

SUBMISSION

ON BEHALF OF GOLDEN PLAINS SHIRE COUNCIL

Amendment No	Amendment C107gpla to the Golden Plains Planning Scheme
Planning Authority	Victorian Planning Authority
Submitter	Golden Plains Shire Council

INTRODUCTION

1. This submission is made on behalf of Golden Plains Shire Council (**Council**) in response to the exhibition of Amendment C107gpla (**Amendment**) to the Golden Plains Planning Scheme (**Scheme**).
2. Council is the Responsible Authority under the *Planning and Environment Act 1987* (**Act**) for administering and enforcing the Golden Plains Planning Scheme (**Scheme**).
3. The Victorian Planning Authority (**VPA**) has prepared the Amendment to the Scheme to implement the Bannockburn South East Precinct Structure Plan (**PSP**) and Development Contributions Plan (**DCP**) to guide future development in the precinct.

Exhibited Amendment material

4. The exhibited Amendment material (to which this submission responds) is set out in **Appendix A**. Most relevantly this includes the:
 - 4.1 draft Bannockburn South East PSP - Precinct Structure Plan - April 2025 (**PSP**); and
 - 4.2 draft Bannockburn South East PSP - Development Contributions Plan - April 2025 (**DCP**).

Explanatory report

5. The explanatory report accompanying the Amendment variously explains:
 - 5.1 The Amendment proposes implementing the PSP and draft DCP.
 - 5.2 The PSP will enable approximately 4,685 new homes to be developed and around 750 new jobs. The PSP will facilitate urban development while also supporting the protection of the existing biodiversity and Aboriginal cultural heritage values on the PSP land.
 - 5.3 The DCP will assist funding infrastructure necessary to support the development of the precinct and its future community.
 - 5.4 Amenity issues arising from the future development of residential land in proximity to the existing chicken hatchery and farm at 449 Burnside Road, Bannockburn have also informed the content of the draft planning provisions.

- 5.5 The Amendment proposes incorporating the PSP and the DCP into the Scheme and rezoning the land to Urban Growth Zone (**UGZ**). A new Schedule 1 to the UGZ (**UGZ1**) will be applied to facilitate development of the precinct generally in accordance with the approved PSP.
- 5.6 The draft amendment applies the Public Acquisition Overlay (**PAO**) to reserve land for drainage assets to part of Harvey Road (Lot 2 TP96373 and Lot 17 LP6088) and part of 449 Burnside Road.
- 5.7 Additional changes to overlays, particular provisions, general provisions and operational provisions of the Scheme are also required to facilitate implementing the PSP.

Area affected by the Amendment

6. The precinct (area forming the subject of the Amendment) is approximately 524 hectares in total and located southeast of the existing Bannockburn township. The precinct is shown in the below extract, comprising Figure 1 from the exhibited explanatory report.

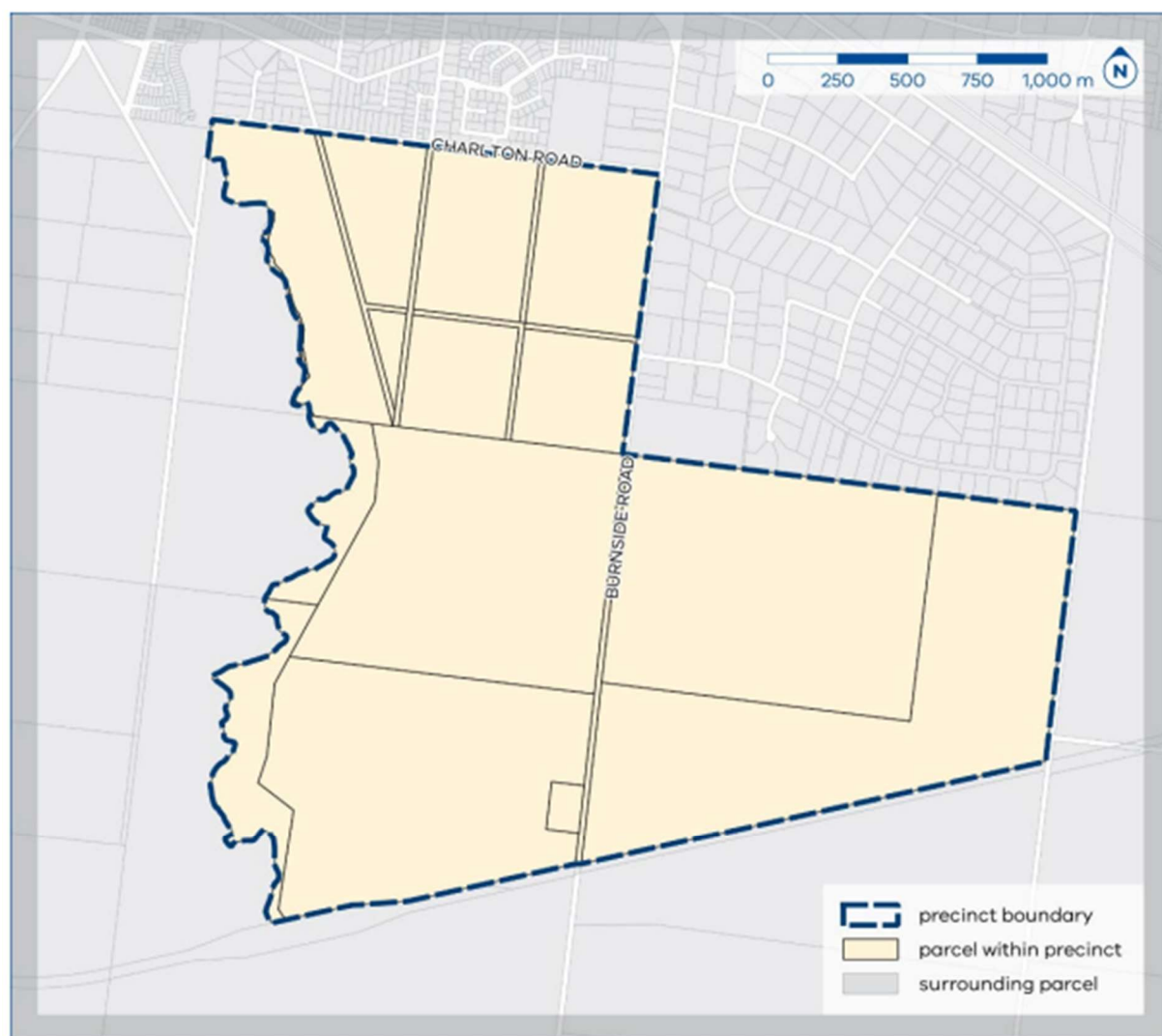


Figure 1 C107gpla Draft Amendment Area (Bannockburn South East Precinct)

7. The precinct:

- 7.1 is bounded by Charlton Road to the north and existing dwellings with densities typical of a regional town of approximately 5 to 11 dwellings per hectare;
 - 7.2 bounded to the south by Gheringhap-Maroon Freight Railway reservation and is in proximity to Turosi Foods which includes a chicken hatchery and farm;
 - 7.3 bounded to the west by Bruce Creek, forming an important biodiversity corridor; and
 - 7.4 surrounded to the east, west and south with agricultural uses;
 - 7.5 is bisected east to west by a 60-metre wide, 500kV transmission line easement; and
 - 7.6 is presently in the Farming Zone (**FZ**) comprising 19 land parcels, ranging in size from 2 to 200 hectares. Most of these parcels are used for cropping or pasture with no existing dwellings, except for one rural residential property at 418 Burnside Road. The precinct is characterised as agricultural or rural with a broadly unfragmented land ownership pattern.
- 8. Burnside Road, an existing local road, runs north-south through the precinct connecting the Bannockburn township to Hamilton Highway.
 - 9. Within the precinct, there are three existing overlays affecting Bruce Creek and its surrounds. The Land Subject to Inundation Overlay (**LSIO**) and the Environmental Significance Overlay Schedule 2 (**ESO2**) applies along Bruce Creek and a Salinity Management Overlay (**SMO**) applies to a small portion of Bruce Creek.¹

What the Amendment does

- 10. The explanatory report explains the Amendment proposes changes to the Scheme to enable the development of land within the precinct and protect important biodiversity and Aboriginal cultural heritage values, in accordance with the Vision set by the PSP.
- 11. The specific changes proposed to the Scheme are summarised in **Appendix B**.

SUBMISSIONS

- 12. From the outset, Council supports the Amendment in-principle, subject to addressing the specific issues identified in this submission. These issues are broadly identified and addressed under the following sub-headings:
 - 12.1 planning;
 - 12.2 environmental sustainable design;
 - 12.3 transport and road network;
 - 12.4 social and affordable housing;
 - 12.5 drainage, water and integrated water management (**IWM**); and
 - 12.6 DCP and rates.

¹ The Amendment proposes amending the boundary of the ESO2 to remove it from the precinct, avoiding duplication of provisions relating to water quality and fauna and flora habitat adjacent to Bruce Creek that are addressed in the PSP and UGZ1.

1.1. Strategic context

13. Council acknowledges the need to accommodate forecast population growth by rezoning rural land within Bannockburn's settlement boundary to a zone facilitating urban development as directed by the PSP, which the Amendment seeks to do.
14. In this respect, the Amendment, in implementing the PSP, seeks to guide the development of approximately 4,685 lots to accommodate a future population of approximately 13,927 people within the precinct (by achieving a minimum average density of 15 dwellings per net developable hectare).
15. The PSP also identifies a local convenience centre, local community facilities, local sports reserves, a network of local parks, 3 proposed government schools, and a site for a potential non-government school.
16. There is ample strategic support for the Amendment, including:
 - 16.1 the inclusion and identification of the PSP in Victoria's Housing Statement, *The Decade Ahead 2024-2034* as a 'priority planning project' for growing suburbs in Regional Victoria;
 - 16.2 the identification of the precinct within Bannockburn's Urban Growth Area in the Bannockburn Framework Plan in clause 11.03-6L-01 (Bannockburn) of the Scheme;
 - 16.3 the identification of the precinct as a 'key area for residential growth' in the *G21 Regional Growth Plan*, 2013 and *Bannockburn Growth Plan* (Victorian Planning Authority, May 2021) (**BGP**), as reflected in the objectives and strategies of Clauses 11.01-1S (Settlement), 11.01-1R (Settlement – Geelong G21) and 11.02-2S (Structure Planning) in the Scheme; and
 - 16.4 the identification of the delivery of the precinct as a 'priority' to contribute to the short and medium-term housing supply within the Golden Plains Shire in the BGP.

