associated with definition of the "top of escarpment" and buffers/setbacks	Buffers	Further investigation
1.040	Bushfire report should inform this plan	Bushfire	Further investigation
1.041	Sodic soils posing big impediment to development. Road network should be built with the escarpment. Refer Under bank Estate in the Maddingley precinct for key lessons.	Sodic Soils	Further investigation
1.042	Bacchus Marsh development has a percentage of 35% dedicated open space - including escarpments.	Open Space	Noted
1.043	Rain consulting are progressing water innovation ideas with Melbourne Water and Western Water. WSUD focussing on what can be retained and infiltrated on site. Plan to be finalised mid this month.	Water	Noted
1.044	Wetland system which limits the outlets and directs flows to areas that are stable and away from the escarpment.	Water	Noted
1.045	Incorporate biodiversity areas into open space as much as possible. Build them into the parks to attract visitors. There is a difference between protecting areas and building them into the design.	Open Space	Noted
1.046	Important to design with biodiversity and cultural values from the beginning.	Heritage	Noted
1.047	Link nature reserve areas with people through interface and green links.	Open Space	Noted
1.048	Biodiversity areas, particularly grasslands, are a feature of Bacchus Marsh.	Flora & Fauna	Noted
1.049	Escarpment EVC's (potentially EPBC listed) interface important to consider.	Flora & Fauna	Noted
1.050	Signage as a way of incorporating cultural features and values.	Heritage	Noted
1.051	Important to incorporate appropriate setbacks to the waterways.	Water	Noted
1.052	Place-making and signage important in the precinct to educate about cultural and ecological features	Other	Noted
1.053	Consider public open space in the quarry buffer area.	Open Space	Noted
1.054	Narrap Ranges program with the Wurundjeri along the Merri Creek.	Heritage	Noted
1.055	Consider ecological impacts in the sand quarry and the quarry buffer area.	Buffers	Further investigation
1.056	Educating residents about soil / whole of site water / why particular planting has taken place.	Out of scope	Out of scope
1.057	Link soil management and integrated water management.	Water	Noted
1.058	Consider low-density residential abutting agriculture/irrigation areas.	Residential	Noted
1.059	DELWP undertaking piece of work - Planning for Green Wedge and Agriculture - consider for irrigation areas	Water	Noted
1.060	Difficult to use vegetation screening for transmission easements.	Other	Noted
1.061	Avoid high-density living on the escarpment.	Residential	Noted
1.062	Opportunity to incorporate heritage features/values through naming of places.	Heritage	Noted
1.063	Long Forest Reserve - creates a sense of place	Open Space	Noted

1.064	48M Setback should be adopted as per BAL 12.5 requirement.	Other	Further investigation
1.065	Long Forest- Fencing issues- Link Conservation reserves	Open Space	Noted
1.066	what is the expectation for future ownership and management of reserves?	Open Space	Further investigation
1.067	Sodic soils and IWM need to be coordinated to ensure they don't impact each other	Sodic Soils	Further investigation
1.068	Needs an ongoing management plan	Out of scope	Out of scope
1.069	Long forest provides a high amenity setting for a residential community	Open Space	Noted
1.070	conservation extent on ResCOM land should be rationalized to respond to the AECOM report	Other	Further investigation
1.071	potential for conservation links to extend to Long Forest Reserve (width to be determined)	Open Space	Further investigation
1.072	why is a 100m buffer required extending beyond the BMO?	Buffers	Further investigation
1.073	flatter land (not on the escarpment) should be designated as general res no low density	Escarpment	Further investigation
1.074	what is the intended controls for the SLO?	Other	Further investigation
1.075	low density may be appropriate of escarpment or steeply sloping land but not on flatter areas	Residential	Noted
1.076	why has the ACH been undertaken in 3 parts? Has similar attention been given to all sites to satisfy RAP requirements?	Heritage	Further investigation
1.077	Build form controls (overlay)	Other	Noted
1.078	Road/ walking/ cycling interface to provide accessibility	Active transport	Noted
1.079	Significant Landscape Overlay???	Other	Noted
1.080	Setbacks may be further influenced by bushfire risk on all edges of escarpment (along with sodic soils etc), roads and shared trails will aid setback for development protection	Bushfire	Noted
1.081	Sunbury has good examples of escarpments and view protection. Good views and public open space and public road interface with housing.	Open Space	Noted
1.082	View lines worth protecting and of high value to local community.	Other	Noted
1.083	Restrict permitting high density land subdivision and house building plan on land having more than 20% slope	Residential	Noted
1.084	council plan is specific about protection of unique landscape features and view lines.	Other	Noted
1.085	incorporate design principles. road/housing interface. useable for broader community. cycling, walking trails.	Transport	Noted
1.086	Who will be future manager of the steep escarpment slope areas? High weed, rabbit et threats, bushfire threat control (i.e., mowing edges/buffers)	Escarpment	Noted
1.087	Ausnet - still reports to be undertaken. Including landscape and visual impact assessment. Including EES	Other	Noted
1.088	Stat planning provisions must respond to escarpments for control and protection. Choosing the correct tool.	Escarpment	Noted
1.089	Escarpment has capacity for development.	Escarpment	Noted
1.090	combination of sodic soils and slopes. Key issue to consider with design. How to properly manage that?	Sodic Soils	Noted
1.091	It seems lack of west-east road connection between O'Connell Drive and Benches Road could be a constraint	Roads	Noted
1.092	DELWP (Grampians region) will work closely with VPA about reviewing the latest biodiversity report and comment on opportunities to protect biodiversity	Flora & Fauna	Noted
1.093	potential for EPBC species that will need to be protected	Flora & Fauna	Noted
1.094	waterways to be protected.	Water	Noted
1.095	Huge opportunity for biodiversity to incorporated into the PSP.	Flora & Fauna	Noted
1.096	water that flows off escapement could lead to downstream issues. further downstream	Water	Noted
1.097	platypus protection in Werribee River	Flora & Fauna	Noted
1.098	need to identify highly sensitive areas and consider connectivity and continuity.	Other	Noted
1.099	proper controls to protect ecology.	Flora & Fauna	Noted
1.100	Who might manage escarpments into the future?	Escarpment	Noted
1.101	noxious weed species to be managed	Flora & Fauna	Noted
1.102	planning controls to protect existing mature trees. I, e., Tree Retention Zone.	Flora & Fauna	Noted
1.103	proposed 500kv transition line	Other	Noted
1.104	council has developed a setback policy. important to consider.	Buffers	Noted
1.105	Ezaz - proximity of transmission line and residential, requires technical input. Have seen examples where housing is very close.	Residential	Noted
1.106	Connection and links to Long Forrest to be celebrated in PSP - huge asset to future residents.	Open Space	Noted
1.107	Use street network to support forest view lines and create delineation.	Other	Noted

1.108	Bacchus March UGF Panel Report states an additional 100m beyond the BMO is not required	Buffers	Further investigation
1.109	"The Panel also agrees with the final position of Council that there is no need for an additional 100 metre buffer outside the BMO area. As the CFA and Mr O'Keeffe pointed out, the BMO already includes a 150-metre buffer, and this is adequate."	Buffers	Further investigation
1.110	Consider development opportunities below slope, visual impact and what zone application is appropriate.	Residential	Noted
1.111	Actively Eroding escarpment. Consider how this can be mitigated.	Escarpment	Noted
1.112	Erosion management vs a productive re-vegetation consideration.	Flora & Fauna	Noted
1.113	The areas of Aboriginal Cultural Heritage Sensitivity along the Long Forest interface can be retained in open space	Heritage	Noted
1.114	Downstream conditions heavily influenced by biodiversity outcomes.	Flora & Fauna	Noted
1.115	Water – BMD working with Melbourne Water and GWWW for all proper outcomes. Innovative opportunities exist during construction (ie closed looped system, rain measurement/storing technology)	Water	Noted
1.116	CERES and BMD working through a Traditional Custodian Partnership Plan with the Wurundjeri. This will encompass the transfer of 70 ha of land to the Wurundjeri and will weave a number of social enterprise initiatives, centred around education, land management, farming enterprises etc	Other	Noted
1.117	Quarry – very few quarries have resource, particularly Hansen and Barro – BMD and Boral are working through an arrangement for that interface.	Buffers	Noted
1.118	There is a sunset clause in current planning permit for concrete crushing plant avoids the need for buffer to the former quarry area east of Gisborne Road	Buffers	Further investigation
Heritage			
1.119	Would like further information as to whether areas of aboriginal cultural heritage will enhance vegetation. If so, clarification as to whether a bushfire risk will increase over time and how the PSP will address this.	Heritage	Noted
1.120	Quarantining high value areas	Heritage	Noted
1.121	The site is an important vantage point for the Aboriginal community and integration of the First Nation story is important.	Heritage	Noted
1.122	Council are in the process of preparing an open space strategy. It identifies hierarchy but is not prescriptive. It's not about active / passive it's about function and purpose.	Open space	Noted
1.123	Heritage needs to 'tell a story' to showcase its importance - and can be linked via the open space.	Heritage	Noted
1.124	A lot of Council's open space has aboriginal heritage.	Heritage	Noted
1.125	Some lower density outcomes required where there are a lot of sensitivities (heritage, biodiversity, topography).	Heritage	Noted
1.126	Post = colonial heritage: There isn't a lot and fairly devoid of post-colonial heritage.	Heritage	Noted
1.127	Extensive cultural heritage process has been gone through - values (such as spiny rice flower colony) have been identified and quarantined on escarpment.	Heritage	Noted
1.128	planning controls to protect heritage? i.e., dry stone walls	Heritage	Further investigation
1.129	Henry - will provide further feedback on heritage based on work undertaken.	Heritage	Noted
1.130	Part of this concept is a relationship with CERES to initiate a social farming enterprise with the Wurundjeri.	Other	Noted
Buffers			
1.131	Escarpment interface buffer - not having lots directly backing onto escarpment, opportunity for open space, linear reserve, shared path	Buffers	Noted
1.132	DELWP would look for a buffer from escarpment for residential uses – could be used for open space, shared paths and protect view lines and biodiversity values.	Buffers	Noted
1.133	The area shown as sand quarry on the east of Gisborne Road is not an active quarry - and it is questionable whether it should be shown as much on plan.	Other	Noted
1.134	Option B alignment for eastern link road has the potential to cut off view's lines across escarpment.	Out of scope	Out of scope
1.135	Clarifying that the 100m buffer is from the BMO, and not part of the BMO.	Bushfire	Further investigation
1.136	Quarries don't define the built form - just the timing of development.	Buffers	Noted
1.137	There are ongoing discussions to determine what is being quarried within the land surrounding Gisborne Road.	Buffers	Further investigation
1.138	There's no defined best practice for management or response to sodic soils. Historically, the constant flows caused by urban runoff from new developments has had a serious effect on erosion from sodic soils.	Sodic soils	Further investigation
1.139	Potential impact from irrigation district would be increased water runoff from the precinct leading to greater volumes downstream.	Water	Further investigation
1.140	There will be significant visual impact from any high voltage transmission easement on the precinct. There may be limitations to dealing with this as the proposed alignment passes to the north.	Out of scope	Out of scope
1.141	One DELWP mapped wetland was flagged as potential Seasonal Herbaceous Wetland (MW investigated as per HWS objectives, but season not suitable and inconclusive but still potential).	Flora & Fauna	Further investigation
1.142	Waterways running off the escarpment highly sensitive to erosion (soils/geomorphology and some native veg) - this may have on site impact but also may mobilise sediments to downstream habitats.	Sodic soils	Further investigation