1.2. Planning

17. We set out below several issues and accompanying recommendations for issues broadly falling under the 'planning' umbrella.

Sensitive areas and likely areas of habitat for the Victorian Grassland Earless Dragon (VGED)

Map precise boundaries of 'culturally and/or environmentally sensitive area' with greater legibility and scale

18. Council submits the draft PSP appropriately deals with the two areas identified in Plan 2 as a 'culturally and/or environmentally sensitive area', encapsulating the land adjoining Bruce Creek and the 'stony rise' to the east of the PSP area.
19. Further, Council considers the corresponding requirements contained in the draft PSP (R4 and R5) are sufficiently restrictive to ensure development does not occur until such time as appropriate investigations of these areas are first carried out.
20. Despite this, Council submits it is necessary for the precise location and extent of the areas identified as a 'culturally and/or environmentally sensitive area' to be mapped with greater legibility and scale.
21. Presently, the mapping is schematic at the scale of the PSP / UGZ1 only. Council seeks to avoid ambiguity about the precise boundaries of these areas moving forward.

22. This exercise should be undertaken at this juncture, to ensure all relevant stakeholders (including Council and affected landowners) properly understand the precise boundaries before the Amendment is approved.

Undertake surveys to properly determine likely areas of habitat for the VGED

23. Separately, Council observes the draft PSP (Plans 1 and 6) locates likely areas of habitat for the Victorian Grassland Earless Dragon (**VGED**) noting, specific surveys have still not been carried out.
24. The mapping instead relies on DEECA's habitat distribution model and includes areas along Bruce Creek and adjoining the previous 'stony rise' area.
25. In the absence of surveys, Council is unable to determine the accuracy of the mapping, including whether it provides a complete and accurate picture as to the likely areas of habitat for the VGED.
26. The following 'application requirement' is proposed in clause 3.0 of the UGZ1:

An application to use or subdivide land or construct a building or construct or carry out works on a lot containing land shown on Plan 6 of the incorporated PSP as 'DEECA VGED habitat distribution model' must be accompanied by an impact assessment for the Victorian Grassland Earless Dragon to the satisfaction of the responsible authority in consultation with the Department of Energy, Environment and Climate Action.

27. Council considers it is necessary to ensure the extent of land shown as 'DEECA VGED habitat distribution model' in the plans contained in the draft PSP is accurately mapped from the outset, to ensure the above application requirement satisfactorily ensures the impact on the VGED is properly considered at the permit application stage.
28. Council considers it necessary for the VPA to engage suitably qualified professionals to undertake the necessary surveys, so to ensure any necessary changes to Plan 6 of the draft PSP are made at this juncture. This is especially important where the final PSP will be an incorporated document in the Scheme, which can only be amended by a further planning scheme amendment (being a timely and costly process that can be avoided in this instance).

Intended density of land

29. Council expresses concern no guidance is provided around the intended density for land identified as a 'culturally and/or environmentally sensitive area', should they be developable. This should be considered and addressed in the draft PSP.

Bruce Creek

Walking trail

30. Council submits there is a clear strategic basis to support developing a walking trail along the east side of Bruce Creek. This includes a strategy under clause 11.03-6L-01 seeking to incorporate pedestrian, bicycle or riding trail paths to other open space areas such as the Bruce's Creek Corridor.
31. Council submits in this context, it is critical the draft PSP does not prejudice the ability to deliver this trail in the future. At the very least, Council submits this means adequate land is set aside for this purpose.
32. Council submits presently, it is unclear from the Amendment whether a walking trail can be achieved within the Bruce Creek corridor, or whether this is a proposed outcome of the

PSP's development. It is presently shown as an 'off road shared path' on Plan 4 Movement Network of the draft PSP. These matters must be clarified.

33. Further, Council submits it should be an item funded by the DCP (and apportioned 100% to the development), with its ultimate delivery secured by the PSP.
34. Council therefore submits greater clarity is required in the draft PSP about this matter, including how the land is obtained, whether the project will be publicly or privately led, and the responsibility for designing and constructing the trail.
35. Council recommends a new requirement is inserted in the draft PSP in similar terms to requirement R40 (concerning the high voltage transmission easement). For example:

Before the subdivision of land abutting or containing off road shared path, a concept plan for the off road shared path must be prepared, demonstrating high quality amenity and open space outcomes corresponding with the list of open space design outcomes contained in Appendix 5, to the satisfaction of the responsible authority.

Relevance of Appendix 5 to draft PSP

36. Appendix 5 of the draft PSP (Bruce Creek open space design outcomes) is not referred to anywhere in the document. Council submits the relevance of Appendix 5 should be considered and its role clarified within the document (for example through a new requirement in the terms or similar terms suggested above) or otherwise deleted.

Public acquisition of land

37. The Amendment proposes applying a Public Acquisition Overlay (**PAO**) to reserve land for drainage assets.
38. The explanatory memorandum relevantly explains:

The application of the PAO (shown as PAO2 on the planning scheme maps) to part of the land at Harvey Road adjacent to the Bruce Creek will facilitate the purchase of the land by Council for the construction of drainage infrastructure within the precinct. The PAO on areas of land at 449 Burnside Road (also shown as PAO2 on the planning scheme maps) will enable the purchase of the land by Council for the construction of drainage outfall outside of the precinct.

39. In terms of the area adjoining Bruce Creek, Council understands this land is being acquired in this manner given part of the affected titles are inside the PSP boundary (with costs associated with this land acquisition appearing as a DCP item (DR-01)).
40. Council submits the explanatory report should clearly explain why this land is being acquired in this manner (and, importantly, to distinguish it from other drainage assets not being acquired in this way).

Bruce Street bridge

Bridge investigation area

41. The background report accompanying the Amendment dated April 2025 (**Background Report**) explains the VPA identified an indicative location for a high structure bridge south of the transmission easement to inform the DCP based on findings from the *Bannockburn South East Bridges Feasibility Assessment* prepared by Jacobs.

42. A 'bridge investigation area', denoted by a broken orange line, is shown in Plan 3 (Housing) of the draft PSP, demonstrating the exact location of the bridge is subject to further work, in particular cultural heritage investigations and relevant biodiversity approvals.
43. Council understands, among other things, approval is being sought from the Wadawurrung Traditional Owners Aboriginal Corporation (**WTOAC**) for the final bridge location.²
44. Council submits it is preferable for this to be resolved before the PSP is finalised.
45. The Background Report states that if approval is granted, the bridge investigation area will be removed from the PSP.
46. Council submits further information regarding this process (and the consequences of not achieving relevant approvals and a final location) should be explored.
47. Requirement R11 of the draft PSP states:

The Bridge Investigation Area represents a potential location for a bridge crossing of Bruce Creek as informed by the Bannockburn South East Bridge Feasibility Assessment (Jacobs, April 2025). Final siting and design will be determined through consultation with the Registered Aboriginal Party (RAP) and compliance with the Aboriginal Heritage Act 2006 (Vic) and all relevant statutory requirements.
48. Requirement R12 then identifies 5 design measures for the bridge which must be met, one of which seeks to minimise impacts on biodiversity, particularly habitat.
49. Plan 6 (Public Realm) of the draft PSP identifies within the bridge investigation area, there is habitat for the golden sun moth and tussock skink. Requirement R12 also lists other benchmarks for the bridge which could materially alter its precise location.
50. This means that even with approval from the WTOAC, the bridge location is not certain.
51. Council therefore recommends the 'bridge investigation area' remains as stated in the PSP, notwithstanding any approval received from the WTOAC to allow its location to be properly determined, having regard to the matters identified in Requirement R12.

Other matters

52. Council submits matters such as the cost of the bridge and the attribution of the cost, timing and its ultimate delivery are not yet appropriately resolved and are matters Council will further explore at the panel hearing through submissions and expert evidence.

Hatchery buffer

53. Council submits it is relevant to consider the odour emissions from the existing hatchery to the PSP area for reasons comprising, at the very least, the consequences to the developable area and in turn, impact on the DCP.
54. There is insufficient information available in the exhibited Amendment documentation to form a resolved position.
55. Council anticipates this is a matter it will further explore at the panel hearing through submissions and expert evidence.

Drafting of proposed ordinance and draft PSP

² Page 31.

UGZ1

56. Council makes the following recommendations to improve the drafting of the UGZ1:

Reference in UGZ1	Recommendation
Clause 2.3 (Specific provisions – use of land)	Correct references from 'Plan 3' to 'Plan 2' in the Table of uses in 'Section 1 – Permit not required'
Clause 2.3 (Specific provisions – use of land)	<p>Presently, the land use terms 'Accommodation' and 'Informal outdoor recreation' are Section 2 permit-required uses subject to the following condition:</p> <p style="padding-left: 40px;">If located within 500 metres of the closest chicken hatchery or 399 metres of the closest breeder farm building at 449 Burnside Road, Bannockburn while the chicken hatchery or breeder farm continues to operate.</p> <p>A condition in a table of uses is a specific requirement or limitation attached to a land use. The condition, as drafted, is neither a requirement nor a limitation of the land use.</p> <p>Moreover, where these land use terms are not included in Section 1, if the corresponding condition is not met, they are prohibited uses (which clearly is not the VPA's intent).</p> <p>The Section 2 permit-required use should therefore be deleted for these land use terms. Instead, these land use terms should be inserted into Section 1 of the table, subject to the following condition:</p> <p style="padding-left: 40px;">The whole of the land must be located more than 500 metres (as the crow flies) of the closest chicken hatchery or 399 metres (as the crow flies) of the closest breeder farm building at 449 Burnside Road, Bannockburn while the chicken hatchery or breeder farm continues to operate.</p> <p>Clause 71.03-1 provides if the condition for a Section 1 use is not met, the use is in Section 2 and requires a permit (unless the use is specifically included in Section 3 as a use that does not meet the Section 1 condition).</p> <p>Consequently, where the condition for a Section 1 use is not met, the use is in Section 2 for which a permit is required.</p>
Clause 2.3 (Specific provisions – use of land)	<p>Improve the drafting of the requirement for an odour assessment in association with applications for sensitive issues as follows:</p> <p style="text-align: center;">Chicken hatchery and breeder farm 449 Burnside Road, Bannockburn</p> <p style="padding-left: 40px;">While the chicken hatchery and breeder farm (inclusive of all buildings) at 449 Burnside Road, Bannockburn continues to operate, an application to use land for accommodation, child care centre, primary school, place of assembly, secondary school or minor sports and recreation facility located within</p>