1.143	Due to sensitive tribes of the escarpment piping of flows off the escarpment may be required (large, sealed pipes above ground likely) ...or alternatives such as infiltration (requires larger land for storages).	Water	Further investigation
1.144	Sensitive use buffers - have concerns that buffer needs are on extraction only - need to consider all extractive activities including rehabilitation	Buffers	Further investigation
Theme 2 - Transport and movement			
General (Applies to all options)			
2.001	Road network is especially important from emergency response POV. CFA don't have a view on hierarchy of roads, but need to see easy access and egress and multiple points of entry to ensure suitable function in emergency situations. Would need connections to either Melton to east or Bacchus Marsh to southwest to allow for safe evacuation routes.	Bushfire	Noted
2.002	Bences Road, Buckley Road, Flanagan Drive have all been identified as existing roads and should be investigated to meet minimum emergency and safety standards.	Roads	Noted
2.003	Need to determine the suitability of O'Connel Road in providing for day one safety/emergency access and egress	Roads	Noted
2.004	Reserves will require adequate provision for utility services	Open Space	Noted
2.005	Walking and cycling tracks can be effective landscapes to mitigate fire spread, and therefore CFA would like to see these within setbacks to fire risk areas.	Active transport	Noted
2.006	Whether the road network (either existing or proposed) can cater for emergency vehicles. Should development be higher than 3 storey, additional road requirements will be required to cater for aerial appliances (road tonnage and width)	Roads	Noted
2.007	All alignments would result in environmental impacts at some level during construction phase. DELWP is concerned more with how the chosen alignment will effect and /or benefit biodiversity in the long term, such as a physical buffer to high use areas, (residential, retail. Considerations for connectivity of green spaces is also a priority when considering alignments.	Other	Noted
2.008	The future road layout should include perimeter roads between identified bushfire hazards and future development.	Roads	Noted
2.009	Perimeter roads assist in providing multiple access and egress points within the study area to ensure there is adequate movement for all vehicles in the event of an emergency.	Roads	Noted
2.010	The road layout should connect to the existing road network to provide access to safer areas of Melton to the east and Darley and Bacchus Marsh to the west/south-west.	Roads	Noted
2.011	Utilising bike and shared path network for habitat connections between high biodiversity sites/conservation reserves. Canopy cover, linear reserves - incorporating large trees, current vegetation patches and restoring degraded areas.	Active transport	Noted
2.012	Roadside reserves - can be a great opportunity to conserve grassland patches (ensuring managed appropriately) and other areas of high-quality vegetation.	Flora & Fauna	Noted
2.013	Without knowing the full extent of biodiversity values (awaiting further surveys, large areas not yet surveyed in field) it is difficult to know which alignment at this point would best protect the environmental values whilst servicing the needs of the development	Out of scope	Out of scope
2.014	Shared paths and roads can provide buffer interface between residential lots and conservation reserves	Buffers	Noted
2.015	The higher order roads may impact community isolation, noise generation, limit east west connectivity in proximity.	Roads	Noted
2.016	Significant marring of the landscape with the high order roads - this is a concern.	Roads	Noted
2.017	Need to consider arterial roads upfront.	Active transport	Noted
2.018	Cycle links are important to link to existing areas.	Active transport	Agreed
2.019	Need to think about additional paths (conflicts between pedestrians, cyclists, e-bikes)	Active transport	Agreed
2.020	Integration of development with Bacchus Marsh proper is important. Connectivity to Aqua link would be an opportunity. Not too far away from Gisborne Road.	Roads	Further investigation
2.021	Masterplan as to how you connect into existing Council routes is required.	Other	Noted
2.022	Need for a shuttlebus arrangement. To and from walkable catchments. Could be subsidised.	Active transport	Out of scope
2.023	Need to look at where 'shuttle busses' could run, i.e. the route.	Active transport	Out of scope
2.024	Level of development influences number of BLEMR access points, subject to further analysis and determining of land uses	Roads	Further investigation
2.025	Need to resolve densities/developable area in key areas of the precinct in order to inform connector road layout e.g. Long Forest, O'Connell's.	Residential	Further investigation
2.026	What has informed locations of BLEMR access points?	Roads	Further investigation
2.027	VPA working with Stantec and internal traffic engineers to develop at a concept level	Roads	Noted
2.028	Heritage impacted by proposed interchange at Western Freeway/AoH	Heritage	Noted
2.029	Unclear on how road layout has been determine given absence of traffic modelling.	Roads	Noted
2.030	Impacts of air particulates resulting from the BMELR traversing through the precinct.	Other	Noted
2.031	Connector street network generally respond to the constraints i.e. avoiding escarpment - which is seen as a good outcome	Roads	Noted
2.032	Minimise connections along the BMELR from a safety point of view.	Roads	Noted

2.033	All road networks seem to be suitable.	Roads	Noted
2.034	Concerns of segregation of southern activity centre from the eastern residential neighbourhood	Employment	Noted
2.035	Doesn't facilitate the 20 min neighbourhood objective as bisect the 800m catchment around the southern activity centre	Other	Noted
2.036	Road network needs to respond to rail connections that will be available for the development	Roads	Noted
2.037	Intersection at Possum tail drive & Flanagan's Rd becomes pinched & problematic	Roads	Noted
2.038	Need ped/cycle links over the freeway	Active transport	Noted
2.039	Can a cycle path be provided along Avenue of Honour to Bacchus Marsh Township	Active transport	Noted
2.040	Would be good if road alignments provided opportunities for views over the valley.	Roads	Noted
2.041	Road network needs to be supplemented with walking / cycling / connectivity network	Active transport	Noted
2.042	nature trail, education trail. links with biodiversity.	Active transport	Noted
2.043	continuous connectivity for walking/running trail on escarpment?	Escarpment	Noted
2.044	Broader nature trail connectivity for broader area, to connect other PSPs and river systems?	Open Space	Noted
2.045	incorporate key transport and movement principles.	Active transport	Noted
2.046	prevent through traffic, to not congest local roads.	Roads	Noted
2.047	ensure a walkable catchment	Other	Noted
2.048	transport linkage. connectivity issues? West	Active transport	Noted
2.049	provide walking and cycling connectivity. should be shown on maps?	Active transport	Noted
2.050	what traffic treatment is best for transport on Eastlink?	Roads	Out of scope
2.051	BMD plan includes extensive network of on a and off street shared pathways to link town centres within the precinct and residents to surrounding state parks and open space and provide a transport link to Darley and Bacchus Marsh.	Town Centres	Noted
2.052	BMD plan includes extensive network of on a and off street shared pathways to link town centres within the precinct and residents to surrounding state parks and open space and provide a transport link to Darley and Bacchus Marsh.	Town Centres	Noted
2.053	In all Options: Ensure proposed government schools have approximately 3-4 local access/connector roads adjoining them. At least one will need to be a connector road with bus capable pick up/drop off.	Education & Community Facilities	Noted
2.054	Heavy vehicle traffic vs PSP amenity	Roads	Noted
2.055	road network should be designed to suit local needs not provide regional routes	Roads	Noted
2.056	VPA should be forming a position on the preferred ELR option on the basis of best planning outcomesIn all options: Ensure proposed government school sites are located within areas that have increased residential use capture. This allows for increased active and vehicular transport accessibility and connectivity.	Out of scope	Out of scope
2.057	The location and alignment of the Arterial (Eastern Link) Road is a significant unknown for the Merrimu PSP Project. This is likely to have big impacts on MW and the Planning Authorities ability to be able to confirm a broader scale drainage solution for the catchment. Delays in having these details may impact timelines associated with confirming a Development Service Scheme for the relevant catchment/s.	Other	Noted
2.058	Where possible, the preference is for there to be an 'active edge' (i.e. road) interface between the development and drainage assets (i.e. waterways, wetlands and bio-retention systems, etc.). The benefits of an active edge interface include: <ul style="list-style-type: none"> • Better amenity with fences (prone to graffiti) not backing onto reserve; • Continuous maintenance access; • Greater flood protection; • Increased public safety through passive surveillance; and 	Water	Noted
2.059	More positive community interaction and ease of access.	Other	Noted
2.060	The design of the future Arterial (Eastern Link) Road will need to ensure no adverse impacts to flooding (i.e. conveyance, afflux, etc.).	Water	Noted
2.061	All roads within the future development will need to consider the impact on the overland flow paths within the catchment, especially when requiring a certain level of flood protection.	Water	Noted
2.062	Road alignments and design should allow for the safe conveyance of overland flows. Alignments should follow the logical direction of flows (i.e. perpendicular to existing contours).	Roads	Noted
2.063	Alignment needs to consider the interface with conservation reserves and impacts, providing links to other green spaces (land bridge, wildlife crossings etc where required for wildlife movement). Also the future management of these areas.	Open Space	Noted
2.064	Consideration needs to be given to any proposed road crossings of the waterway/escarpments, especially given the sodic soils. The design, maintenance and costing of these future assets all need to consider this and should appropriately inform the initial planning.	Sodic Soils	Noted

2.065	Need to consider access to services and broader town outside of the precinct, such as health and education.	Education & Community Facilities	Noted
2.066	Important to understand the alignment of the eastern link road in terms of water flow and catchment, as often such roads can form catchment boundaries, but also work as conveyance assets.	Roads	Noted
2.067	The offroad network should incorporate the open space network as well.	Open Space	Noted
2.068	Logical for PSP access	Other	Noted
2.069	Also passes through ag land, could be difficult to deliver	Other	Noted
2.070	Need cycle and pedestrian links over freeway- opportunity for bicycle network through Bacchus Marsh township - applies to all options	Active transport	Noted
2.071	Bacchus Marsh- only rail station to service area at present - DOT	Active transport	Noted
2.072	Challenge - re interface of eastern link road	Roads	Noted
2.073	regardless of alignment, there will be issues for future community. safety, interface issues.	Other	Noted
2.074	Connector road enhancements to support connections.	Roads	Noted
2.075	there are existing future plans for upgrade of Gisborne Road - very wide reserve already in place	Roads	Noted
2.076	Vincent's road potential north south active transport paths along contours	Roads	Noted
2.077	Slope shouldn't be overriding issues or prohibiting road or cycling/pedestrian activity	Active transport	Noted
2.078	Can existing road reserves be better utilised.	Active transport	Noted
2.079	possible links depending on activity centre location and shared paths	Active transport	Noted
2.080	O'Connell Road has potential road reserve for active transport or shared path	Active transport	Noted
2.081	Southern portion challenge to deliver 20min neighbourhood in low density area	Other	Noted
2.082	Consideration needs to be given to the ability of vulnerable groups to be catered for in emergency/evacuation situations.	Other	Noted
2.083	Need to consider how active transport network will be conducive to both connections internally to and externally to support mode shift.	Active transport	Noted
2.084	Public transport and cycling networks should provide direct (and frequent) connections. Gisborne Road provides a connection to Bacchus Marsh and Bacchus Marsh Station, but will need to overcome grade challenges.	Active transport	Noted
2.085	Preference for this BMELR option - utilises existing linkages/ Connector roads	Out of scope	Noted
2.086	Connector route should support bus route loop	Active transport	Noted
Option A			
2.087	Significant east-west movement issues associated with Option A	Roads	Noted
2.088	Bacchus Marsh has a significant congestion problem - largely driven by traffic from Gisborne to the western suburbs. Need to be mindful of amenity impacts i.e. from freight.	Roads	Noted
2.089	Intention is for arterial intersections to generally be roundabouts, though it is likely there will be some signalized intersections.	Roads	Noted
2.090	The arterial will be a limited access road, and is likely to see left in left out intersections along it.	Roads	Noted
2.091	The volume of soil cut out in Options A and B pose a significant environmental impact.	Flora & Fauna	Noted
2.092	This alignment would limit access to eastern areas, which could be beneficial from a biodiversity standpoint as it would limit the density of residential lots close to the long forest estate conservation reserve and biodiversity values (including spiny rice flower populations) in the north east conservation reserve.	Flora & Fauna	Noted
2.093	Do not want trucks going through this estate.	Other	Noted
2.094	In the northern area, there needs to be good east west connection - this alignment limits that.	Roads	Noted
2.095	Participants want clarity on the preferred alignment of the BMLER asap.	Out of scope	Noted
2.096	Resolution of the interchange is important for the development.	Other	Noted
2.097	Arterial Road destroys pedestrian connectivity of precinct	Roads	Noted
2.098	How are schools going to be delivered if both Buckleys and ELR have arterial function?	Education & Community Facilities	Further investigation

2.099	How does Arterial Road impact values of the Spiny Rice Flower reserve?	Roads	Further investigation
2.100	There appears to be more connections that anticipated.	Roads	Noted
2.101	Query about why heavy vehicles are being contemplated within the precinct.	Other	Out of scope
2.102	Buckleys Road becomes Arterial as a result of carrying quarry trucks through heart of precinct	Roads	Noted
2.103	Why are putting heavy vehicles through a residential precinct?	Roads	Out of scope
2.104	The local network needs to be separate and distinct from the BMELR.	Roads	Noted
2.105	How many dwellings are directly impacted by the future ELR	Residential	Further investigation
2.106	Social Enterprises aren't interested in being in precinct if it becomes just another growth area precinct.	Other	Noted
2.107	How many of these intersections to arterial will actually happen.	Roads	Noted
2.108	Have visual impacts of ELR down escarpment been considered	Escarpment	Further investigation
2.109	Relying on the eastern link road being there when the precinct is there is an error.	Other	Noted
2.110	How does the timing of this Arterial Road occur. Can't rely on Arterial to be providing for local traffic	Roads	Further investigation
2.111	Developmental potential is reduced if the BMLER is in the precinct, i.e. need the road reservation and service roads on either side. This is a concern.	Roads	Out of scope
2.112	Needing sound attenuation along the BMLER will also be an issue - who will pay for it, on top of the fact it may impact views.	Out of scope	Further investigation
2.113	Concept plan doesn't show any active transport links	Active transport	Noted
2.114	Concept needs further detail on location of active transport network	Active transport	Noted
2.115	School should not be located on arterial road	Education & Community Facilities	Noted
2.116	For both ease-of-access and conflicting land uses	Other	Noted
2.117	Refer to DET scite selction criteria	Other	Noted
2.118	School part of town centres need to be located away from arterial road	Education & Community Facilities	Noted
2.119	Connector road joining onto freight routes should be avoided	Roads	Noted
2.120	Northern connections onto Gisborne Road is a difficult connection	Roads	Noted
2.121	Steep areas are diffiult to provide transport connections	Active transport	Noted
2.122	Access points would be pruned back to restrict access as this is an arterial road	Roads	Noted
2.123	Sodic soil sites also providing access constraints	Sodic Soils	Noted
2.124	This connection will liekly be difficult to deliver as a connector road	Roads	Noted
2.125	Any discussion with CFA/Emergency services regarding access?	Bushfire	Further investigation
2.126	Have been engaged, confirm feedback from these agencies on emergency access requirements/expectations/principles to apply to PSP	Other	Further investigation
2.127	Option A provides connectivity to Parwan and to broader Victoria, potentially adds public transport routes	Active transport	Noted
2.128	there's a natural wetland which may be seasonal herbaceous wetland habitat here - should not have a road splitting it into two, and should also make sure there's an appropriate buffer away from roads. applies to all options	Flora & Fauna	Further investigation
2.129	Connect to existing paths within and outside of the precinct	Active transport	Noted
2.130	Work being undertaken for the Aqualink to look at connections for active transport	Active transport	Noted
2.131	Bus capable network as direct and as accesible as possible - i.e. on the ELR at this point.	Active transport	Noted
2.132	Impact on the escarpment more pronounced in Option A.	Escarpment	Noted
2.133	This option bisects communities from the activity centre and community infrastructure (schools / ovals etc)	Education & Community Facilities	Noted
2.134	bisects walkable catchment	Active transport	Noted
2.135	Unrealistic to have two intersections. may require acquisition	Roads	Noted
2.136	Not suggested to have on-road bicycle lanes - DOT	Active transport	Noted
2.137	potential issue with topography	Other	Noted
2.138	east west connections need to be considered carefully.	Roads	Noted
2.139	Connectivity issues at this intersection	Roads	Noted
2.140	Road network should service the PSP area –	Roads	Noted