Reference in UGZ1	Recommendation
	<p>500 metres of the closest chicken hatchery and 399 metres of the closest breeder farm building (identified on Plan 1 of this schedule) must be accompanied by a Level 3 odour assessment prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority. The assessment must be prepared in accordance with:</p> <ul style="list-style-type: none"> • State Environment Protection Policy (Air Quality Management). • Guidance for assessing odour, EPA publication 1883 (June 2022) <p>The assessment must:</p> <ul style="list-style-type: none"> • Consider the existing chicken hatchery and breeder farm operations; <p>and</p> <ul style="list-style-type: none"> • Assess the potential for adverse unreasonable odour impacts from the chicken hatchery and breeder farm operations on the proposed sensitive use of land within the buffer. <p>If the responsible authority determines that there are likely to be unreasonable odour emissions from the chicken hatchery and breeder farm at levels which would have an unacceptable impact on the amenity of the sensitive use, a permit must not be granted for the use.</p> <p>This requirement does not apply if a Level 3 odour assessment was prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority at such time the land was subdivided and an agreement under section 173 of the <i>Planning and Environment Act 1987</i> has been entered into and recorded on the certificate of title of the land requiring ongoing compliance with any recommendations or requirements of the Level 3 odour assessment.</p>
<p>Clause 2.3 (Specific provisions – use of land)</p>	<p>This clause states:</p> <p>Chicken hatchery and breeder farm – Avian biosecurity</p> <p>The keeping of poultry and domestic birds is prohibited on all land within the boundary of the incorporated Bannockburn South East Precinct Structure Plan.</p> <p>Council submits it will be very difficult (if not impossible) to enforce the prohibition as presently drafted. Council recommends the prohibition is amended to read:</p> <p>Chicken hatchery and breeder farm – Avian biosecurity</p>

Reference in UGZ1	Recommendation
	<p>The keeping of poultry and domestic birds is prohibited outside of a dwelling or outbuilding on all land within the boundary of the incorporated Bannockburn South East Precinct Structure Plan.</p>
<p>Clause 2.4 (Specific provisions – Subdivision)</p>	<p>Improve the drafting of the requirement for an odour assessment in association with applications for sensitive issues as follows:</p> <p>Chicken hatchery and breeder farm 449 Burnside Road, Bannockburn</p> <p>While the chicken hatchery and breeder farm (inclusive of all buildings) at 449 Burnside Road, Bannockburn continues to operate, an application to subdivide land for accommodation, child care centre, primary school, place of assembly, secondary school or minor sports and recreation facility located within 500 metres of the closest chicken hatchery and 399 metres of the closest breeder farm building (identified on Plan 1 of this schedule) must be accompanied by a Level 3 odour assessment prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority. The assessment must be prepared in accordance with:</p> <ul style="list-style-type: none"> • State Environment Protection Policy (Air Quality Management). • Guidance for assessing odour, EPA publication 1883 (June 2022) <p>The assessment must:</p> <ul style="list-style-type: none"> • Consider the existing chicken hatchery and breeder farm operations; <p>and</p> <ul style="list-style-type: none"> • Assess the potential for adverse unreasonable odour impacts from the chicken hatchery and breeder farm operations on the proposed sensitive use of land within the buffer. <p>If the responsible authority determines that there are likely to be unreasonable odour emissions from the chicken hatchery and breeder farm at levels which would have an unacceptable impact on the amenity of the sensitive use, a permit must not be granted for the use.</p> <p>This requirement does not apply if a Level 3 odour assessment was prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority at such time a permit was granted to use the land for accommodation, child care centre, primary school, place of assembly, secondary school or minor sports and recreation facility and an agreement under section 173 of the <i>Planning and Environment Act 1987</i> has been</p>

Reference in UGZ1	Recommendation
	entered into and recorded on the certificate of title of the land requiring ongoing compliance with any recommendations or requirements of the Level 3 odour assessment.
Clause 2.3 (Specific provisions – use of land) and Clause 2.4 (Specific provisions – Subdivision)	Clarify what is meant by ‘Consider the existing chicken hatchery and breeder farm operations’ in the above requirement. It is unclear for example, whether this means the existing chicken hatchery and breeder farm operations existing at the time a permit application is made, or, is as existing at the gazettal of the Amendment.
Clause 2.4 (Specific provisions – Subdivision)	<p>There is a detailed requirement for a Bruce Creek Conservation Area Growling Grass Frog Conservation Management Plan.</p> <p>First, it is unclear who is intended to be responsible for this plan, which might be difficult (and expensive) for a single owner to prepare. This should be clarified and set out clearly in the control.</p> <p>Second, it is unclear why the plan it is intended to manage the Growling Grass Frog only, where the Bruce Creek possesses various environmental sensitivities.</p> <p>Council recommends the breadth of the management plan is increased, by renaming it the ‘Bruce Creek Conservation Area Management Plan’ and clearly specifying what it is intended to consider and protect, i.e. Growling Grass Frog, skink, Golden Sun Moth, flora and fauna.</p>
Clause 2.5 (Specific provisions - Buildings and works)	<p>Clause 4.0 (Conditions and requirements for permits) of the UGZ1 refers to both the Small Lot Housing Code (November 2019) and the Small Lot Housing Code (November 2024) which is necessary up until December 2026.</p> <p>Section 2.5 (Specific provisions - Buildings and works) however, refers to the 2019 document only and should be amended to refer to both.</p>
Clause 2.5 (Specific provisions - Buildings and works)	Delete ‘as’ in between words ‘via’ and ‘a’ under heading ‘Dwellings on a lot less than 300 square metres’.
Clause 2.5 (Specific provisions - Buildings and works) and Clause 3.0 (Application requirements)	Define the term ‘bulk earthworks’ or provide greater clarity – this is ambiguous.
Clause 3.0 (Application requirements)	<p>Amend the fifth application requirement under the heading ‘Residential subdivision’ as follows:</p> <p style="text-align: center;">Residential subdivision</p>

Reference in UGZ1	Recommendation
	<p>In addition to the requirements of Clause 56 an application for the subdivision of land into 10 or more lots must include:</p> <p>...</p> <p>A risk assessment of the Burnside Road railway crossing prepared by a suitably qualified person (whose appointment and terms of reference are to be approved by the Head, DoT, the Accredited Rail Operator and VicTrack) which assesses the operational and safety impacts the proposed development may have on traffic and pedestrian movements at the level crossing in accordance with Australian Standard AS1742.3- 2016, Manual of uniform traffic control devices, Part 7: Railway crossings. The risk assessment must:</p> <ul style="list-style-type: none"> - advise on what operational and safety improvements will need to be made to the crossing should the development be approved. - provide a cost estimate of operational/safety improvement works. - specify modifications that would need to be made to the subdivision in order to mitigate against adverse operational or safety impacts to the existing level crossing. <p>The risk assessment must be supported by an independent Australian Level Crossing Assessment Model Report (ALCAM).</p> <p>Council submits the drafting of this clause is problematic for reasons:</p> <ul style="list-style-type: none"> • the requirement should apply to a defined area of land only (and not to the precinct at large); • there is a risk permit applicants will lodge applications for subdivision for 9 or less lots to avoid the need to prepare this assessment; • there is no need for all landowners to individually commission the same assessment and consideration should be given to how this may be prepared upfront and once only for the defined area (and consider relocating requirement to clause 2.4).
<p>Clause 4.0 (Conditions and requirements for permits)</p>	<p>Insert new condition:</p> <p>Conditions - Chicken hatchery and breeder farm - 449 Burnside Road, Bannockburn</p>

Reference in UGZ1	Recommendation
	<p>While the chicken hatchery and breeder farm (inclusive of all buildings) at 449 Burnside Road, Bannockburn continues to operate, a permit to subdivide land or to use land for accommodation, child care centre, primary school, secondary school or minor sports and recreation facility located within 500 metres of the closest chicken hatchery and 399 metres of the closest breeder farm building (identified on Plan 1 of this schedule) must contain the following permit condition:</p> <p>Before the <i>[insert use, or development and use as appropriate]</i> <i>[excluding any demolition, bulk excavation, construction or carrying out of works – specify all or any of these if relevant]</i> starts, the owner of the land must enter into an agreement with the responsible authority under section 173 of the <i>Planning and Environment Act 1987</i>. The agreement must provide the following:</p> <p>a) the owner must implement and maintain the Level 3 odour report prepared by <i>[insert]</i>, dated <i>[insert]</i>, including any recommendations, requirements or the like contained therein at all times while the chicken hatchery and breeder farm (inclusive of all buildings) at 449 Burnside Road, Bannockburn continues to operate.</p> <p>The owner of the land must pay all of the responsible authority's reasonable legal costs and expenses of this agreement, including preparation, review, execution and registration on title.</p> <p>The condition to enter into an agreement under section 173 of the <i>Planning and Environment Act 1987</i> does not apply if an agreement under section 173 of the <i>Planning and Environment Act 1987</i> has already been entered into and recorded on the certificate of title for the land, requiring ongoing compliance with any recommendations or requirements of the Level 3 odour assessment.</p>
<p>Clause 4.0 (Conditions and requirements for permits)</p>	<p>Section 4.0 (Conditions and requirements for permits) includes conditions about the road network affecting all applications for subdivision or buildings and works but only address road widening.</p> <p>Council submits the reference to the 'proposed arterial road' should be replace with the 'east-west link road'.</p> <p>Further, Council submits this condition should be applied to all road upgrades (and not widening only).</p>
<p>Clause 4.0 (Conditions and requirements for permits)</p>	<p>Section 4.0 (Conditions and requirements for permits) includes conditions about a Bushfire Management Plan.</p> <p>It is unclear what would occur in the event the 'culturally and/or environmentally sensitive area' encapsulating the land adjoining Bruce Creek is developed in the future. Council submits greater consideration, and clear guidance should be provided about this matter, including whether it would alter the alignment of the bushfire interface.</p>

Clause 11.03-6L-01 (Bannockburn)

57. Council recommends the following urban design strategy should be modified as follows and a new strategy inserted, to better reflect the growth and character aspirations for the PSP precinct:

Current wording	Recommended wording
Support residential and other development at the rural interface where it provides a sympathetic transition to the adjoining rural landscape,	Support residential and other development at the rural interface where it provides a sympathetic transition to the adjoining rural landscape, such as larger lots in these locations.
	Incorporate drystone walls and wind break tree species which are predominant features of the town and will assist in preserving its unique identity in the region.

Draft PSP

58. Council makes the following recommendations to improve the drafting of the draft PSP:

Reference in draft PSP	Recommendation
Section 1.7 (Strategic policy context)	Update to include reference to Plan for Victoria.
Plan 3 (Housing)	Plan 3 (Housing) identifies 'amenity areas'. Some of these areas fully abut the culturally and environmentally sensitive areas, however, some do not (and are separated by small gaps). Council assumes this is unintended and the mapping should be reviewed to ensure there are no gaps.
Plan 4 (Movement Network)	Plan 4 (Movement Network) does not show street separations between primary schools and open space areas. Council submits this is desirable to ensure local access streets around these location and separation from dwellings. This should both be shown in Plan 4, with a corresponding requirement inserted.
Plan 5 (Employment & Activity Centres)	<p>Plan 5 (Employment & Activity Centres) describes Bannockburn as a 'major activity centre'. Clause 02.03-7 of the Scheme refers to it as a 'sub-regional centre'. Council submits this language should be consistent, observing Bannockburn is not recognised as a 'major activity centre' in Plan for Victoria or any other relevant strategic document.</p> <p>Council also observes the dark purple 'major activity centre (existing)' in the legend of Plan 5 does not correspond with the colour in the plan itself.</p>

Reference in draft PSP	Recommendation
Plan 8 (Bushfire)	The draft PSP (and UGZ1) variously refers to areas shown as 'Bushfire Hazard Area' on Plan 8 of the draft PSP. Plan 8 does not identify any bushfire hazard areas, including in the legend. Plan 8 should be amended to clearly identify the extent of these areas.
Requirement R15	<p>Requirement R15 refers to Appendix 3 including performance requirement and outcomes for the local town centre. These include an anticipated retail floor space of between 6,000-8,300sqm. The UGZ1 identifies retail is as-of-right for up to 7,650sqm retail floor space. Council submits the 8,300sqm upper limit ought be considered, both in respect of:</p> <ul style="list-style-type: none"> • why it differs from the as-of-right cap of 7,650sqm figure contained in UGZ1; and • whether it is intended to act as a 'hard' cap.
Guideline G19	<p>The intent of Guideline G19 it unclear. It states:</p> <p style="padding-left: 40px;">Movement corridors for local fauna and adjacent land uses should be designed and managed sensitively in accordance with a management plan, and to enhance community access and experience of the conservation and landscape value areas.</p> <p>Council submits the intent of this guideline is unclear. Specifically, it is unclear whether the intent is to preserve movement corridors or alternatively to enhance community access and experience of these areas, as presumably they cannot be the same.</p>
Requirement R42	Requirement R42 states that historic heritage sites (e.g. drystone walls and the historic farmstead) 'must' be recognised. Council submits it is not clear whether the draft PSP is encouraging the historic farmstead to be retained. Council submits part-retention should be encouraged (i.e. within an open space area in the form of a community facility such as a rotunda with some interpretive signage or the like). Council submits this should be clarified.
Appendix 4 (Standard road cross sections)	Council does not support the location of 'RESIDENTIAL LOTS' in the 'East-West Link Road 4 Lane (32m)' abutting the shared path. Council submits rear fencing abutting a shared path is a poor public realm interface and planning outcome.
Appendix 6 (Transmission easement design outcomes)	Correct reference to 'Table 24' to 'Table 23' (Transmission easement allowances and restrictions).
Appendix 7 (Glossary of terms)	Council submits the housing typologies should be defined in the glossary of terms contained in Appendix 7, including clarifying the difference between an 'attached townhouse development' versus a 'semi-detached/duplex-style development' to avoid ambiguity in the future.

Reference in draft PSP	Recommendation
Figure 1	'Dwelling density per NDHA across the PSP' described as 15 (under the heading 'PSP Targets', whereas it is described as 14 in Table 3 and Table 4. This should be clarified or made consistent.

1.3. Environmental sustainable design

59. There is clear State and local government policy support (and precedent) to promote sustainable land use and development within the Shire through appropriate environmental sustainable design (**ESD**) requirements.
60. Council submits the ESD principles presently contained in the draft PSP should be improved, including by:
- 60.1 applying the following initiatives to development at large (and not just to infrastructure items, as presently drafted in Objective O26):
 - 60.1.1 renewable energy generation, storage and distribution;
 - 60.1.2 reducing and monitoring of emissions (and supporting the transition to net zero greenhouse gas emission); and
 - 60.1.3 adaptation and resilience to climate related hazards;
 - 60.2 expanding the application of the 'Promote Ecologically Sustainable Development' initiative in Table 22 (Local town centre performance requirements and guidelines) to apply to development at large and not confined to the local town centre only; and
 - 60.3 expanding the application of Requirement R17 to apply more broadly than to commercial buildings only (i.e. for residential buildings too, albeit in an adapted form).
61. Council submits there should be a greater emphasis on these matters, through appropriately worded objectives, requirements and guidelines in the draft PSP.

1.4. Transport and road network

62. In respect of transport and the road network, Council expresses concern about the 'East West Link Road' shown in the draft PSP and draft DCP (**east-west link road**), specifically the lack of certainty about:
- 62.1 its funding, timing and the absence of any modelling for an interim scenario (without the east-west link road); and
 - 62.2 its alignment (and how it was arrived at).
63. Council addresses these matters below.

East-west link road funding and delivery

64. Council submits there is real doubt about how the east-west link road will be funded and when it will be delivered (if at all).
65. The draft PSP and draft DCP identify the delivery of the east-west link road and associated intersections as 'short to medium term' projects.

66. Despite this, it is clear from the draft DCP, the east-west link road is not a DCP-funded project in its entirety. In this respect, the proposed DCP investment associated with the works along the east-west link road within the PSP area assumes the remainder of the link between the PSP land and the Midland Highway (including a grade separation of the rail line) will be delivered by others.
67. However, the exhibited material is silent about who will deliver this and when.
68. Council understands through communications between the Department of Transport and Planning (**DTP**) and the VPA that DTP does not intend to fund nor construct the east-west link road and does not support its identification as an 'arterial road' (instead submitting it should be a local collector road under local authority ownership).
69. To Council's knowledge, DTP's position on this matter remains unchanged.
70. The exhibited material makes no reference to DTP's position.
71. The modelling contained in the integrated transport assessment prepared by Stantec in December 2024 (**ITA**), underpinning the Amendment, proceeds on the basis the east-west link road will be completed. In this circumstance, Council submits it is critical to ensure greater certainty about the funding arrangements and the delivery/timing of the road.
72. While Council acknowledges these issues (i.e. funding and delivery arrangements for a road) are not generally resolved at the PSP stage, Council submits it is necessary to do so in the present context for reasons:
 - 72.1 There will be numerous challenges in delivering the new east-west link road, including the acquisition of non-PSP land and providing a grade separated crossing of the railway line and a major intersection at Midland Highway. Accordingly, Council understands the cost of delivering the link will be costly (e.g. circa \$400m+), well beyond the scope of Council to deliver. In the current budget constrained environment and consistent with DTP's position to-date, it seems highly unlikely the State government will make this investment, at least within the next foreseeable 20 years.
 - 72.2 The use of almost all the DCP funds to construct part of the works associated with this new east-west link road represents a highly inefficient outcome and one that is unlikely to benefit the existing and near future residential communities in Bannockburn. Council submits a better use of DCP funds, at least in part, should fund completion of road works on the existing road network, while still setting aside the required land for the new east-west link road should it be constructed in the future.
73. Council submits, in all likelihood, the east-west link road will only be delivered if it is funded by the State.
74. In these circumstances, Council submits there is a real risk the east-west link road will either be substantially deferred or never constructed, (potentially significantly) adversely impacting the operation and performance of internal roads and the surrounding road network.
75. Critically, to-date no interim traffic modelling has been undertaken to demonstrate the implications of its non or delayed provision.
76. Council submits interim modelling is critical to understand the potential adverse impacts of the development of the PSP through the existing Bannockburn town centre under the likely scenario that the east-west link road is not delivered in the foreseeable future (at best) or potentially never.

77. Council considers this modelling necessary and reasonable at this juncture.
78. Without this traffic modelling, Council submits it is difficult (if not impossible) to accurately determine the impacts of the PSP on the surrounding road network and what mitigation works are required to achieve acceptable operating performance on such roads.
79. That said, drawing guidance from the ITA, Council submits without the new east-west road (and indeed possibly even with it), several intersections and midblock sections will need to be updated between the PSP area and the Bannockburn Town Centre to accommodate the PSP land uses. Council submits these upgrade works could include (and have also been identified in the ITA):
 - 79.1 Levy Road midblock;
 - 79.2 Burnside Road midblock;
 - 79.3 Pope Street midblock;
 - 79.4 High Street midblock;
 - 79.5 Levy Road / Burnside Road / Pope Street intersection;
 - 79.6 High Street / Burnside Road; and
 - 79.7 High Street / Pope Street.
80. Council submits additional traffic modelling is required to properly quantify the need for these works given the uncertainty of the new east-west link road.
81. Following the completion of this modelling, Council anticipates a change to the draft DCP will likely be necessary to redirect some of the funding currently proposed to deliver the intersections and roads along the east-west link road, to complete the works that will provide greater benefit in the foreseeable future.
82. If this DCP change was ultimately adopted, Council considers it appropriate the DCP continues to include the future land requirements to deliver the new east-west link road through the PSP area to future proof the long-term build out of the Bannockburn Growth Areas.

East-west link road alignment

83. The exhibited material does not clarify how the alignment of the east-west link road was determined.
84. Council assumes the alignment is based on the alignment presented in the Bannockburn Growth Plan,³ but it is unclear what engineering and/or costing rigour was applied at that time or as part of the PSP process to enable the alignment to be determined and fixed for the draft PSP.
85. In approving the Bannockburn Growth Plan, the VPA Projects Standing Advisory Committee⁴ relevantly acknowledged:⁵

³ The Bannockburn Growth Plan is a strategic framework developed by the VPA in collaboration with Council to guide the sustainable development of Bannockburn through to the year 2050. The plan was incorporated into the Scheme via Amendment C94gpla, gazetted on 17 September 2021.

⁴ Referral 1 Report - Bannockburn Growth Plan - April 2021.

⁵ From page 37.