2.141	should be a general residential community east of Flanagan's to support the walkable catchment to the activity centre	Residential	Noted
2.142	Flanagan's Drive a key opportunity for connector rd. link with a open landscape character	Roads	Noted
2.143	How will potential upgrades to Flanagan's Drive be funded?	Roads	Further investigation
2.144	It's hard to assess road suitability, without traffic modelling understanding.	Roads	Noted
2.145	potential conflict - east link to take heavy vehicle use through the PSP , how to manage this with local needs?	Roads	Further investigation
2.146	Southern section of option A appears to be on top of a waterway- not a great outcome.	Water	Noted
2.147	Concern for busy/noisy road with potential for large truck volumes cutting through 'village feel' development. Impact to resident movement east-west both for driving and cycle/walk	Roads	Noted
2.148	Buffering interfaces to be considered against road (will take up more developable areas)	Buffers	Further investigation
2.149	need to be mindful of vehicle dependency, must build in movement hierarchy, active and public transport and good local road connectivity.	Active transport	Noted
2.150	Problematic to implement.	Other	Noted
2.151	the connector road network does not seem to accommodate local bus routes - ELR will not provide for local bus routes and stops	Active transport	Further investigation
2.152	Too many access points to BMELR - unlikely to be supported by DoT.	Roads	Noted
2.153	Cant function as regional freight route and local access route	Roads	Noted
2.154	Need modelling for southern access/Western Freeway	Roads	Further investigation
2.155	Option A may foster better connectivity for PSP traffic	Roads	Noted
2.156	High number of access points in Option A	Roads	Noted
2.157	ezaz - option A looks to be best option to service future community.	Roads	Noted
2.158	Option A - could provide development difficulties for the bottom south east.	Residential	Noted
2.159	Consider alt. eastern link options. Option A problematic from PSP perspective.	Other	Out of scope
Option B			
2.160	Option B provides Arterial road centrally though the precinct	Roads	Noted
2.161	Given issues that Laurence raised re: Escarpment and Sodic soils, what work has been done to ensure the Arterial can be delivered here	Sodic Soils	Further investigation
2.162	This part of the road just duplicates Gisborne Road. Just makes no sense. Won't ever be delivered	Roads	Noted
2.163	Have visual impacts of road been considered	Roads	Noted
2.164	Still need access point to the south and north.	Roads	Noted
2.165	When does option B get delivered? Given location and duplicate function of Gisborne Road, it appears a very long way off.	Roads	Noted
2.166	Similar PSP Road network to Option A	Roads	Noted
2.167	Why is the connector road shown further west of the existing road Bences Road reserve	Roads	Further investigation
2.168	Road reserve will not be closed	Roads	Noted
2.169	Public transport in Option B able to connect to Parwan via connector road? Or would it need to connect via BLEMR (less direct connection)	Active transport	Further investigation
2.170	Would connector be bus capable?	Active transport	Noted
2.171	This would allow connectivity locally to town centres as well as other precincts and Bacchus Marsh	Roads	Noted
2.172	BLEMR will be 4 lanes but may initially be a 2-lane road	Roads	Noted
2.173	Access provided but restrict access to only absolutely necessary	Roads	Noted
2.174	No direct lot access is proposed by DOT.	Other	Noted
2.175	Option B seems to impact the irrigation district the most.	Water	Noted
2.176	Two northern east-west connector streets could connect with the ELR and not cross through to Gisborne - avoid the conservation areas. This would also have the benefit of funnelling traffic through the ELR rather than Gisborne Road.	Roads	Noted
2.177	important that connector roads are bus capable in option b and option c	Active transport	Noted
2.178	The southwest section looks like it lacks a collector road and thus may miss out on public transport	Active transport	Further investigation
2.179	preferred option (b and C) in terms of allowing communities / 20 min neighbourhoods to remain intact and connected	Other	Noted
2.180	the east link will contain heavy vehicles so important that these aren't directed though communities	Roads	Noted
2.181	practicalities of delivering long lengths of connector roads through open space or encumbered parcels (relevant for option b and c)	Roads	Noted
2.182	funding for upgrade of Flanagan's drive as key part of connector road network? (relevant for options B and C)	Roads	Further investigation

2.183	Constructability of roads? Given sodic soil issue?	Sodic Soils	Further investigation
2.184	Design response to sodic soil? How will guidance be provided through the PSP?	Sodic Soils	Further investigation
2.185	Could achieve - see working with arterial road.	Roads	Noted
2.186	appears to be a more realistic expectation for connection to the ELR	Roads	Noted
2.187	better allows for local bus connections when compared to Option A	Active transport	Noted
2.188	Need to consider access to the escarpment/ open space from BMELR	Escarpment	Noted
2.189	How would this alignment be constructed/ achieved in terms of the other two?	Roads	Noted
2.190	Left-in left out connections on Gisborne Road - subject to contours	Roads	Noted
Option C			
2.191	Option C provides multiple access points for activity centre and primary school.	Education & Community Facilities	Noted
2.192	Option C focusses access points on BMELR.	Roads	Noted
2.193	The number of dwellings proposed doubles the existing number of dwellings for Bacchus Marsh and Darley combined	Residential	Noted
2.194	Rural character means respecting the context - i.e. surrounding landscapes and conservation area, ensuring the activity centre complements but doesn't undercut the Bacchus Marsh CBD.	Other	Noted
2.195	Less capacity for utility assets through the middle of PSP on smaller local streets	Roads	Noted
2.196	Walkability should be prioritized through backloading residential sites.	Active transport	Noted
2.197	Impacts with ELR abutting conservation reserve. Buffer to limit impacts? How would this be managed	Buffers	Noted
2.198	The effect on the arterial on connectivity and amenity surrounding residential and community uses should be considered, and therefore this concept has benefits where the other two would case adverse impacts.	Roads	Noted
2.199	Mode shift should be encouraged such as through delivery of key transport routes, improving walkability, prioritizing active transport.	Active transport	Noted
2.200	Gisborne Road is seen as being able to accommodate this option - has existing easement to enable expansion.	Roads	Noted
2.201	There are potential challenges with Gisborne Road such as alignment, grade challenges, congestion that would need consideration and investment.	Roads	Noted
2.202	The southern link could be a left in left out.	Roads	Noted
2.203	This is a local network that is designed for the future community	Roads	Noted
2.204	This option allows Buckleys Road to be a Boulevard entry, i.e. not carrying unnecessary regional freight vehicles	Roads	Noted
2.205	This network has by far the best coverage of connector roads and has the best connection.	Roads	Noted
2.206	Given terrain, active transport links should prioritise flatter land, steeper areas should prioritise motored modes	Active transport	Noted
2.207	Lower density located in steeper areas	Out of scope	Out of scope
2.208	Option C - would this create benefit of creating a buffer to adverse amenity?	Roads	Further investigation
2.209	would a single connector road provide suitable access given potential traffic volumes, is this adequate to support this population?	Roads	Further investigation
2.210	Same comment regarding public transport access - will this road be adequate to provide access of will busses need to travel via BLMER	Roads	Further investigation
2.211	Potential flooding issues for this connection	Water	Noted
2.212	Need to be careful to make sure that traffic from the ELR doesn't use the precinct as a through-fare on roads that aren't designed for this level of traffic.	Roads	Noted
2.213	This option avoids external traffic.	Roads	Noted
2.214	Connector street doesn't connect between O'Connell Road and the local convenience centre.	Roads	Noted
2.215	Access difficulties between east-west to access freeway and activity centres	Roads	Noted
2.216	Lerderderg Park Rd proposed intersection will be hard to achieve	Roads	Noted
2.217	Preference for this BMELR option - utilises existing linkages/ Connector roads	Out of scope	Out of scope
2.218	Can Flanagans realistically be upgraded to cater for additional traffic? Poor alignment and vertical grades.	Roads	Further investigation
2.219	Intent for Bences road to be discontinued?	Roads	Further investigation
2.220	Should O'Connell Road be a proposed connector as well (continue east to Bences)	Roads	Further investigation
2.221	Arterial road will be a poor outcome for existing communities.	Roads	Noted
2.222	Important that connector roads are bus capable in option c.	Roads	Noted
2.223	Lack of collector road in south west section?	Roads	Noted

2.224	preferred option (b and C) in terms of allowing communities / 20 min neighbourhoods to remain intact and connected	Out of scope	Out of scope
2.225	the east link will contain heavy vehicles so important that these aren't directed through communities	Out of scope	Out of scope
2.226	practicalities of delivering long lengths of connector roads through open space or encumbered parcels (relevant for option b and c)	Roads	Noted
2.227	funding for upgrade of Flanagan's drive as key part of connector road network? (Relevant for options B and C)	Roads	Noted
2.228	The location of the BMELR in this option C presents the preferred outcome for provision of community infrastructure. Enables school catchments to be created with largely unimpeded access to all areas of higher residential development. The BMELR in options A and B separates areas of higher residential development which impedes accessibility to schools and other community infrastructure.	Out of scope	Out of scope
2.229	either option is potentially funnelling traffic on one major road. Will need to provide adequate arterial access.	Out of scope	Out of scope
2.230	note: will require road upgrades to existing township.	Roads	Noted
2.231	are there other options for service roads along Gisborne Road?	Roads	Noted
2.232	already a lot of congestion on Gisborne Road.	Roads	Noted
2.233	Supported from PSP, but to consider other impacts on B.Marsh.	Other	Noted
2.234	logical to support local bus routes	Roads	Noted
2.235	In all Options: Ensure proposed government schools have approximately 3-4 local access/connector roads adjoining them. At least one will need to be a connector road with bus capable pick up/drop off.	Roads	Noted
2.236	Continue connector road south - dead end or transform to local road - potentially aligning to views west	Roads	Noted
2.237	Potential for Bences Road as a key connector road rather than a new north-south connector road.	Roads	Noted
Other (multiple options referenced)			
2.238	Any possibility of a combined route B and route C?	Out of scope	Out of scope
2.239	Options A and B dissect the community and significantly reduce all the visions of PSP 2.0, such as connectivity, 20 minute city, and most importantly, the ability to build a community with a "rural feel"	Out of scope	Out of scope
2.240	DOt have not looked at B and C together.	Out of scope	Out of scope
2.241	Road should be performing local function (option A&B could divide precinct).	Out of scope	Out of scope
Theme 3 - Housing densities & character			
General (Applies to all options)			
3.001	Trees: they are important and need to be valued.	Flora & Fauna	Noted
3.002	In some new estates, street trees are not valued and are thought of as 'stealing' an on-streetcar space.	Flora & Fauna	Noted
3.003	Need safe and accommodating streets.	Residential	Noted
3.004	Waste collection: The issue of vehicles blocking accessways are a problem. Needs to be considered.	Out of scope	Out of scope
3.005	Double canopy cover either side of a pedestrian walkway is positive.	Flora & Fauna	Noted
3.006	Need to make sure we this a regional response. Do want West of Melton West	Other	Noted
3.007	The higher the density, the more impervious the precinct will be and greater flow - so this s should be considered in these discussions.	Residential	Noted
3.008	Need to provide a range of housing lot sizes and typologies to provide for a range of income levels, support affordable housing, and provide for different age groups and household structures.	Residential	Noted
3.009	Future lot sizes need to be considered from a bushfire perspective. Larger lots, typically greater than 0.2ha to 4ha, tend to have an increase in fuel loads over time and can increase the bushfire risk over time.	Bushfire	Further investigation
3.010	Smaller densities are supported closer to identified bushfire hazards, such as Long Forest Reserve, or future biodiversity links, to ensure the likely bushfire scenarios don't change over time and impact future development.	Residential	Further investigation
3.011	Consideration as to how larger lots will be managed to ensure a bushfire risk isn't created over time.	Residential	Further investigation
3.012	Lots that are greater than 0.2ha tend to increase their fuel load as they are harder to maintain, therefore on interfaces lots below this size are preferable such as typical LDRZ. Need to determine mitigation response to ensuring lots are suitable for conservation area interfaces.	Residential	Further investigation
3.013	Needs to be a careful and thought through response on protection and enhancement of biodiversity while also ensuring suitable bushfire risk treatments.	Flora & Fauna	Noted
3.014	DELWP prefer higher density uses are backed off from conservation areas and interface treatments such as shard paths, open space etc are used.	Open Space	Noted
3.015	DELWP would like to reiterate that many areas have not been surveyed for biodiversity values. Areas shaded in orange in particular.	Flora & Fauna	Further investigation
3.016	Additional background work is required to better define the framework for this PSP prior to defining the final densities	Residential	Further investigation
3.017	Densities need to appropriately address the terrain, including lower density outcomes in steeper topography and adjacent to the escarpments	Escarpment	Noted