The Committee acknowledges the challenges of funding the arterial road but considers that the directions included in the Growth Plan are pitched at the right level of detail for a framework plan and that **more detailed planning is appropriately provided at the PSP stage.**

There was some discussion at the roundtable about how the eastern end of the arterial road might be treated, with three 'prongs' depicted for connection with the Midland Highway. **As identified by the parties there are a number of challenges with determining a connecting route including rail lines and wetland areas. The advocacy strategies to undertake further planning work are appropriate.**

[Emphasis added]

86. And later:⁶

The Committee finds... The proposed arterial road route, incorporating the alternative alignment of the north-south leg of the arterial road proposed by Mr Walley, **subject to further detailed design**, is the most appropriate.

[Emphasis added]

87. Consistent with these comments, Council submits the Committee reasonably anticipated a detailed design process to ultimately determine the road alignment. There is no information about this matter forming part of the exhibited Amendment.

88. This is of particular concern to Council where the proposed road alignment requires (among other things) acquiring non-PSP land, providing a grade separated crossing of the railway line and construction a major intersection at Midland Highway, acknowledging this is costly and places substantial practical strain on the ultimate delivery of the project.

89. Council is unable to meaningfully examine the proposed alignment (including its acceptability and comparison to other options) in the absence of the detailed design resulting in its alignment.

90. Council submits greater clarity should be provided about this matter.

1.5. Social and affordable housing

91. There is clear State and local government policy support (and precedent) to include social and affordable housing requirements. This is particularly the case where land is rezoned and there is a reasonable expectation of land value uplift and an opportunity for value sharing.

92. Council considers a change in land use is a critical and appropriate point to establish the need for social and affordable housing and set a clear and appropriate target and delivery framework for realisation within the precinct.

93. Council submits:

93.1 This framework should establish a percentage of dwellings or developable area and at least one delivery model by which social and affordable housing may be achieved, with allowance for other delivery models of an equivalent value.

93.2 The PSP require relevant landowner/developer to enter into an agreement under s 173 of the Act to secure when and how outcomes are to be realised.

⁶ Page 38.

- 93.3 In the case of large areas within the precinct, the PSP should require the landowner to prepare an affordable housing delivery strategy to be approved by the Responsible Authority before the first stage of any subdivision.
94. Council submits this approach provides clarity to all parties as to the objectives and expectations while also allowing a sufficient degree of flexibility to how each landowner may achieve the outcome over time. This approach has been supported by planning panels in the past.

Is the proposed 6.5% appropriate?

95. Council submits the short answer to this question is 'yes'.
96. Council supports the figure of 6.5% for reasons including:
- 96.1 the Social and Affordable Housing Strategy, Bannockburn South East⁷ (**Affordable Housing Strategy**) clearly establishes there is unmet demand for dedicated affordable housing in Bannockburn and within the Shire, particularly 'social housing' for very low and low income households; and
- 96.2 while the methodology in the Affordable Housing Strategy could be enhanced, based on Council's analysis, an unmet need 6.5% is a reasonable assessment of need (and if anything, a potentially conservative assessment of need).
97. That said, the PSP does not commit to a specific affordable housing target, despite the fact that the Affordable Housing Strategy recommended setting a mandatory minimum 6.5% affordable housing target for the PSP area based on an assessment of affordable housing need in Bannockburn and Armstrong Creek.
98. Council submits the specific target percentage should be stated expressly in the PSP Performance Targets on page 15 of the PSP and as a Requirement.

Is the proposed discount appropriate?

99. The Affordable Housing Strategy⁸ recommend establishing a discount of 25% to the market price of a three-bedroom home in Bannockburn as the baseline discount for an affordable housing contribution, and subsequently references 3 models by which this could then be applied being:
- 99.1 affordable purchase;
- 99.2 affordable rental; and
- 99.3 cash contribution.
100. As matters of principle, Council considers:
- 100.1 establishing a benchmark discount in the PSP is very important to provide clarity for all parties to the value of a landowner contribution to be applied and an equitable baseline also enabling other delivery models of an equivalent value to be applied;
- 100.2 the discount should not be considered in isolation as it is only one part of the framework, the other key elements being the total percentage of dwellings required and the type of dwellings and their associated cost;

⁷ prepared by Urbanexchange, August 2023

⁸ At pages 59 and 60

- 100.3 the analysis undertaken by Urbanxchange would benefit from considering affordability or discount required for very low, low and moderate income households to rent and the capacity of housing agencies to secure funding and financing to support acquiring dwellings and their subsequent rental to these households; and
- 100.4 it is not necessary for the full cost of a dwelling to be met by a landowner and this is not intended by the Affordable Housing Strategy. A discount should however be able to be translated to a higher discount (up to 100%) for a smaller number of dwellings should that be a landowner's preferred delivery option.
- 101. Further, Council submits that:
 - 101.1 the 25% discount (as relates to affordable housing) should be expressly stated in the PSP at Guideline 3 (G3) (discussed below) to provide a clear and calculatable value for the affordable housing contribution;
 - 101.2 Council considers there is insufficient analysis to demonstrate the 25% discount should also apply to the very low, low and moderate income households, and in this respect, this matter is not properly resolved;
 - 101.3 the 25% discount (as it relates to affordable housing) should operate by reference to the specific dwellings to be provided as affordable housing, unless an alternative delivery model is pursued. This may improve viability for the landowners as the discount to one and two-bedroom homes (which is the area of highest need) will be less than the median three-bedroom dwelling price; and
 - 101.4 the section 173 agreement should set out the method for calculating the discount should a landowner elect to provide a different delivery arrangement.

Table 5 categories – Are the sub-category percentages and dwelling mix targets appropriate?

- 102. The 'Affordable housing delivery guidance' at Table 5 refers to the categories 'subsidised market housing' and 'social housing.'
- 103. With respect to these categories, Council submits what is meant by 'subsidised housing' is not clear and is not self-evidently commensurate with the 'market based' sale models and 'market affordable housing' referenced in the Affordable Housing Strategy.
- 104. If landowners are expected to be able to part achieve the affordable housing target by market-priced delivery, there is a risk the Affordable Housing Strategy will not achieve dedicated and appropriate affordable housing in the future as intended.
- 105. Market-priced housing that is affordable for a household to purchase without any assistance is not an acceptable response to the affordable housing need or proposed target as:
 - 105.1 the affordable housing objective under the Act was specifically added to respond to the need for dedicated affordable housing that was not being delivered by the market and households that can afford market prices are not experiencing 'housing need' in the way the Act is seeking to address; and
 - 105.2 evidence clearly highlights the very low and low income households experience the highest level of need and require assistance (subsidy) to rent or purchase in Bannockburn.

106. Council submits the Affordable Housing Strategy should be revised to remove this ambiguity and to make clear that, to achieve affordable housing for households in need, housing must be provided below market prices.
107. Council submits the following changes should be made to the PSP:
 - 107.1 the breakdown of the affordable housing percentage into 'subsidised market housing' and social housing in Table 5 should be removed, as it is unclear and does not reflect what is in the Affordable Housing Strategy;
 - 107.2 it should be made clear that to achieve the affordable housing target requires housing to be provided at a minimum 25% discount to the actual dwelling and that appropriate mechanisms must be put in place to protect the subsidy over time. Furthermore, the PSP should establish a minimum discount for and address the very low and low income together with appropriate mechanisms in place to protect the subsidy over time.
108. Finally, Guideline 2 (G2) should be revised to set a clearer framework to guide delivery of social and affordable housing. Council will address this matter in submissions and expert evidence.

Table 5 targets

109. With respect to the delivery targets defined in Table 5, Council submits the household allocation targets by income ranges are prescriptive and may be difficult to achieve given the likelihood of housing agency reliance on government funding and their subsequent need to respond to government target cohorts (incomes) and their dwelling requirements (currently prioritising very low and low income and one and two-bedroom properties).
110. Council submits the Affordable Housing Strategy should be revised so that the wording at page 29 reflects the evidence of need and recommends as follows:

Housing prioritised for very low and low income households.
111. Council further submits the Affordable Housing Strategy and the PSP should be consistent with respect to dwelling typology targets. To this end, Council submits either:
 - 111.1 the Affordable Housing Strategy should be amended to support the guidance set out in Table 5;
 - and/or
 - 111.2 Table 5 of the PSP should be replaced with a guideline that "*affordable housing should prioritise one and two-bedroom dwellings and housing that is appropriate and affordable for very low and low income households,*" with the specific dwelling mix and household target to be set out and justified by each landowner in their delivery strategy.

Final recommendations

112. Much of the content to the Affordable Housing Strategy is not reflected in the PSP. This makes it difficult for landowners to respond to the Affordable Housing Strategy and for Council to assess proposals against it so long as it is a reference document to the PSP.
113. Council proposes a consolidated and clear strategy to realise affordable housing, based on the Urbanxchange work and recommendations, should be prepared, published, and referenced by the PSP. The full Affordable Housing Strategy should be renamed as a

background document and provided in support of the Amendment, rather than as the subsequent PSP reference document.

114. Council supports including the Affordable Housing as a 'Requirement' in the PSP, reflecting it is a Target and Objective. This could be achieved by either:

- 114.1 including reference to the Target and Table 5 under Requirement 1 (R1) and requiring:

Subdivision for residential development must... provide for affordable housing that is appropriate, affordable and allocated to very low, low, and/or moderate income households requiring housing assistance.

or

- 114.2 by including a new specific Requirement, such as:

Subdivision must demonstrate how the affordable housing target will be achieved and result in housing that is appropriate, affordable and allocated to very low, low and/or moderate income households requiring housing assistance.

1.6. Drainage, water and integrated water management

Stormwater design

115. Council submits the overarching strategy for the stormwater design is reasonable and canvasses a potential drainage solution for the area.
116. However, Council submits the underlying hydrological modelling lacks reliability, and the assumptions made around the railway corridor are likely to result in unnecessarily oversized infrastructure and associated costs.
117. More specifically, Council submits:
- 117.1 The hydrological assessment does not accurately represent the expected existing and developed flows in the network. This is principally because the modelling does not follow the guidance contained in Book 5 of the *Australian Rainfall and Runoff Guidelines 2019 (ARR Guidelines)*,⁹ in relation to impervious areas, and the catchment delineation does not appear to follow the natural flow paths.
- 117.2 The requirement to retard flows fully back to the capacity of the culverts under the railway line significantly increases the expected land take and cost of the stormwater works. Subject to further assessment, Council submits it may be appropriate and desirable to adopt a lesser design standard (i.e. retard flows back to the existing conditions flow rates) which would maintain the frequency of inundation of the railway line. This will reduce the overall land take and required works. Alternatively, the capacity of the culverts under the railway could be increased, achieving the same outcome.
- 117.3 The current analysis does not account for the impacts of climate change under the proposed development scenario.
118. Council submits the drainage network design requires more detailed consideration to accurately determine the appropriate asset sizes and layout. This includes evaluating the number, configuration, and sizing of wetlands and retarding basins (and opportunities for consolidation and fewer, larger assets) while also accounting for climate change.