3.018	Higher densities may result in more encumbered land-take on the plateau for drainage purposes and higher infrastructure costs to respond to the complexities associated with the management of urban flows (i.e., higher densities generate more urban flows)	Residential	Further investigation
3.019	Positive - increased density near town centres.	Town Centres	Noted
3.020	Still in a rural setting, this needs to be considered (i.e., still a regional area).	Other	Noted
3.021	Increased tree canopies should be considered; however, further work should be undertaken to understand how they could be watered and how they would respond to exposure on the plateau	Flora & Fauna	Noted
3.022	Want to embrace density near the escarpment. (But density with amenity).	Residential	Noted
3.023	Ability to look at different ways of working (e.g.: work from home etc).	Other	Noted
3.024	Want built form that considers the landscape.	Other	Noted
3.025	Want to avoid situations where lots are completely cutting and filling in areas with slope therefore marring the landscape.	Residential	Noted
3.026	Need to be cognisant that higher densities of typical urban development will result in increased impervious areas and stormwater runoff to manage carefully to minimise sodic soil risk and damage to waterways. reducing impervious area will mean less stormwater runoff to manage	Sodic Soils	Noted
3.027	Higher densities could be accommodated in areas adjacent to passive/ active open space. might allow for retention of lower densities in more sensitive areas	Open Space	Noted
3.028	Higher densities will increase risk to sodic soils sites and damage to waterways	Sodic Soils	Further investigation
3.029	What's driving the identification of lower density areas?	Residential	Further investigation
3.030	South-east area driven by existing low-density developments and conservation areas	Flora & Fauna	Noted
3.031	Escarpment issues (slope/topography) in the western area	Escarpment	Noted
3.032	Housing strategy doesn't consider the growth areas	Residential	Noted
3.033	Opportunities for increased densities around town centres	Town Centres	Noted
3.034	caution against having higher densities throughout the precinct, community feedback that growth area should retain Bacchus Marsh density character	Residential	Noted
3.035	Demand in Bacchus Marsh is not for higher density housing, it is a regional centre	Residential	Noted
3.036	All plans - The Flanagan's area and Gisborne Road area should be low density but allowing variety on flatter land.	Residential	Noted
3.037	All plans - identification and definition of high and low densities should be made if possible because, there's room for apartment type housing rather than single lot type high densities - co living arrangements, etc are good use of land.	Residential	Noted
3.038	All plans - identification on the PSP is important for higher densities on the flatter parts of the land, where access to the commercial zone, parks and school is prominent or at 400m - 800m walking distance	Residential	Noted
3.039	All plans - Housing typologies should consider demographic data	Residential	Noted
3.040	Is there a demand for higher densities here?	Residential	Noted
3.041	PSP identifies opportunities but is there a need for higher densities?	Residential	Noted
3.042	All Plans - 15 dwellings per hectare seems too low, is the higher density and diverse options for the PSP?	Residential	Noted
3.043	No differentiation between conventional style housing and what is within 800m walkable catchment town centre.	Residential	Noted
3.044	Greatest demand for affordable housing is more within 1- and 2-bedroom typologies	Residential	Noted
3.045	Affordable housing targets through the PSP Guidelines.	Other	Noted
3.046	Higher densities within 800 metres walkable catchments to support affordable housing. and promote housing diversity.	Residential	Noted
3.047	Higher densities around transport networks, particularly public transport capable networks - including the Eastern Link Road and Connector Street Network.	Active transport	Noted
3.048	Connected neighbourhoods are important	Residential	Noted
3.049	Guidance for PSPs in General (Homes Victoria) - getting better policy guidance around affordable housing targets in PSPs. Affordable housing needs should be investigated as part of PSP technical studies. Further work to be done between agencies to develop some affordable housing guidelines. Investigate affordable housing demand. In the meantime, Homes Victoria has data for housing needs in the area for affordable and social housing groups.	Residential	Further investigation
3.050	Homes Victoria see a need to undertake investigations around social and affordable housing delivery in the precinct. Happy to further engage on affordable housing.	Residential	Further investigation
3.051	Long forest reserve area / opportunities for different housing typologies/ densities within this area particularly along its edge line. (Applies to all three options)	Residential	Noted
3.052	area between long forest reserve and Flanagan's drive should be general resi not low density res- flatter land, good access to freeway, within walkable catchment to activity centre & schools, high amenity setting to deliver identifiable sense of place and a variety of housing typologies.	Residential	Noted
3.053	Management of open space/ existing high amenity trees/ landscape trees important - applies to all options - IWMP should manage this	Open Space	Noted
3.054	Densities should appropriately match the landscape i.e. conservation areas- applies to all options	Open Space	Noted
3.055	Do not agree on the low density in ResCom land - a portion falls within the catchment, is accessible to freeway	Residential	Further investigation

3.056	Consider extent and density of residential land more broadly.	Residential	Noted
3.057	VPA question active open space in some locations and impact on dwelling potential	Open Space	Noted
3.058	In all options: Ensure that the densities are as accurate as possible and provided to DET to ensure our provision team can determine the need for school types and how many are needed within an area. Accessibility and walkability are extremely important to selecting locations, which is why it's important for us to know these numbers as soon as possible.	Residential	Noted
3.059	In all options: Ensure proposed government school sites are located within areas that allow for a greater catchment of residential areas	Education & Community Facilities	Noted
3.060	Consider where higher density can be achieved?	Residential	Noted
3.061	Less high density around escarpment (pending level of erosion)	Escarpment	Noted
3.062	Potentially co-locating open spaces around escarpment	Escarpment	Noted
3.063	location of town centre catchments will be key to locating higher density areas	Town Centres	Noted
3.064	In all options: Ensure government 'primary' school sites are located with active open space areas as well as community facilities capable of holding pre-prep and kindergarten facilities	Education & Community Facilities	Noted
3.065	housing typologies have an important role to play in character and density	Residential	Noted
3.066	rear loaded lots have ability to provide large streetscaping spaces and efficient use of road interfaces	Roads	Noted
3.067	escarpment areas provide strong opportunity for lower density, site responsive outcomes	Escarpment	Noted
3.068	Areas to the south showing open space and drainage will not work physically on all maps	Open Space	Noted
3.069	MW requesting confirmation on density for the purpose of their assessment and understanding drainage sizes	Water	Further investigation
3.070	VPA should provide indication of target densities in relation to the PSP 2.0 guidelines but altered for a regional setting	Residential	Further investigation
3.071	Higher density 15+-20ha	Residential	Noted
3.072	Breaking up the PSP in terms of north, south and middle areas (e.g., quadrant) re: density, character and site-specific issues and opportunities.	Water	Noted
3.073	Higher densities result in larger areas of imperviousness which leads to greater volume of flood flows needing to be considered and managed. This ultimately will require greater drainage reserves to mitigate these risks.	Water	Noted
3.074	Higher densities on top of the plateau may result in more land-take required on the plateau and would likely lead to higher infrastructure costs associated with drainage infrastructure given added complexities and risks associated with assets on areas with this type of existing topography.	Water	Noted
3.075	As we move to higher density, we will require more storage of water in the plateau which may also increase cost.	Water	Noted
3.076	Do not want this area to look like other growth areas like Melton / Cardinia / Whittlesea etc.	Other	Noted
3.077	Agree with higher densities near amenity.	Residential	Noted
3.078	Definition of a "Development Line" based on serviceability advice (i.e., drainage, sewer and water) will likely dictate the NDA for this precinct	Water	Further investigation
3.079	There appears to be an aversion to laneways - this is not positive as it impacts housing diversity.	Residential	Noted
3.080	Increasing density near the escarpment needs further work / testing.	Escarpment	Further investigation
3.081	Need to also consider affordability if we are going to undertake lower density.	Residential	Noted
3.082	Want diverse range of housing types in the plateau	Escarpment	Noted
3.083	Want market to dictate the housing outcomes	Other	Noted
3.084	Outbuildings can mar the landscape.	Other	Noted
3.085	Leave this area as is	Other	Noted
3.086	identification as standard residential leaves it open to identify applied zones later on but this needs to be thought of. a lot of the land is constrained by slope, surrounding land uses, farming, quarries, conservation etc. Understanding the justification for the standard and lower density would be interesting.	Residential	Noted
3.087	passive irrigation can support growth of high value trees	Water	Noted
3.088	Unclear what is driving designation of lower density areas	Residential	Noted
3.089	Development Buffer/Setback is still unresolved. also, "transition zone" needs to consider against the escarpment	Buffers	Further investigation
3.090	Need larger lots in response to constraints e.g., slope, character etc. Type A still appears to be a relatively small lot.	Residential	Noted
3.091	Issue - resource and capacity to maintain canopy tree. Unclear what this means	Flora & Fauna	Noted
3.092	Density. Bacchus Marsh is regional not metro. Need to ensure density reflect this.	Residential	Noted
3.093	Need to consider ELR alignment impact on BM as a whole, not just impact on Merrimu.	Out of scope	Out of scope
3.094	PSP should outline appropriate tree plantings for the area, low rainfall is an issue for the precinct	Out of scope	Out of scope

3.095	area between long forest reserve and Flanagan's drive should be general resi not low density res- flatter land, good access to freeway, within walkable catchment to activity centre & schools, high amenity setting to deliver identifiable sense of place and a variety of housing typologies – same for option 3	Residential	Further investigation
3.096	Type D challenging and not suited. Type C for density	Residential	Noted
3.097	Need to understand constraints prior to density discussion	Residential	Noted
3.098	BMD believes a broad section of housing typologies is required – from affordable, small apartments/units, townhouses, normal house to second and third homebuyers, larger homes/properties	Residential	Noted
3.099	Maintain location context in density	Residential	Noted
3.100	Eastern link - VPA should put forward preferred position and option.	Out of scope	Out of scope
3.101	Landowner not accepting of active open space in his location	Open Space	Noted
3.102	Typically, higher density outcomes surrounding wetland/drainage assets may reduce the ability to provide good sub divisional roads and community connections to the site.	Water	Noted
3.103	High density housing near open spaces and conservation reserves can see high amounts of litter and rubbish dumping. Again, looking at adding a buffer of some sort here. May require additional signage etc to inform residents of the reason why area is protected and significant conservation reserve (threatened species habitat etc), snakes or other species that may be present and signs to deter littering (fines).	Out of scope	Out of scope
3.104	Building height is likely to be limited to 2 stories across the precinct outside the immediate town centres.	Residential	Noted
3.105	If ecological or fuel reduction burns are prescribed in conservation reserves, roadsides etc and if there is risk of bushfire from Long Forest, residents need to be informed. Have seen in developments in Western Melbourne region where planned burns have been required in conservation reserves (to reduce bushfire risk to residents) however residents were not informed prior to buying which caused issues. Bushfire awareness including bushfire mitigation needs to be clearly articulated to potential buyers as an Australian standard.	Out of scope	Out of scope
3.106	CFA relatively comfortable with pocket of residential with conservation areas on multiple sides along Flanagan's Dr as there is a north-south access point, however this will need to be paid close attention to at the subdivision/local road stage to ensure suitable access and egress.	Residential	
3.107	Town centres are density hubs - both the higher order ones and to a lesser extent the minor one.	Town Centres	Noted
3.108	Is VPA proposing to do housing demand analysis to guide typologies?	Residential	Further investigation
3.109	Existing Bacchus influence a mix to counteract the built form of Bacchus Marsh	Other	Noted
3.110	If apartments are nominated, would they identify 3+ bedrooms i.e., being unique to Bacchus Marsh	Residential	Further investigation
3.111	Significant tree species in this area (Melbourne Yellow Gum) density of housing in these areas are important, maintain open space around these trees, higher densities may be suitable to create pocket parks and retain the species	Flora & Fauna	Noted
3.112	Escarpment areas home to valuable species, retention of these areas/species impacts character	Escarpment	Noted
3.113	need to protect sensitive tributaries to as well as Lerderderg river and pyrites creek. certain parts of pyrites creek are identified as having high priority vegetation to protect in the healthy waterways strategy	Water	Noted
3.114	Agree with general densities, need more nuance with specific regard to town centre	Town Centres	Noted
3.115	How does interface to Arterial Road work? Assuming sound wall. Hardly high amenity	Roads	Further investigation
3.116	How many dwellings are lost to the arterial road reservation? 100 metre reserve removes large area	Out of scope	Out of scope
3.117	This area is isolated by virtue of road. Likely won't be standard density, yield lost	Out of scope	Out of scope
3.118	A lot of open space near activity centres - concerned about this. Believe there are other options for open space.	Open Space	Noted
3.119	Education facilities will ideally be central to the PSP, but these facilities may shift as a result of further technical work	Education & Community Facilities	Noted
3.120	Interfaces for the portion of land between Flanagan's/Lindsay and the BMEL will impact opportunities for passive surveillance along the E/S/W boundaries. AS site is well connected to activity centre this could be addressed via a TYPE C interface.	Residential	Noted
3.121	need to protect natural wetlands	Water	Noted
3.122	Human health impacts from housing close to transport networks.	Roads	Noted
3.123	Features to protect / celebrate - heritage, conservation, - the plans have responded to the constraints well through the placement of the local parks	Heritage	Noted
3.124	Avoid housing in and proximate to the irrigation district area	Water	Noted
3.125	If the network of bus capable roads is appropriately laid out, future public transport services can be matched to the housing typologies	Roads	Noted
3.126	opportunity for a transition (transect) of lot typologies between Flanagan's Dr and the long forest reserve (applies to all options)	Residential	Noted
3.127	can retain the low-density open landscape character of existing larger homes along Flanagan's and provide opportunities to subdivide rear and transition to general residential as you head east. with some medium density central to neighbourhoods on local parks (applies to all options).	Residential	Noted
3.128	opportunity for type A - Type C in this area (not low density) applies to all options	Residential	Noted

3.129	council plan - importance for local character. potential around AC to increase densities. But mindful of density for other areas within PSP.	Residential	Noted
3.130	council - younger population moving in, migrant population, relevant to the discussion of community infrastructure and housing needs.	Residential	Further investigation
3.131	MW - escarpment density has impact on runoff. low density preferred from a drainage perspective.	Escarpment	Further investigation
3.132	need to balance growth with local amenity and character.	Other	Noted
3.133	Activity centre is surrounded by large open space and low-density res. Is this the most efficient use of land around an AC?	Open Space	Noted
3.134	Potential for a lower density type that supports the rural feel - opportunity along the interface and around O'Connell's Road	Residential	Noted
3.135	Unlikely to get Type C and D - too high density and out of character	Residential	Noted
3.136	BMD supportive of Type C and D as it allows landscaping given the rear loaded lots	Residential	Noted
3.137	Not only limited to these typologies - Encouraging co-living and accommodating diversity - examples in Daylesford - potential wording in the PSP for this	Residential	Noted
3.138	Direction around balancing the regional feel and what's offered in more metropolitan	Other	Noted
3.139	Type B and Type C may be likely around town centres and open space	Town Centres	Noted
3.140	Potential for Type D in a retirement village setting - those who may not be able to go to the escarpment but may enjoy the views to the escarpment	Escarpment	Noted
3.141	The subdivision and the built form should be thought of as one.	Residential	Noted
3.142	Type D is not something that exists in Bacchus Marsh, no objection to this but is it appropriate in Bacchus Marsh? If it is included it would need to be located around town centres, transport nodes etc	Residential	Further investigation
3.143	Type A is higher density than what exists currently in Bacchus, diversity in frontages, escarpment areas should be lower density.	Residential	Noted
3.144	If the network of bus capable roads is appropriately laid out, future public transport services can be matched to the housing typologies.	Roads	Noted
3.145	A diversity of housing typologies important- for choice/ protecting landscape character important while transitioning lot sizes.	Residential	Noted
3.146	Retaining connection to landscape and regional character of Merrimu	Open Space	Noted
3.147	Balance between affordability and landscape changes - Housing that provides alternative to higher densities/ metro Melbourne typology (medium densities a better option for the Merrimu area?)	Residential	
Option A			
3.148	refer notes and mark ups in option A for this area	Other	Noted
3.149	Lower density could be a more appropriate approach for the pockets of residential land cut off by the arterial in this alignment - therefore yield estimates may be overestimated and benchmarks could be changed.	Residential	Noted
Option B			
3.150	Option B arterial Road - would a service road run parallel to the connector?	Roads	Further investigation
3.151	Service roads would feed into collector roads, active frontages along arterial is favoured by Councils, could use this form to provide townhouses and up the noise mitigation, varies based on the location of the BLMER	Roads	Further investigation
3.152	The principles around higher density are probably similar for all options	Residential	Noted
3.153	this option more conducive to providing the appropriate housing types A - C within the walkable catchment of the activity centre> as don't have the east link as a barrier	Out of scope	Out of scope
3.154	given the constraints around the landscape and escarpment areas interfaces with the activity centre should be maximized to create a vibrant and active centre. locating the POS centrally with create a barrier to how the east and west areas interact	Town Centres	Noted
Option C			
3.155	This plan provides for the best diversity of housing of the three options.	Out of scope	Out of scope
3.156	this option more conducive to providing the appropriate housing types A - C within the walkable catchment of the activity centre- as don't have the east link as a barrier.	Out of scope	Out of scope
Other (Multiple options referenced)			
3.157	In Options B and C there are no connectivity issues based on the arterial alignment that would disallow a higher density urban form around Flanagan.	Out of scope	Out of scope
3.158	Options A and B have significantly less potential lots due to the land take for the arterial easement. There is a critical mass that needs to be achieved to allow for greater outcomes which may not be achievable in these scenarios.	Out of scope	Out of scope
Theme 4 - Community infrastructure & town centres			
General (Applies to all options)			
4.001	Given the size of the precinct there is an opportunity to create a wellbeing area for safe evacuation in bushfire scenarios to so people do not have to evacuate to outside of the precinct. The activity centres could be designated as these areas as they will be more built up. From a bushfire perspective these two centres as evacuation spaces would be sufficient for the precinct.	Out of scope	Out of scope

4.002	Community gardens, recreation spaces could also be bushfire resilient spaces.	Out of scope	Out of scope
4.003	Vulnerable land uses, such as aged care and education to be located away from areas identified as greater bushfire risk and to be connected to a road network that provides multiple access and egress points.	Bushfire	Noted
4.004	The proposed commercial areas have the opportunity to create safer areas, reducing the need for travel in a bushfire event to Melton or Bacchus March.	Bushfire	Noted
4.005	Roads required for emergency purposes to be relied upon in are to be constructed prior to development	Roads	Noted
4.006	Open space corridors to be managed and maintained in a manner that doesn't create a bushfire risk over time.	Bushfire	Noted
4.007	Opportunity for this precinct to enhance and utilise the current natural values for the benefit of the community. Blue-green infrastructure, connecting people with nature through open spaces and conservation zones (that incorporate current vegetation, large trees, habitat). Shared path network that connects people, nature, public areas and enhances biodiversity and provides linkages.	Open Space	Noted
4.008	Canopy cover in open spaces and along linear reserves to provide shade and cooling	Flora & Fauna	Noted
4.009	Biodiversity links need to run both east-west and north-south to create linkages between broader biodiversity areas, such as Lerderderg river, Long Forest Reserve, Lerderderg Forest, Werribee river. Linkages are not only possible through linear reserves, roadsides etc, but can be achieved through land bridges, wildlife crossings etc.	Flora & Fauna	Noted
4.010	Good community outcome is connectivity between activity centres and drainage assets.	Water	Noted
4.011	Potential to interlink local open spaces with drainage reserves, linear reserves, or roadside reserves.	Open Space	Noted
4.012	Opportunity to provide community gardens rather than relying only on larger retail providers for fresh produce. These areas are also opportunity to retain native trees.	Out of scope	Out of scope
4.013	Preference may be for a no-gas development from the get go, and a local energy grid based on rooftop PV.	Other	Further investigation
4.014	Drainage will need to be delivered early to enable development and protect downstream environments from increased flows and flooding.	Water	Noted
4.015	Critical early pieces of infrastructure will be connecting roads into Gisborne Road and sewer. Schools, activity centres, CERES park should be delivered next after these. There is an opportunity to bring forward the delivery of these items.	Education & Community Facilities	Further investigation
4.016	Options A and B will likely have reduced benchmarks for activity centres and services due to the reduction in NDA due to the arterial alignment.	Town Centres	Noted
4.017	Need to be complementary to existing centres not competing.	Town Centres	Noted
4.018	Co-location is important. If you can have town centres, allied health, schools etc. that is a positive thing.	Education & Community Facilities	Noted
4.019	The southern town centre seems good but unsure about the northern location.	Town Centres	Noted
4.020	What about something in the middle of the two centres to increase activity nodes (i.e. have a different offer in different locations). eg: Community or social enterprise outcome.	Town Centres	Noted
4.021	Generally comfortable with the locations of the town centre (i.e. in that one is in the north and one in the south) but didn't come to a consensus which exact location is preferred in the north south area.	Town Centres	Noted
4.022	End of Loop journeys are important and needs to be built into the PSP.	Active transport	Further investigation
4.023	Nature based and Eco-Dev play is something important.	Out of scope	Out of scope
4.024	need to ensure town centres contain areas of green public open space for the wellbeing of the people using the areas	Open Space	Noted
4.025	Ensure town centre-built form can adapt over time if retail is not currently viable	Town Centres	Noted
4.026	Activity nodes - how to avoid getting petrol stations/day-care centres in areas where retail is preferred?	Other	Noted
4.027	PSP to provide clear policy outcome on applied zones for activity centres	Other	Noted
4.028	2x government Primary schools for 6000 dwellings	Education & Community Facilities	Further investigation
4.029	Kinders are still TBD 30 hours (doubled from 15) for Kinder program, still needing to understand the spatial implications for this	Education & Community Facilities	Further investigation
4.030	Kinders to abut community facilities	Education & Community Facilities	Noted
4.031	Need to consider activity centre hierarchy and primacy of BMTc.	Other	Noted
4.032	Community Infra - delivered via ICP requirements, hoping that it will be prior or in line with future housing densities.	Residential	Noted
4.033	Avoiding multiple development fronts	Other	Noted
4.034	I think that more commercial opportunities should evolve that would allow for both residential and commercial development sort of in corridors. Activity nodes are well distributed but only provides activity in centres and not allowing them elsewhere without utilising residential zones.	Residential	Noted
4.035	Logical sequencing of development, Kinders will not be provided before housing	Education & Community Facilities	Noted

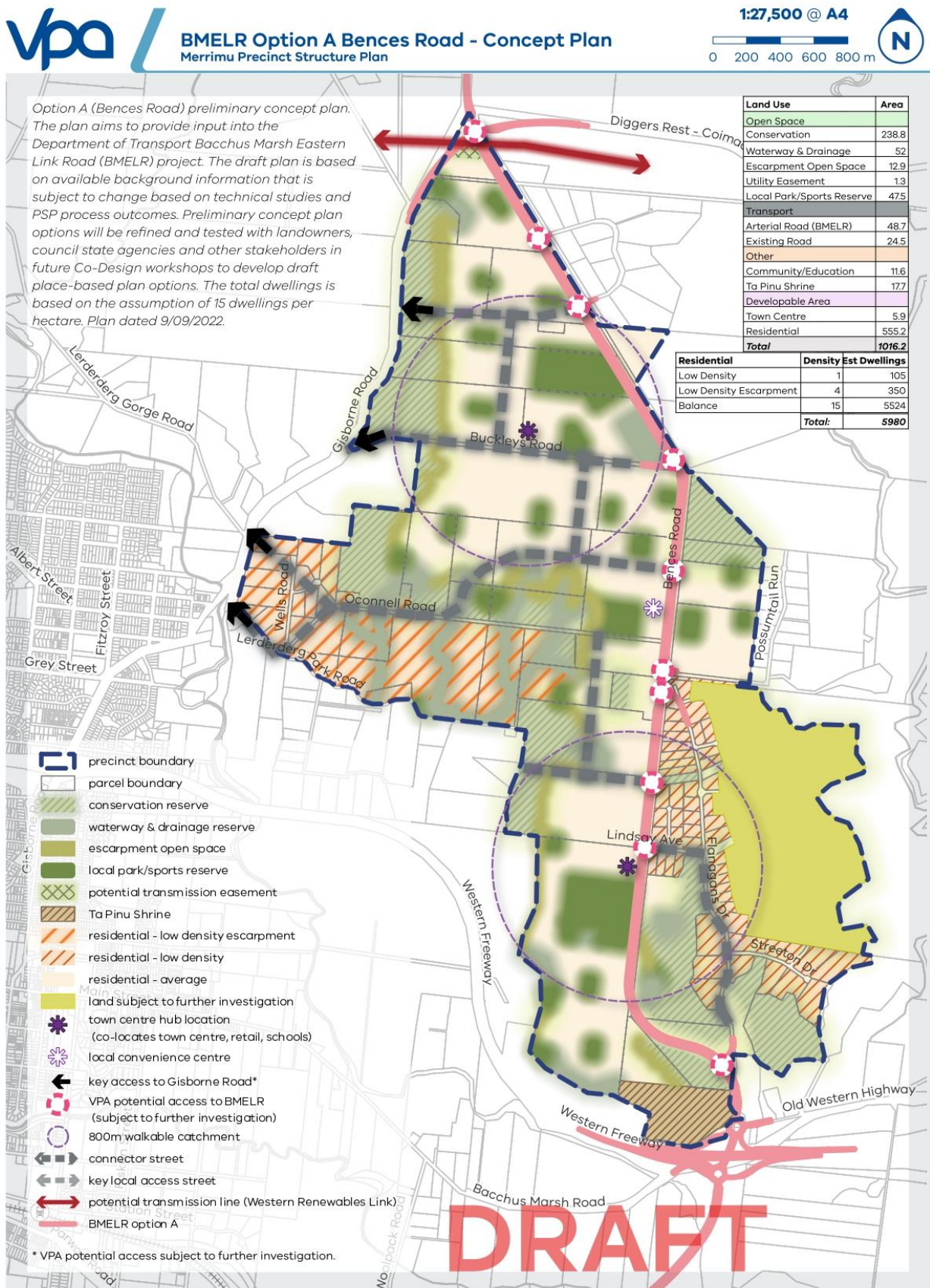
4.036	green and healthy trees and open space (supported by alternative water)	Flora & Fauna	Noted
4.037	Bacchus Marsh development proposing building in community-owned infrastructure elements.	Education & Community Facilities	Noted
4.038	Consider locating the town centres along the connector street network.	Town Centres	Noted
4.039	Bacchus Marsh development proposed plan includes co-working spaces, 20-minute neighbourhood principles	Other	Noted
4.040	Bacchus Marsh development plan proposes electricity only development. for sustainability objective.	Other	Noted
4.041	Council undertaking a piece of work on energy in the wider area i.e. wind farms	Other	Noted
4.042	May need to revisit the type of town centre if there are constraints around the numbers of dwellings you can get into the walkable catchments.	Town Centres	Noted
4.043	Observation that there is a large amount of non- or low-residential development within the 800m walkable catchment in the southern part of the precinct.	Residential	Noted
4.044	The retail offerings should not conflict with what's in Bacchus Marsh.	Education & Community Facilities	Noted
4.045	In terms of delivering services early - incorporating housing and retail together so that housing is delivered early on.	Education & Community Facilities	Noted
4.046	Reaching out to housing providers to look at who may need early on to complement the retail offerings.	Residential	Noted
4.047	Opportunity for Merrimu being a regional tourism destination? What are these possibilities?	Other	Further investigation
4.048	No non-gov school provision identified- MACS Strategically justifies a primary school within the PSP area	Education & Community Facilities	Further investigation
4.049	Are the proposed town centre locations each side of the road?	Town Centres	Further investigation
4.050	Size and location of middle POS disconnects the southern portion of the PSP from the western portion- developing a 'difficult' to develop area. What is the justification for this open space- why is it so large? – See group 5 for detail.	Open Space	Noted
4.051	Doesn't seem to be provision for arts or convention?	Other	Noted
4.052	half the residential catchment to the southern activity centre is shown as low density which does not harness the full population within the 20min neighbourhood - should be general residential otherwise a waste of residentially zoned land	Residential	Noted
4.053	larger active open space separates residential community to south and takes a big chunk of the activity centre catchment	Open Space	Noted
4.054	Town centres need to be pedestrian friendly which may conflict with ELR	Town Centres	Noted
4.055	Is there sufficient secondary school provision in the district?	Town Centres	Further investigation
4.056	All town centre locations will need to be adequately serviced by trucks. This requires an appropriate road network and loading provisions.	Town Centres	Noted
4.057	Will the two activity centres have similar features?	Town Centres	Further investigation
4.058	opportunity to co-locate both open space and town centres with future constructed drainage assets (waterways, retarding basins/ treatment wetlands).	Water	Noted
4.059	Would be great to consider ride able north south link.	Active transport	Noted
4.060	Activity Centres don't tend to develop until there is a threshold. Is there an ability to bring infrastructure development forward?	Other	Noted
4.061	Consideration of the residential lots in far western area off plateau access and connection to either existing Darley area or if they would utilise the new precinct infrastructure	Residential	Noted
4.062	combination of the open space with other services in one location may be favourable.	Open Space	Noted
4.063	Is there viability of 2 commercial precincts? Should one be a smaller local township centre?	Town Centres	Further investigation
4.064	Co-working spaces would be welcomed.	Other	Noted
4.065	APPROACH TO ZERO NET EMISSIONS?	Other	Noted
4.066	Preference for community infrastructure to be delivered as early as possible.	Education & Community Facilities	Noted
4.067	limited capacity for existing infrastructure outside of PSP.	Other	Noted
4.068	Council - noted that infrastructure has traditionally been delivered late.	Other	Noted
4.069	In all options: Ensure government 'primary' school sites are located with active open space areas as well as community facilities capable of holding pre-prep and kindergarten facilities	Education & Community Facilities	Noted
4.070	Sensitivity of uses between schools and activity centres	Education & Community Facilities	Noted
4.071	Limited supply of gas could challenge electricity and gas provision. BMD current basis for electricity only.	Other	Noted
4.072	Southern Activity centre appear in ideal location.	Town Centres	Noted