⁹ A national standard for flood estimation and stormwater management across Australia.

119. Council submits an updated, more fulsome assessment of these matters is required before the Amendment progresses.
120. Council addresses these matters in more detail below.

Inaccurate reflection of the expected existing and developed flows in the network

121. Council submits the assessment of effective impervious area requires reconsideration.
122. The assessment of effective impervious area is not based on Book 5 or Book 7 of the AAR Guidelines and is instead based on the MUSIC Guidelines published by Melbourne Water.¹⁰
123. Council submits these guidelines serve different purposes and are used in different stages of urban water and flood design. The MUSIC Guidelines are intended to guide stormwater quality modelling, as distinct from the AAR Guidelines guiding hydrologic and hydraulic (flood) modelling.
124. Of particular concern, the modelling appears to adopt total fraction imperviousness (**TFI**), also known as Total Impervious Area (**TIA**), as the directly connected impervious area (**DCA**).¹¹ Council submits adopting TIA as an alternative for DCIA in flood modelling is problematic because it overestimates runoff, leading to inaccurate and unnecessarily costly outcomes.¹²
125. Book 5 of the AAR Guidelines states, in urban areas, the DCA is typically 60-70% of the total impervious area, with the remaining areas considered as indirectly connected areas in the urban setting.
126. For example, Council submits the standard residential area will include roads, parks and other areas that are unlikely to have a TIA of 75%, which the modelling adopts.
127. Council submits adopting the TIA also appears to overestimate flow volumes from existing areas, including the areas upstream of the precinct.
128. Additionally, Council submits the sub-catchment layout does not reflect the actual drainage of the land in the following locations:
 - 128.1 sub-catchment 2's northern section drains towards sub-catchment 6; and
 - 128.2 sub-catchment 3 falling primarily to the east through sub-catchment 5, away from Bruce Creek.
129. Additionally, the flood index for the existing catchments in areas 222 and 333 is significantly over-estimated.
130. Council submits, collectively, these issues undermine the accuracy, reliability, and usefulness of the stormwater and flood modelling and will impact the expected flows to wetlands and retarding basins and impact the expected treatment sizes, potentially resulting in unnecessarily costly and oversized drainage infrastructure.

¹⁰ The MUSIC Guidelines provide guidance on modelling approaches and input parameters for MUSIC models submitted to Melbourne Water.

¹¹ The directly connected area refers to the impervious surfaces (i.e. roofs, driveways, roads) directly connected to a drainage system (i.e. pipes, kerb and gutter, or sealed channels) without any opportunity for infiltration or treatment through soil, vegetation, or water-sensitive infrastructure.

¹² TFI counts all impervious surfaces (i.e. roofs draining to gardens and paved areas not sloped towards drains). These surfaces may not contribute directly or immediately to runoff during a storm. In contrast, DCIA includes only impervious areas that discharge directly into the drainage network (i.e. roofs piped to the kerb, driveways sloped to the gutter).

Design standard for existing railway

131. While Council accepts in-principle it is necessary to incorporate the protection of the existing railway into the stormwater design, Council submits it is unnecessary to provide additional protection above and beyond existing conditions, resulting in unnecessary costs to Council and landowners in the form of construction and maintenance (and that the extent of necessary protection has not been appropriately determined through modelling).
132. In the existing conditions scenario, Council submits the railway culverts should have been modelled as special storages, allowing for ponding behind the railway embankment. Council submits this approach provides a more accurate basis for comparing pre-development flow rates and the required storage volumes.
133. Specifically, Council submits stage-discharge relationship the RORB hydrology model could have been used to represent flows through the culverts, with the railway embankment functioning as a spillway; enabling a more detailed and realistic understanding of how the land behaves under existing conditions.
134. Council submits if modelling demonstrates the railway is overtopped under existing conditions, the RORB model will define the extent of flow across the embankment. This will then inform the development design by enabling comparison between the relative costs of alternative outfall solutions – such as spillways and additional culverts beneath the railway – versus the cost of acquiring land and providing additional storage within large retarding basins.
135. If flows are currently overtopping the railway, increasing the culvert capacity would enable additional discharge from the area without affecting the integrity of the railway. Council submits this approach should be adopted as the preferred solution.
136. Council submits reducing existing flows by 75% at WLRB4 and WLRB9/10 to allow flows to match the existing culvert capacity will significantly increase cost and land take for these basins. Council submits the sizes of WLRB9 and WLRB510 ought to be considered using appropriate discharge rates, noting additional culverts under the railway will significantly reduce the size of the storage without necessarily adversely impacting downstream properties.
137. Additionally, Council submits WLRB5, WLRB56 and WLRB57 are oversized, in that they are designed such that their maximum outflow is lower than the existing conditions, and that this oversizing has allowed a reduction in the size of WLRB9/10. The modelling shows this oversizing has no impact on the size of WLRB9/10. This assumption results in basins that may be larger than necessary to control flows. Changes in the size of these basins may change the expected drainage requirements in open channels and drains.

Climate change

138. Council submits there has been no consideration of the impact of climate change under the proposed development scenario to determine the ongoing expected performance of the system in the medium or long term, nor consideration of any design modifications required to accommodate future flow conditions.
139. Neither the draft PSP or draft DCP are based on any climate sensitivity testing for drainage assets or the impacts of design changes because of any assumed climate scenario.
140. Council considers it appropriate a risk-based assessment be undertaken across the PSP area to evaluate the effects of various increases in rainfall intensity due to climate change. This will assist in determining whether the land allocated for drainage infrastructure is sufficient to meet the future needs of the precinct.

Implications on DCP

141. Council submits the costings in the DCP are reasonable, but there is significant design uncertainty in the scheme proposed (for the reasons advanced above). Where almost 30% of the costs for the drainage works are land-acquisition related, any reduction in land take will have substantial implications on costings.
142. Council also observes the benefit of the RBWL5, RBWL 9/10, and WW01 are presently identified as being fully attributed to the development area. This is despite the fact these assets provide drainage and treatment for existing areas of Bannockburn and significantly benefit VicTrack, by reducing the expected flows at the railway line. Council submits some crediting of costs may be appropriate.
143. Separately, Council notes no integrated water management (**IWM**) measures are included in the DCP. There are specific opportunities for reuse, for example in sporting precincts (eg SR-01 and SR-02) from neighbouring wetlands and drainage reserves. This means implementing the IWM measures are an optional cost.

Integrated water management

EPA's publication: Urban stormwater management guidance: Publication 1739.1

144. For reasons following, Council submits the draft PSP should be amended to include reference to the EPA's publication: *Urban stormwater management guidance: Publication 1739.1, 2021 (EPA Guidance)* in the context of assessing stormwater runoff from future development in the precinct.
145. Presently, stormwater management and integrated water management are addressed in the following: Objective O17, Requirements R21, R31, R32, R34, R36, R37 and Guidelines G18, G28, G34 and G35 of the draft PSP.
146. Council submits these objectives, requirements and guidelines presently focus on stormwater *quality* (and not *quantity* i.e. flow).
147. This is consistent with the *Best Practice Environmental Management Guidelines for Urban Stormwater*, published by the CSIRO in 1999 (with some state-level adaptations in Victoria in 2006) (**CSIRO BPEM Guidelines**).
148. Requirement R31 of the draft PSP requires stormwater runoff from development to meet the performance objectives of the CSIRO BPEM Guidelines.
149. The CSIRO BPEM Guidelines:
 - 149.1 sets out national best practice targets and design principles for stormwater *quality* management;
 - 149.2 is a technical and design-based document, focused on water quality treatment targets; and
 - 149.3 are principally concerned with pollutant load reduction (i.e. water *quality*), and less on volume and flow control.
150. In 2020, the EPA published the *Review of Stormwater Science: Summary of Findings to Support Stormwater Regulation in Victoria* (EPA Publication 1919) (**Review**). The EPA commissioned the Review to:
 - 150.1 summarise current scientific understanding of urban stormwater impacts;
 - 150.2 assess the effectiveness of stormwater management practices; and

- 150.3 provide an evidence base to inform EPA's regulatory approach, particularly under the General Environmental Duty (**GED**) contained in section 25 of the *Environment Protection Act 2017* (**EP Act**).
151. Relevantly, the Review made several key findings about stormwater *quantity* – particularly in relation to its environmental impacts and the need for improved management. The Review recognised:
- 151.1 increased stormwater volumes and flow frequencies caused by urbanisation lead to stream erosion, loss of habitat, changes to stream channel form and degraded waterway ecosystems; and
- 151.2 even if pollutant loads (i.e. stormwater *quality*) are treated (e.g. via wetlands or raingardens), the volume and frequency of stormwater flows can still cause significant ecological damage.
152. Following the Review's publication, in 2021, the EPA published guidance to improve managing urban stormwater in Victoria by recognising current science and the risk of harm from urban stormwater flows (**EPA Guidance**).¹³ The EPA Guidance is a Victoria-specific, regulatory-aligned, and current, supporting legal compliance under the GED with a modern, risk-based approach.
153. The EPA Guidance places strong emphasis on volume and flow control as essential components of effective stormwater management in Victoria - marking a significant shift from older, quality-only approaches such as the CSIRO BPEM Guidelines.
154. Council understands the EPA intends for the EPA Guidance to replace the references to the CSIRO BPEM Guidelines in the Scheme¹⁴ however there is presently no defined timeline for this.
155. Council submits the EPA Guidance makes clear controlling stormwater volume and flow is a regulatory expectation, not just best practice.
156. The GED requires anyone conducting an activity posing a risk of harm to human health or the environment from pollution or waste must minimise those risks so far as 'reasonably practicable'.
157. Section 6(2)(b) of the EP Act specifies what is 'reasonably practicable' includes considering 'the state of knowledge about the harm or risk of harm, and ways of eliminating or reducing the harm or risk'.
158. The 'state of knowledge' refers to the current information, scientific understanding, and technical guidance available about the risks associated with a particular activity, effective methods for preventing or minimising harm and industry standards and best practices.¹⁵
159. Consequently, meeting the GED requires up-to-date, science-informed strategies that go beyond pollutant removal to address the hydrological impacts of urban development.
160. Council submits this is not presently objectively achieved through the guidance contained in the CSIRO BEMP Guidelines in isolation and is only properly achieved by including reference to the EPA Guidance.