4.073	Social enterprise opportunities actively pursued in BMD plan– Traditional partnership with the Wurundjeri, indigenous farming enterprise, Urban farm (managed by CERES), community gardens within 2-4 minutes walking distance from each home, farmers markets	Other	Noted
4.074	Opportunity exists to have a significant office component, to cater for local enterprises, companies decentralising and needing space, working hubs for those working from home etc	Other	Noted
4.075	Local centre may need to be in-board to support amenity	Town Centres	Noted
4.076	passive surveillance and walkability impacted by layout of pos	Other	Noted
4.077	Consideration should be given to community access to drainage reserves. Connection to open spaces and town centres is strongly encouraged. The current plans show open spaces which are disconnected to drainage reserves when they potentially could be logically placed immediately abutting.	Open Space	Noted
4.078	The timing for the delivery of outfall drainage infrastructure is something that needs to be considered in the formation of the PSP. There will be a requirement for which ever development which goes first within each individual sub-catchment for the flood protection and outfall works to be constructed prior to development. This is to ensure appropriate flood protection, waterway health as well as for the environmental values downstream.	Water	Noted
4.079	Provisional open space network shown is seen as generally appropriate.	Open Space	Noted
4.080	Precinct should leverage opportunities for productive landscapes, local food production and community gardens.	Open Space	Noted
4.081	Early provision of services: Schools, childcare, aged care.	Education & Community Facilities	Noted
4.082	There appears to be a shortfall for community facilities such as childcare.	Education & Community Facilities	Further investigation
4.083	Pharmacies and cafes are also important early. i.e., things that create a place.	Out of scope	Out of scope
4.084	There is a need to attract good services to this area.	Education & Community Facilities	Noted
4.085	Too much active open space?	Open Space	Noted
4.086	Town centre should be an external destination.	Town Centres	Noted
4.087	Connectivity to services, and open space matters.	Open Space	Noted
4.088	Building flexibility is important.	Other	Noted
4.089	Need to think about how these amenities are able to be delivered privately.	Education & Community Facilities	Noted
4.090	Question around the assumptions for swimming pool.	Education & Community Facilities	Noted
4.091	DCP to enable delivery of community infrastructure	Education & Community Facilities	Noted
4.092	Is difficult to comment on location of comm infra/town centres when uncertainties re development outcomes of some key areas	Education & Community Facilities	Noted
4.093	Southern town centre in a location where a lot of the surrounding land is shown as neither not developable, or low density development	Town Centres	Noted
4.094	Community gardens important early infrastructure to support diverse community and establish communities early.	Open Space	Noted
4.095	Central farms and community gardens within 2–4-minute walk to have these types of services in early.	Education & Community Facilities	Noted
4.096	Proposed electric bus routes from the Bacchus Marsh Development - both internally and externally.	Active transport	Noted
4.097	what is the design layout for the town centre in this option?	Town Centres	Further investigation
4.098	activity centre in south is vital as residents will have greater distances to travel to access services in Darley and Bac marsh	Town Centres	Noted
4.099	half the residential catchment to the southern activity centre is shown as low density which does not harness the full population within the 20min neighbourhood - should be general residential otherwise a waste of residentially zoned land	Residential	Noted
4.100	preferable option where the east link doesn't separate the walkable catchment to the southern activity centre	Out of scope	Out of scope
4.101	northern catchment seems to have better layout for walkable catchment	Other	Noted
4.102	southern town centre doesn't seem to have the same capacity to the north TC..	Town Centres	Noted
4.103	would there be a consideration of relocation of southern TC? and location of open space?	Open Space	Noted
4.104	not always a good environmental outcome to facilitate commercial township near high value biodiversity.	Flora & Fauna	Noted
4.105	retail hierarchy. needs to fit into the 20-minute neighbourhood model.	Other	Noted
4.106	MW - from experience - interim works around escarpments impact on environmental issues, drainage prior to MW works.	Escarpment	Further investigation
4.107	DSS - mitigation escarpment runoff can be very expensive. and retarding basins on top of escarpments.	Escarpment	Further investigation

4.108	Local convenience centre - subject to further assessment - Is this required?	Education & Community Facilities	Further investigation
4.109	There are a lot of residential areas not captured within the walkable catchment.	Residential	Noted
4.110	Large supermarket chains may have indicated unwillingness to expand into the precinct - outcomes are likely going to be smaller chains or independent stores. Primacy of Bacchus Marsh CBD won't and shouldn't be challenged by Merrimu retail.	Education & Community Facilities	Noted
4.111	Working trends after COVID have given the opportunity to accommodate offices and coworking spaces in the precinct. This space is important for interaction., job growth.	Other	Further investigation
4.112	There will be local employment opportunities in Parwan - need to ensure that the precincts talk to each other, and unique opportunities are given in both.	Employment	Noted
4.113	Household makeup of the region skews to larger families - education and community uses are especially important. There should be opportunities to interconnect theses uses to provide unique education paths.	Education & Community Facilities	Noted
4.114	Need to work with Council and local community to determine existing community infrastructure and what is needed.	Education & Community Facilities	Noted
4.115	Quantum of low-density areas may impact provision of open spaces and benchmarks for community needs. Open space provision won't be a significant in lower density areas.	Open Space	Noted
4.116	The arterial road being here means that it's more difficult to place the school.	Out of scope	Out of scope
4.117	half the residential catchment to the southern activity centre is shown as low density which does not harness the full population within the 20min neighbourhood - should be general residential otherwise a waste of residentially zoned land	Residential	Noted
4.118	large active open space will create a barrier to walkability and connectivity in this area. its central location creates isolated islands of POS. Perhaps anchor it against the escarpment	Open Space	Noted
4.119	what is the catchment for this POS? this pos would be effective is ties to a school site but this would also impact night-time surveillance	Education & Community Facilities	Noted
Option A			
4.120	Option A - Not ideal having town centre next to BMELR	Town Centres	Noted
4.121	question the amount of active open space in the walkable catchment of the activity centre	Open Space	Noted
4.122	Option A really limits location of Schools, as Buckley's Road becomes an arterial under option A, particularly in the north. Locate community facilities with schools	Education & Community Facilities	Noted
4.123	Best location given catchment	Town Centres	Noted
4.124	North and South with Central larger space is sound	Town Centres	Noted
4.125	Avoid locating schools on arterial but on a connector road for suitable accessibility	Education & Community Facilities	Noted
4.126	Natural wetland at the Northern town centre site	Flora & Fauna	Noted
4.127	may contain EPBC -listed EVC seasonal herbaceous wetland	Flora & Fauna	Further investigation
4.128	Ideally schools are located safe distance between primary and secondary schools and town centres	Education & Community Facilities	Noted
4.129	land ownership being in major landowner holding supports delivery of infrastructure	Other	Noted
4.130	Useful to understand where the natural open spaces are	Open Space	Noted
4.131	DET more interested in active open space areas, ideal to be adjacent but a safe, short distance is also suitable	Town Centres	Noted
4.132	Education and community facilities to be co-located with the town centres	Education & Community Facilities	Noted
4.133	Education and community facilities near public open space to enable shared use of these facilities	Education & Community Facilities	Noted
4.134	Suggested that there are demand for a secondary government school.	Education & Community Facilities	Noted
4.135	Link between schools and community facilities i.e. programs where schools can support growing of food	Education & Community Facilities	Noted
Option B			
4.134	North and South LTC sound, central location for Social enterprise	Education & Community Facilities	Noted
4.135	These plans do not identify active/passive open space, school sites are preferred adjacent or nearby to active open psace	Open Space	Noted

4.136	Impact of road alignment on school sites, If conservation area, town centre location may be more appropriate to be shifted north	Roads	Noted
4.137	Good distribution of covering the average density areas, applying 20-minute neighbourhood principles Schools located within or near town centre	Education & Community Facilities	Noted
4.138	Secondary schools need access to public transport routes	Active transport	Noted
4.139	Should northern town centre move toward ELR?	Town Centres	Further investigation
4.140	Should southern ELR move north west to intersection of collector roads	Roads	Further investigation
4.141	Open space reserve functions and hierarchy should be considered in PSP stage so it's clear what outcome we are trying to achieve	Open Space	Noted
4.142	support the southern activity center in this general location but final position and relationships to complementary uses needs to be resolved	Town Centres	Noted
4.143	Would be good to see a plan that buffers all open space to ensure all properties have walking access to a reserve	Open Space	Noted
4.144	question the amount of active open space in the walkable catchment of the activity centre	Open Space	Noted
4.145	support the southern activity center in this general location but final position and relationships to complementary uses needs to be resolved	Town Centres	Noted
Option C			
4.146	Is there a report/ detailed justifications underpinning infrastructure provisions?	Other	Further investigation
4.147	Like southern Active Open Space abutting escarpment	Escarpment	Noted
4.148	Escarpment Park not impacted by arterial road	Escarpment	Noted
4.149	Three centres with different functions is good	Town Centres	Noted
4.150	Capacity to link Long Forest, Werribee and Lerderderg River	Open Space	Noted
4.151	extent of green space in the northern area with this alignment, impacts the catchment and ultimate ideal location of town centre	Open Space	Noted
4.152	Not a lot of residential land within this catchment	Residential	Noted
4.153	Background docs should support the land use designations	Other	Noted
4.154	No maximum restriction on fall for school sites but does impact accessibility	Education & Community Facilities	Noted
4.155	flatter areas preferred for school sites	Education & Community Facilities	Noted
4.156	same comment on location of wetland in northern town centre area	Flora & Fauna	Noted
4.157	open space areas should be networked What purpose do these open space areas serve?	Open Space	Noted
4.158	The location of the BMELR in this option C presents the preferred outcome for school provision. Enables school catchments to be created with largely unimpeded access to all areas of higher residential development. The BMELR in options A and B separates areas of higher residential development which impedes accessibility to proposed schools.	Out of scope	Out of scope
4.159	preferable option where the east link doesn't separate the walkable catchment to the southern activity centre	Out of scope	Out of scope
4.160	Co-location for schools/ community facilities near POS/ Sporting areas important - particularly in the Southern end of the precinct	Education & Community Facilities	Noted
Other (Multiple options referenced)			
4.161	Most social and community outcomes and the office component are unlikely to be viable or pursued with either Options A and B.	Other	Noted

Appendix B Workshop Plan Sets



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BMELR Option A Bences Road – Concept Plan



BMELR Option B - Concept Plan

Merrimu Precinct Structure Plan

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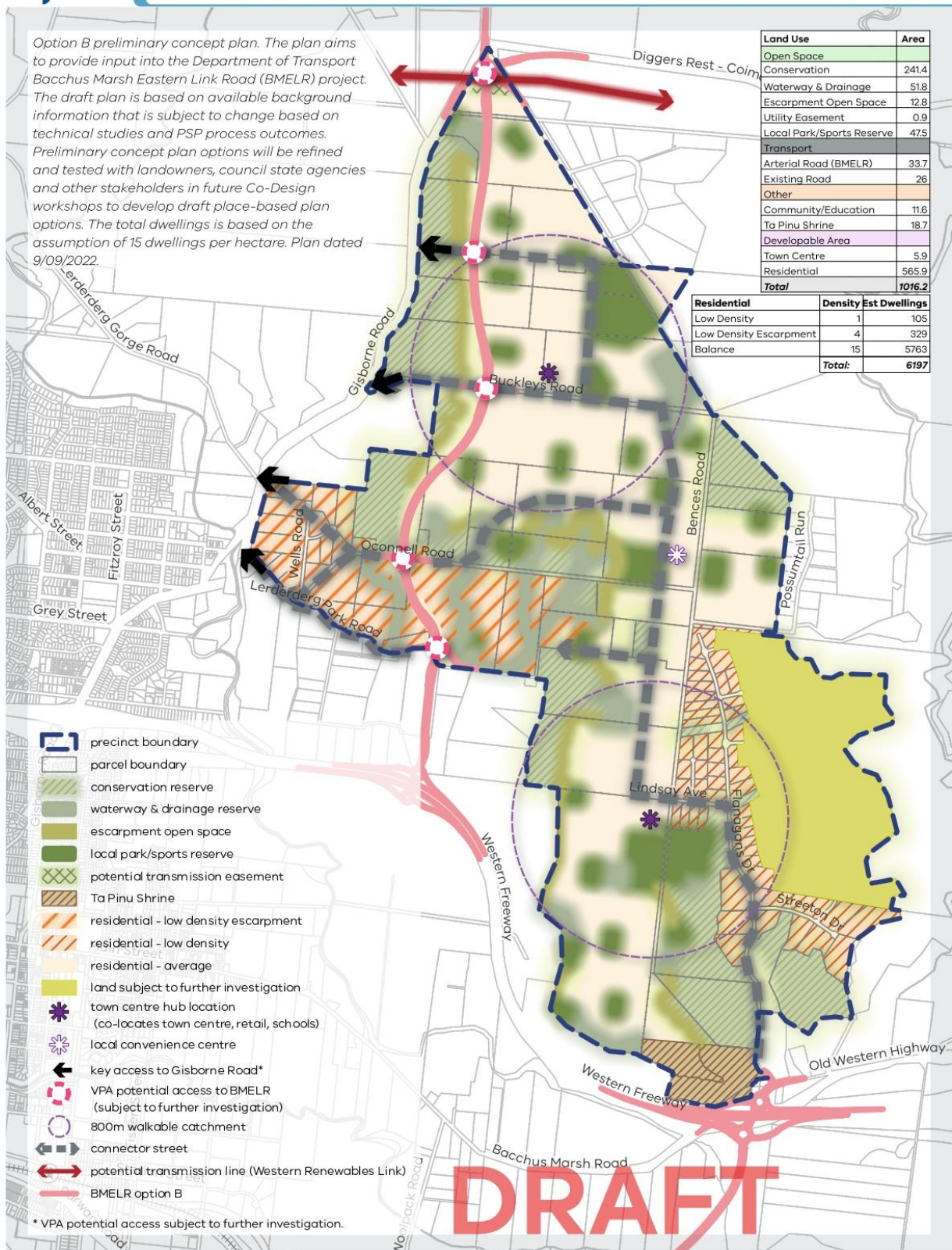
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Option B preliminary concept plan. The plan aims to provide input into the Department of Transport Bacchus Marsh Eastern Link Road (BMELR) project. The draft plan is based on available background information that is subject to change based on technical studies and PSP process outcomes. Preliminary concept plan options will be refined and tested with landowners, council state agencies and other stakeholders in future Co-Design workshops to develop draft place-based plan options. The total dwellings is based on the assumption of 15 dwellings per hectare. Plan dated 9/09/2022.

Land Use	Area
Open Space	241.4
Conservation	51.8
Waterway & Drainage	12.8
Escarpment Open Space	0.9
Utility Easement	475
Local Park/Sports Reserve	
Transport	
Arterial Road (BMELR)	33.7
Existing Road	26
Other	
Community/Education	11.6
Ta Pinu Shrine	18.7
Developable Area	5.9
Town Centre	565.9
Residential	
Total	1016.2

Residential	Density	Est Dwellings
Low Density	1	105
Low Density Escarpment	4	329
Balance	15	5763
Total:		6197



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BMELR Option B Concept Plan



BMELR Option C Gisborne Road Option - Concept Plan

Merrimu Precinct Structure Plan

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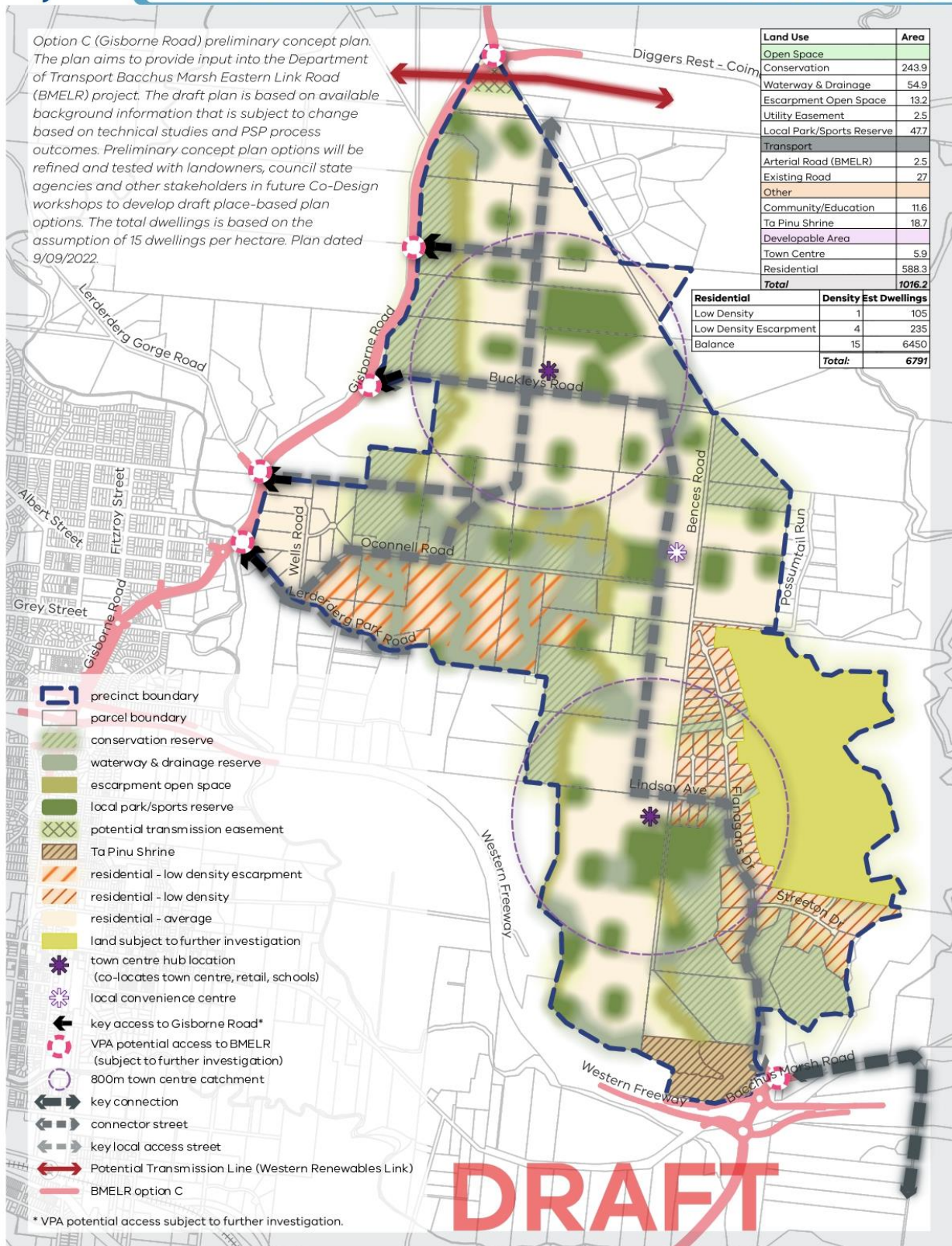
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Option C (Gisborne Road) preliminary concept plan. The plan aims to provide input into the Department of Transport Bacchus Marsh Eastern Link Road (BMELR) project. The draft plan is based on available background information that is subject to change based on technical studies and PSP process outcomes. Preliminary concept plan options will be refined and tested with landowners, council state agencies and other stakeholders in future Co-Design workshops to develop draft place-based plan options. The total dwellings is based on the assumption of 15 dwellings per hectare. Plan dated 9/09/2022.

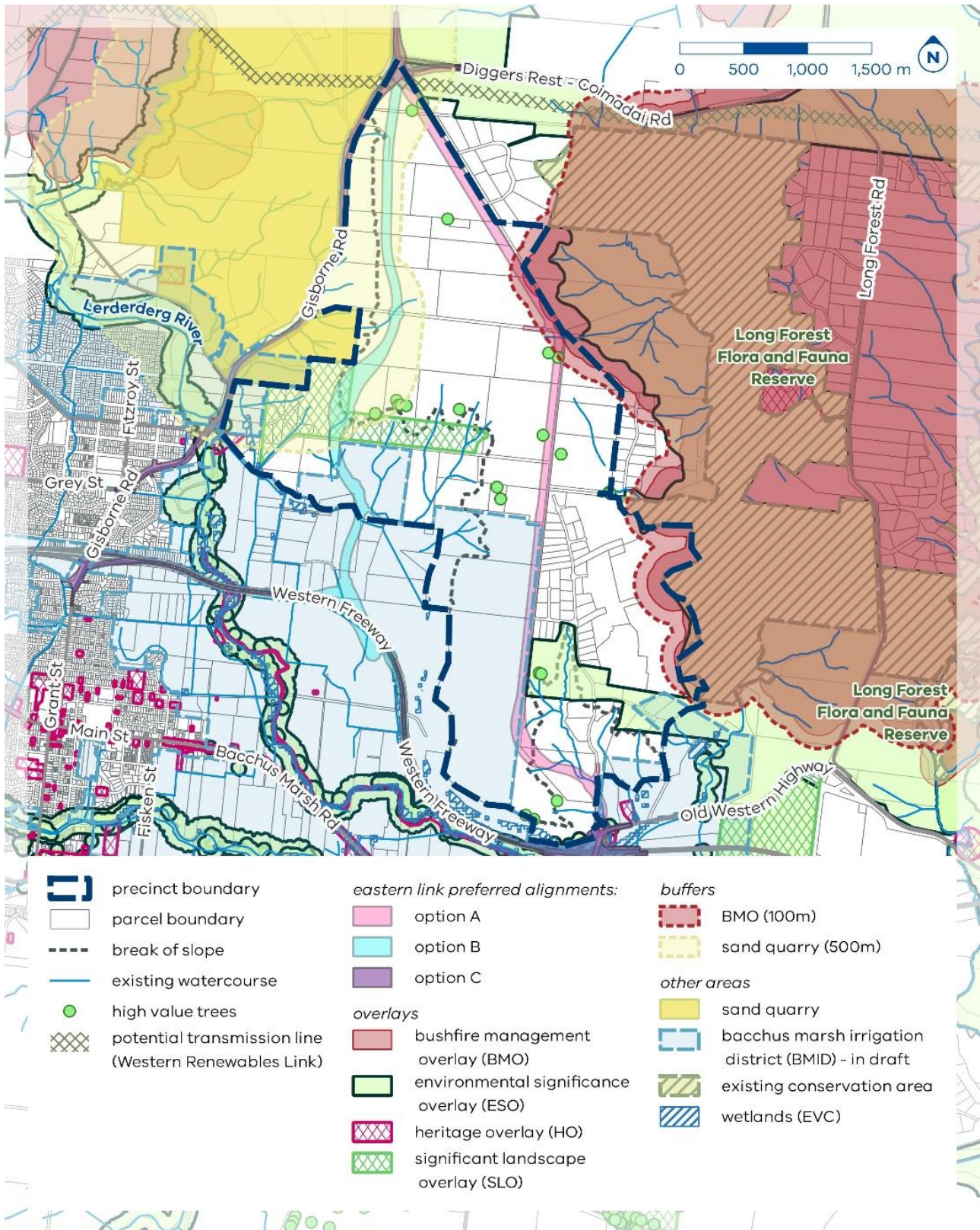
Land Use	Area
Open Space	243.9
Conservation	54.9
Waterway & Drainage	13.2
Escarpment Open Space	2.5
Utility Easement	477
Local Park/Sports Reserve	
Transport	
Arterial Road (BMELR)	2.5
Existing Road	27
Other	
Community/Education	11.6
Ta Pinu Shrine	18.7
Developable Area	
Town Centre	5.9
Residential	588.3
Total	1016.2