¹³ EPA: Urban stormwater management guidance: Publication 1739.

¹⁴ The CSIRO BPEM Guidelines are a policy guideline under clauses 14.02-1S, 19.03-3S and referred to in clause 53.18 and Standard C25 under clause 56.07-4.

¹⁵ See Industry guidance: supporting you to comply with the general environmental duty Publication 1741.1.

161. Council together with the following entities collectively form the Barwon Integrated Water Management Forum (**BIWMF**):¹⁶
- 161.1 Department of Energy, Environment and Climate Action (DEECA);
 - 161.2 Corangamite Catchment Management Authority (CCMA);
 - 161.3 WTOAC; and
 - 161.4 Barwon Water.
162. Due to the expected significant contribution of Bannockburn and its catchment to state housing growth - and the associated stormwater impacts – the BIWMF commissioned an analysis of how growth in Geelong and Bannockburn may affect surrounding waterways, including Ramsar-listed wetlands.
163. A memorandum was prepared by Dr Geoff Vietz and Ms Birgit Jordan of Streamology and Professor Tim Fletcher from The University of Melbourne (**Memorandum**).¹⁷ It is attached to Council's submission. Relevantly, the Memorandum explains:
- The science is unequivocal: this large-scale development will fundamentally change the local water cycle and streamflows to the bays, causing a loss of biodiversity and ecosystem services. Not only are business-as-usual approaches to stormwater management known to cause irreversible physical and ecological impacts to receiving waterways, in this case internationally listed Ramsar wetlands are also threatened, with strong evidence for a high risk of degradation to their water quality and values.
164. Given the significance of the stormwater threat to the region, the BIWMF is presently preparing a draft *Adaptive Stormwater Volume Management Plan* for the Bannockburn and Northern and Western Geelong Growth Areas, underpinned by the EPA Guidance.
165. Council, together with the entities forming the BIWMF, collectively submit reference to the CSIRO BEMP Guidelines in the draft PSP should be supplemented by reference to the EPA Guidance. This is because it reflects the up-to-date science-informed best-practice approach to stormwater management (including controlling stormwater volume and flow), principally to meet the GED and reflect current science.
166. Doing so will also importantly lend itself to the future implementation of the current strategic work being undertaken by the BIWMF.
167. Council submits the need to consider both stormwater quality and quantity (as embodied in the EPA Guidance) is consistent with the existing framework when assessing permit applications under the Scheme, where strategies contained in clause 19.03-3S (Integrated Water Management) relevantly seek to:
- 167.1 ensure development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by, among other things, minimising stormwater quality *and quantity* related impacts; and
 - 167.2 manage stormwater quality *and quantity* through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

¹⁶ The BIWMF is focused on achieving healthy and valued waterways, especially by addressing stormwater pollution. This objective aligns with the General Environmental Duty under the *Environment Protection Act 2017*, which requires all Victorians to minimise pollution risks to human health and the environment as far as reasonably practicable.

¹⁷ Titled 'Risks of the North West Geelong and Bannockburn Growth Areas to waterways and bays' and dated 7 March 2024.

168. Council understands the VPA expresses concern about including reference to a document not forming part of the Scheme. In response to this concern, Council submits:
- 168.1 The CSIRO BEMP Guidelines is a policy document under the Scheme (under clauses 14.02-1S, 19.03-3S and referred to in clause 53.18 and Standard C25 under clause 56.07-4). It is neither a background document nor an incorporated document in the Scheme (and therefore does not form part of the Scheme).
- 168.2 The EPA Guidance, and specifically ‘the best practice quantitative performance objectives for stormwater quality’ specified in the EPA Guidance is referred to in Standard B5-1 of clause 55.05-1 (Permeability and stormwater management objective) and Standard E5-1 of clause 57.05-1 (Permeability and stormwater management objectives), as introduced by Amendment VC267 which came into operation on 31 March 2025. It too is neither a background document nor an incorporated document in the Scheme (and therefore does not form part of the Scheme).
- 168.3 There is no legal requirement that a PSP must refer to background or incorporated documents only and it is not necessary at law for the EPA Guidance to bear the status of a background or incorporated document in the Scheme to be referred to in the draft PSP (or the Scheme itself). This is evidenced by the fact the CSIRO BEMP Guidelines is neither a background nor incorporated document in the Scheme (and therefore does not form part of the Scheme).
169. Council directs the VPA to the Marshall Precinct Structure Plan, approved recently by Amendment C278ggee to the Geelong Planning Scheme,¹⁸ in which the planning panel (constituted by Member Kendal (chair), Member Edwards and Member Kirsch) endorsed a requirement of that precinct structure plan in similar terms to what Council and the BIWMF advocate for. It reads:
- Stormwater runoff from the development must meet or exceed the performance objectives of the *Best Practice Environmental Management Guidelines for Urban Stormwater Management* (1999) and the *EPA Publication 1739.1: Urban stormwater management guidelines* (2021) prior to...
170. For completeness, Council also observes the draft stormwater drainage design concept design report prepared by Alluvium and dated March 2025, a relevant background study to the Amendment acknowledges the EPA Guidance contains the relevant guidance for designing the precinct’s stormwater volume management.
171. For these reasons, Council submits to give effect to the EPA Guidance in the context of the future development of the precinct, it is necessary to refer to it in the relevant requirement (R31) as follows:
- Stormwater runoff from development must meet the performance objectives of the Commonwealth Scientific and Industrial Research Organisation Best Practice Environmental Management Guidelines for Urban Stormwater and EPA Publication 1739.1: Urban Stormwater Management Guidelines (or as amended) prior to discharge to receiving waterways and as outlined in Plan 7 Water, unless otherwise approved by Corangamite Catchment Management Authority and the responsible authority.
- Proposals that exceed the performance objectives are highly encouraged and can be considered, all to the satisfaction of Corangamite Catchment Management Authority and the responsible Authority.
172. Council also submits the application requirement for residential subdivision under clause 3.0 of the UGZ1 should be amended, as follows:

¹⁸ See *Greater Geelong C278ggee* (PSA) [2025] PPV 8.

A stormwater management strategy that addresses the provision, staging and timing of stormwater drainage works, including temporary outfall provisions to **meet the performance objectives of the EPA Publication 1739.1: Urban Stormwater Management Guidelines** to the satisfaction of the relevant water authority and the responsible authority.

Conversion of Guidelines G18, G28 and G34 to requirements

173. Council, together with the entities forming the BIWMF, collectively submit Guidelines G18, G28 and G34 should be converted to requirements, as follows:

New requirement	Recommended text
R43 (formerly G18)	<p>Passive irrigation of street trees should must be provided.</p> <p>Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative (for example, recycled water irrigation of street trees in mandated recycled water areas).</p>
R44 (formerly G28)	<p>Drainage and Water Sensitive Urban Desing (WSUD) assets should must be located and designed in collaboration with the WTOAC. The design process should must include consideration of the following:</p> <ul style="list-style-type: none"> • Rehabilitation, protection and creation of habitat values, including for threatened species such as Growling Grass Frog. • Contributing towards a resilient, clean and healthy system of rivers and waterways. • Ensuring cultural flows are maintained and maximising opportunities for cultural and economic access to water.
R45 (formerly G34)	<p>Development should must demonstrate a reduced reliance on potable water using alternative design features such as WSUD, stormwater collection, and recycled water (if applicable). In particular, the use of lot scale rainwater tanks in all residential lots and re-plumbed for internal reuse (e.g. toilets) all new dwellings must be provided with a rainwater tank with a minimum capacity of 2,000 litres. The tank must be connected to:</p> <ul style="list-style-type: none"> • A minimum roof catchment area of 50 square metres; • All toilets within the dwelling for sanitary flushing purposes; and • The rainwater tank may also be connected to outdoor irrigation systems, where feasible.

174. Council submits these considerations are consistent with and give effect to the vision and objectives of the Bannockburn Integrated Water Management Plan published by Council in July 2024 (**Bannockburn IWM Plan**), referred to in Requirement R32.
175. The Bannockburn IWM Plan is a strategic initiative developed by Council to enhance water cycle management in Bannockburn. Adopted by Council on 25 February 2025, the Bannockburn IWM Plan aims to support the town's sustainable growth by improving water

efficiency, reducing reliance on potable water, and enhancing environmental and community outcomes.

176. Additionally, Council submits these considerations are important to ensuring development reduces environmental harm (consistent with the GED) and should be elevated in status to requirements to ensure they are consistently achieved, incorporated into all developments and able to be enforced.
177. More specifically, Council submits:
 - 177.1 Passive irrigation of street trees is a well-established practice in urban design and is generally considered standard for water-sensitive developments. The associated design and infrastructure requirements are not viewed as an added cost burden for developers.
 - 177.2 Collaborating with the WTOAC on the design of drainage assets aligns with the State Government's *Water is Life* commitment to empower Traditional Owners in water management. This approach is especially important in this culturally sensitive area.
 - 177.3 Mandating policy-driven infrastructure such as rainwater tanks is a critical component to achieving stormwater volume reductions consistent with the EPA Guidance. This additional detail provides certainty to developers and Council in its capacity as the responsible authority when it assesses permit applications.

Amendments to Guideline G35

178. Finally, Council seeks the following drafting changes to Guideline G35

Applications should consider a range of IWM options as indicated in Plan 7 Water and Figure 2 Integrated Water Management opportunities **and the vision and objectives of the Bannockburn Integrated Water Management Plan**. Potential IWM options may include but are not limited to:

- Rainwater tanks on all commercial and residential lots.
- Passive irrigation of trees in the public realm, include all streets and public open space.
- ~~Stormwater harvesting systems to She Oaks.~~
- Stormwater reuse for public open space.
- Kerb cut-out installation around public open space.
- Enablement of infiltration wetlands to be installed.