Residential	Density	Est Dwellings
Low Density	1	105
Low Density Escarpment	4	235
Balance	15	6450
Total		6791

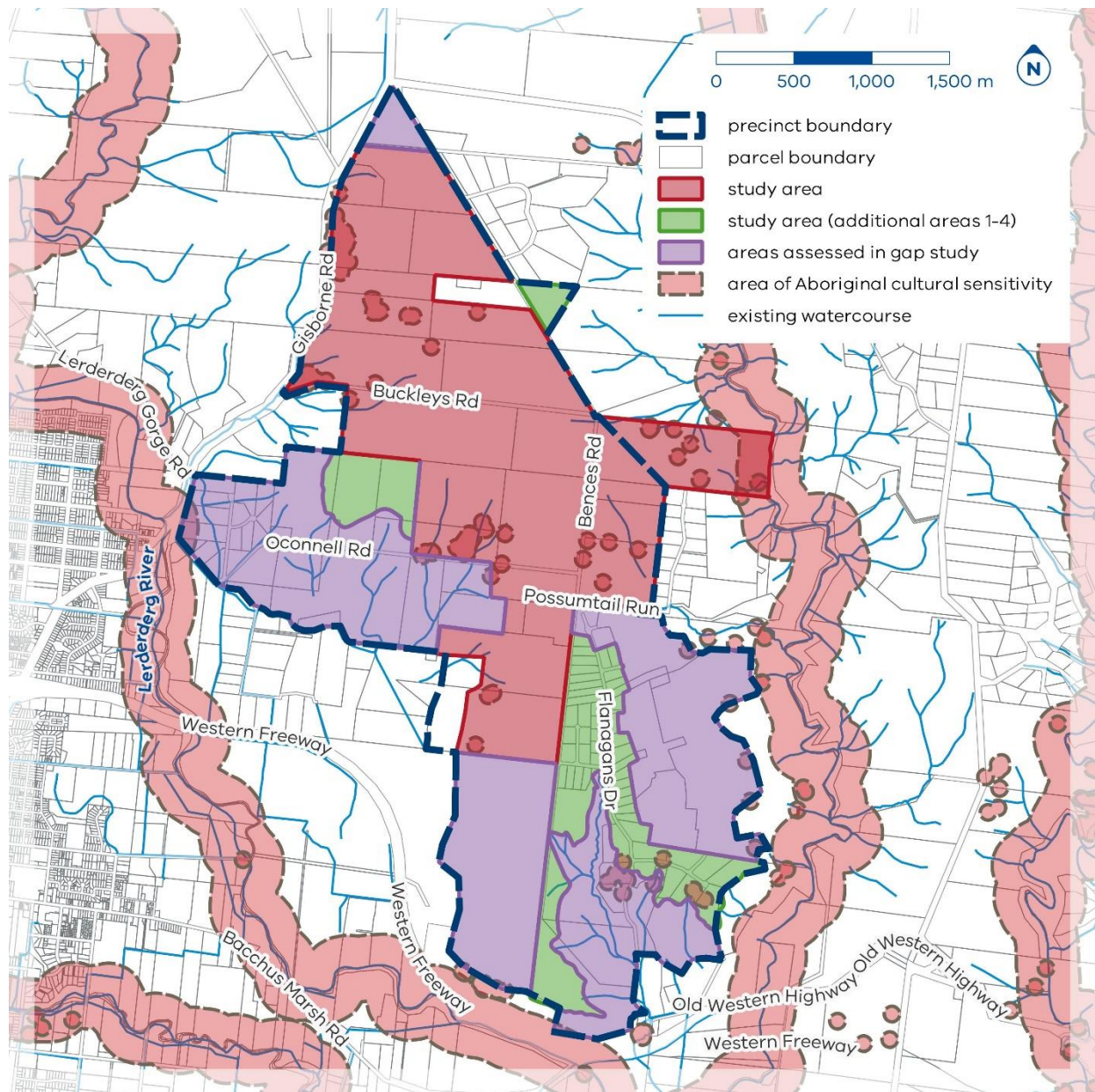


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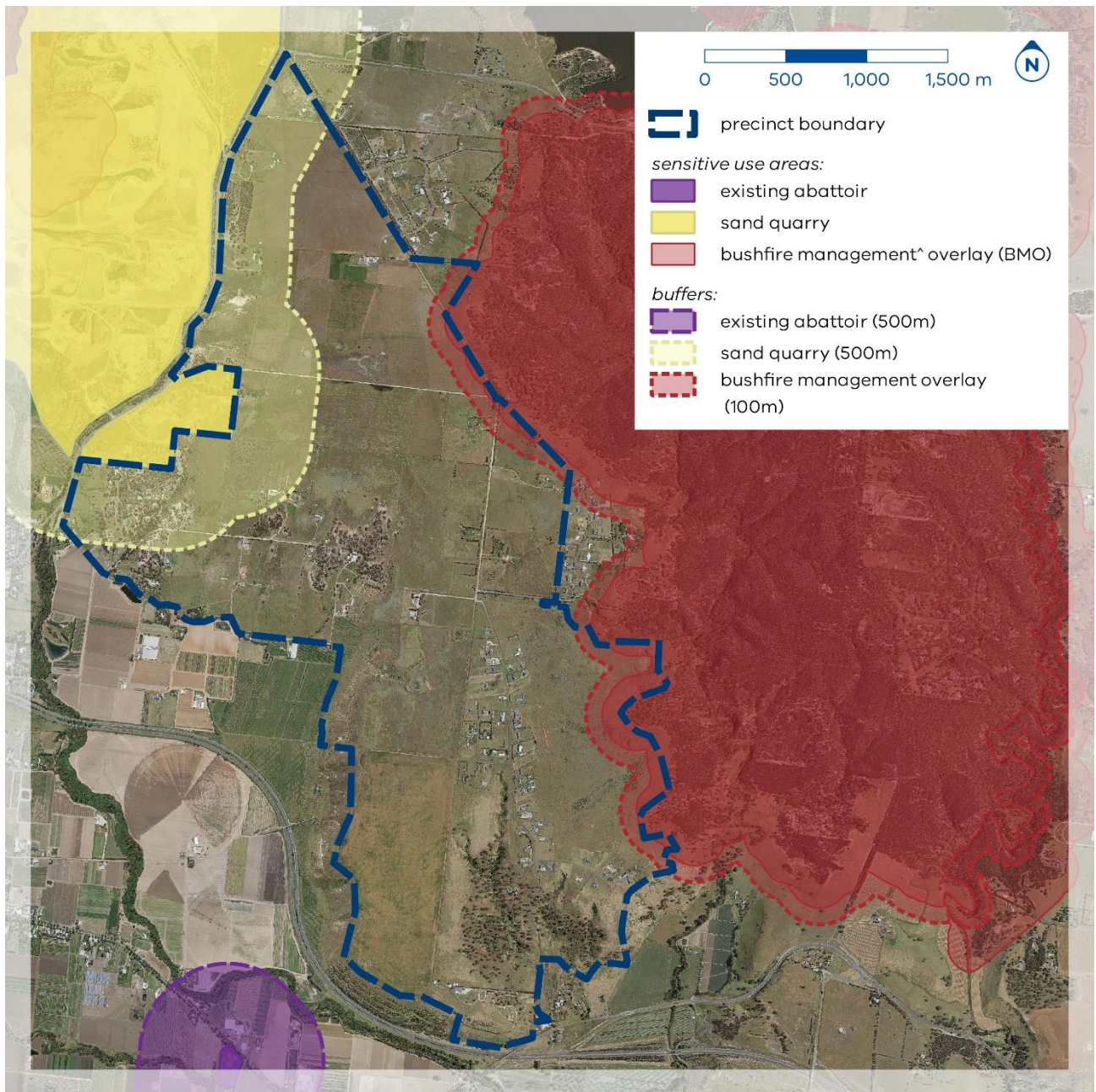
BMELR Option C Gisborne Road Concept Plan



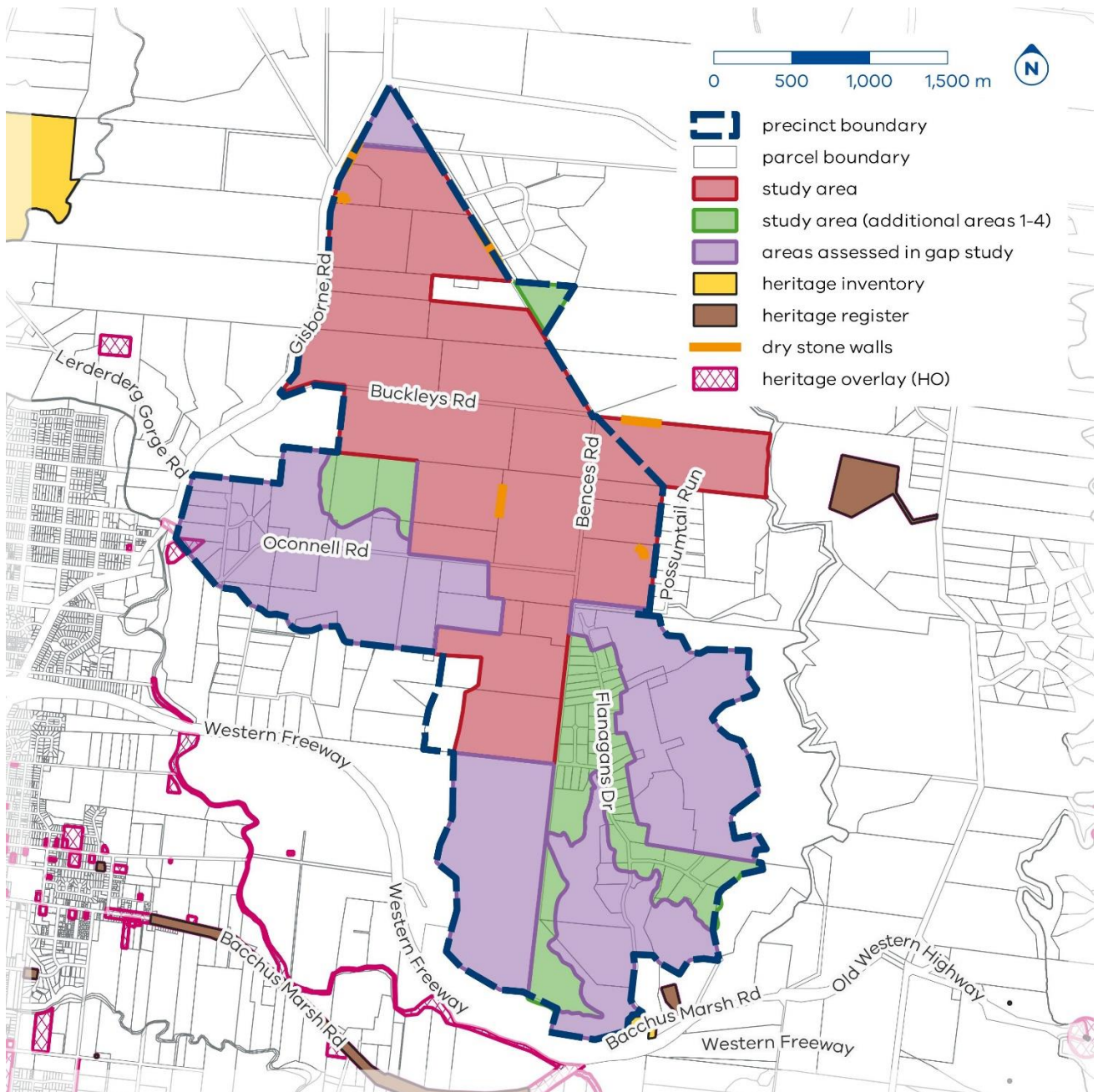
Key considerations map



Aboriginal heritage map



Sensitive use buffer map



Heritage considerations map

Community Infrastructure - Assumptions

The Community Infrastructure Assessment will be finalised in conjunction with the development of the draft Place Based Plans for the Merrimu PSP and dwelling yields. But based on a yield of approx. 6000 dwellings, possible Community Infrastructure items in Merrimu may include:

- 2 Government primary schools
- 4 double 3-Year-Old kindergarten - (8 x 3 Year Old rooms)
- 4 double 4-Year-Old kindergarten - (8 x 4 Year Old rooms)
- 4 playgroups and
- 5 child Care Centres – Long Day Care
- 2 Multi-Purpose Community Centre - Lower Order, including Youth Spaces
- 1 Indoor Recreation Centre/Stadium (Hard Court) – Lower Order
- 1,434sqm library floorspace
- 1 Outdoor Netball Facility - Small (2 courts)
- 10 Tennis Facility - Small / Low-Order 2 courts, no pavilion, free to public
- 2 Lawn Bowls Facility (1 green)
- 5 Basketball court (competition)
- 6 Cricket oval (competition)
- 5 Football oval (competition)
- 4 Soccer pitch (competition)
- 1 Swimming pool
- 267 social housing
- 2 Community-Based Health Care - Small
- 7 Meeting Spaces - Small to Medium
- 3 Meeting Space - Medium to large
- 2 Neighbourhood House - Low Order & 1 Higher Order
- 43 ha Active Open Space (7% of net developable area)
- 19 ha Passive Open Space (3% of net developable area)



Community Infrastructure – Assumptions

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