179. First, Council submits the Bannockburn IWM Plan should be inserted into Guideline G35, consistent with its existing inclusion in Requirement R32. The Bannockburn IWM Plan reflects the most current thinking and initiatives to support Bannockburn's sustainable growth by improving water efficiency, reducing reliance on potable water, and enhancing environmental and community outcomes (and is therefore a relevant document future permit applications ought have regard to).
180. Second, Council submits the reference to 'Stormwater harvesting systems to She Oaks' should be deleted as it is not a viable option. The She Oaks option (in high level terms being a proposal to pump water from Bannockburn to the Moorabool River at She Oaks using existing infrastructure in-part) was included in the Preliminary IWM Issues and Opportunities Report prepared by Spiire in December 2024. However, the supporting

infrastructure needed to achieve this is currently lacking and is not backed by either the State government or the WTOAC. There is no available funding to deliver it, and the cost of implementation will be significant. Council does not support pursuing this option, as it conflicts with the WTOAC's cultural values, particularly the practice of transferring water from one catchment to another river system.

1.7. DCP

181. Council submits the feasibility assessment underpinning the DCP should be published to allow Council (and other stakeholders) an opportunity to undertake a peer review of the material and verify the various inputs and assumptions (in advance of any hearing).
182. In respect of the draft DCP, as exhibited, Council makes the following recommendations:

Issue	Recommendation
Dwelling and population yield	<p>The dwelling yields differ between the draft DCP and the <i>draft Community Infrastructure Assessment</i> prepared by ASR Research, July 2024.</p> <p>Clarification is required as this may result in community infrastructure funded through the DCP exceeding actual needs.</p>
Land budget	<ul style="list-style-type: none"> Waterways (encumbered) should be separated from drainage reserves (DCP land) in different rows / columns. The 'contribution area' should be shown (being the net developable area (NDA) plus unencumbered open space). This should be the basis for calculating open space contribution percentages. The draft PSP and draft DCP should clarify the extent to which road reserves and active open space areas overlap with the transmission easement (and the extent to which they are a DCP land item). For example, Council understands the 32-metre arterial road reserve is not required in full as a DCP land item, only the 26 metres not falling within the easement.
Culturally and/or environmentally sensitive areas	<ul style="list-style-type: none"> These areas are excluded from the draft DCP NDA however the draft PSP indicates that some future development may be possible. It is necessary to clarify the infrastructure to be funded by the DCP is designed to only the needs of the NDA only. It would also be useful to describe how contributions will be applied to any development that is ultimately allowed within a 'culturally and/or environmentally sensitive area'. For example, if drainage infrastructure needs to be increased, that costs would be borne by proponents and not be credited under the DCP.
Passive open space	<ul style="list-style-type: none"> Replace the references to clause 52.01 with clause 53.01 in the draft PSP and draft DCP. The draft PSP and draft DCP should show the open space required from each property as a percentage, and include an equalisation scheme in the PSP and UGZ1

Issue	Recommendation
Waterway	The waterway land item (WW-01) is unnecessary given the land is encumbered – this item should be deleted.
Table 5	Table 5 inadvertently omits land areas and values for item BR-01.
Administrative provisions	<p>Clause 5.3.7 - It is not appropriate for the draft DCP to suggest that Council, in its capacity as the collecting agency, may consider a waived or reduced development infrastructure levy liability in exchange for the provision of affordable housing. This approach effectively results in Council directly subsidising affordable housing, thereby creating a funding shortfall for the delivery of essential DCP infrastructure. Council recommends this is deleted.</p> <p>Clause 6.3 – The DCP must include a specified timeframe (i.e. the period during which the DCP is active, and contributions are collected).¹⁹</p>

183. In respect of the draft DCPO1, as exhibited, Council makes the following recommendations:

Issue	Recommendation
Development infrastructure column	<p>Greater specificity is required as to how the levy is to be applied, for example:</p> <p><i>Residential – per additional dwelling or lot.</i></p> <p><i>Business – per additional 100sqm leasable floor area.</i></p> <p><i>Industry – per additional 100sqm leasable floor area.</i></p>
Reference to 'net developable hectare'	The term 'net developable hectare' is not defined in the Scheme. This should be replaced with a defined term to avoid ambiguity in its application.

1.8. Conclusion

184. Council respectfully requests the VPA considers the issues raised and recommendations made in its submissions in response to the exhibited material.
185. Council will address these matters in more detail, as necessary, through submissions and expert evidence at the hearing.

¹⁹ See Ministerial Direction on the Preparation and Content of Development Contributions Plans, issued in accordance with s 46M(1) of the Planning and Environment Act 1987.

APPENDIX A

1.9. Summary of exhibited Amendment documents:

1. explanatory report, instruction sheet, planning scheme ordinance and planning scheme maps;
2. the following proposed incorporated documents:
 - 2.1 draft Bannockburn South East PSP - Precinct Structure Plan - April 2025 (**Draft PSP**);
 - 2.2 draft Bannockburn South East PSP - Development Contributions Plan - April 2025 (**Draft DCP**);
 - 2.3 Small Lot Housing Code (Victorian Planning Authority) November 2019 and Small Lot Housing Code (Victorian Planning Authority) November 2024;
3. Bannockburn South East PSP - Background Report - April 2025;
4. PSP plan set (comprising 2 plans);
5. the following background studies:
 - 5.1 Bannockburn South East PSP - Valuation Report (Charter Keck Cramer) April 2025;
 - 5.2 Bannockburn South East PSP - Cultural Values Assessment (Unearthed Heritage) December 2021;
 - 5.3 Bannockburn South East PSP - Infrastructure Development Staging Plan Background Document (VPA) April 2025;
 - 5.4 Bannockburn South East PSP - Utility Servicing Assessment (SMEC) August 2024;
 - 5.5 Bannockburn South East PSP - Preliminary IWM Issues and Opportunities Report (Spiire) December 2024;
 - 5.6 Bannockburn South East PSP - Arboriculture Assessment (ENSPEC) March 2021;
 - 5.7 Bannockburn South East PSP - Existing Ecological Conditions Report -Bruce Creek West (Ecology & Heritage Partners) November 2022;
 - 5.8 Bannockburn South East PSP - Community Infrastructure Design and Costings (Taylors) February 2025;
 - 5.9 Bannockburn South East PSP- Community Infrastructure Design (MQS) March 2025;
 - 5.10 Bannockburn South East PSP - Social and Affordable Housing Strategy (Urbanxchange) August 2023;
 - 5.11 Bannockburn South East PSP - Bushfire Assessment (VPA) January 2025;
 - 5.12 Bannockburn South East PSP - DRAFT Sodic Soils Assessment (WSP) July 2024;

- 5.13 Bannockburn South East PSP - Sodic-Dispersive Soils Testing and Assessment (WSP) January 2025;
 - 5.14 Bannockburn South East PSP - Historical Heritage Assessment (Heritage Insight) February 2022;
 - 5.15 Bannockburn South East PSP - Historic Heritage Assessment - Bruce's Creek (west) Access Corridor (Heritage Insight) November 2022;
 - 5.16 Bannockburn South East PSP - Integrated Transport Assessment (Stantec) December 2024;
 - 5.17 Bannockburn South East PSP - Bridges Feasibility Assessment (Jacobs) April 2025;
 - 5.18 Bannockburn South East PSP - Economic & Retail Assessment - Addendum (Ethos Urban) July 2024;
 - 5.19 Bannockburn South East PSP - Community Infrastructure Assessment (ASR Research) July 2024;
 - 5.20 Bannockburn South East PSP - Soil Desktop Assessment - Sodic-Dispersive Soils and Contamination Risks (WSP) February 2025;
 - 5.21 Bannockburn South East PSP - Separation Distances to a Hatchery and Breeder Farm (Poultry) (Agriculture VIC) September 2024;
 - 5.22 Bannockburn South East PSP – Memo on railway outfall optioneering (Alluvium) April 2025;
 - 5.23 Bannockburn South East PSP – Stormwater Drainage Design – Concept Design Report (Alluvium) March 2025;
6. the following documents arising from consultation:
- 6.1 Bannockburn South East PSP - Co-Design Summary Document - October 2022;
 - 6.2 Bannockburn South East PSP - Vision & Purpose Summary - August 2022
 - 6.3 Bannockburn South East PSP - Pitching Sessions Summary - May 2022;
 - 6.4 Bannockburn South East PSP - Co-Design Workshop - Mural (Edited) October 2022.

APPENDIX B

1.10. Summary of changes to the Scheme arising from the Amendment:

1. The Amendment proposes the following changes to the Scheme:
 - 1.1 amends the Planning Policy Framework at Clause 11.03-6L-01 (Bannockburn) to include a new settlement strategy to support the planning and design of an east west road link between the precinct and the Midland Highway and remove references to the road as an 'arterial' road;
 - 1.2 inserts Clause 37.07 Urban Growth Zone (UGZ);
 - 1.3 inserts new Schedule 1 to Clause 37.07 (UGZ1) and rezones all land in the precinct from Farming Zone (FZ) to UGZ1;
 - 1.4 applies Clause 45.01 Public Acquisition Overlay (PAO2) to reserve land for drainage assets and nominates the Golden Plains Shire Council as the acquiring authority to land addresses as follows:
 - 1.4.1 Part of Harvey Road (Lot 2 TP96373 and Lot 17 LP6088); or
 - 1.4.2 Part of 449 Burnside Road.
 - 1.5 amends the Schedule to Clause 45.01 to include reference to the PAO2 described above.
 - 1.6 inserts Clause 45.06 Development Contributions Plan Overlay (DCPO);
 - 1.7 inserts a new Schedule 1 to Clause 45.06 (DCPO1) and applies it to the precinct;
 - 1.8 amends the boundary of the Environmental Significance Overlay Schedule 2 (ESO2) to remove it from the precinct, avoiding duplication of provisions relating to water quality and fauna and flora habitat adjacent to Bruce Creek that are addressed in the PSP and UGZ1.
 - 1.9 amends the Schedule to Clause 53.01 to include a public open space contribution when land within the precinct is subdivided;
 - 1.10 amends the Schedule to Clause 72.03 to update the list of maps comprising part of the planning scheme;
 - 1.11 amends the Schedule to Clause 72.04 to include the following four new incorporated documents:
 - 1.11.1 Bannockburn South East Precinct Structure Plan, April 2025;
 - 1.11.2 Bannockburn South East Development Contributions Plan, April 2025;
 - 1.11.3 Small Lot Housing Code (Victorian Planning Authority, November 2019);
 - 1.11.4 Small Lot Housing Code (Victorian Planning Authority, November 2024); and
 - 1.12 amends the Schedule to Clause 74.02 to include further strategic work for the planning and design of a second east-west connector road for Bannockburn and delete references to that road being defined as an 'arterial' road.