

Bannockburn South-East Precinct– Draft Amendment C107gpla

The following table outlines the recommended changes to the exhibited documents associated with Amendment C107gpla, as agreed to by all major landowners: Josco, Ramsey Property Group, and Netherby.

Whilst all matters are agreed, the table identifies the matters of direct relevance to each relevant landowner.

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
<u>Precinct Structure Plan</u>					
Section 1.4	Precinct Features				
	Chicken Hatchery and breeder farm.	Disagree.	Remove everything beyond first sentence.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
	Amphitheatre.	Disagree.	Amend to remove reference to holding significant cultural value.	Whilst this could be proven in the future, it will only be known following the preparation of a CHMP. At a minimum, the words “may hold” should be used, along with an acknowledgement that this will need to be confirmed following the preparation of a CHMP.	Netherby & RPG
Plan 1	Precinct Features				
	Historical homestead and drystone wall.	Disagree.	Amend to remove reference to historical homestead.	The VPA has been previously provided with a heritage report that confirmed that there are no structures of historical significance that are worthy of retention within 430 Burnside Road. The drystone wall was also not identified as being significant enough so that it cannot be rebuilt.	Netherby
	Artefact Scatter	Disagree	Delete.	Unless it can be demonstrated that the identification of the ‘artefact scatter’ adjacent to the Bruce Creek corridor is based on on-site investigation, this should be deleted from Plan 1. Any artefacts found as part of a CHMP will need to be managed through this process and the relevant legislation.	Josco
	Golden sun moth / tussock skink habitat – Levy Road reserve	Disagree	Amend to ‘potential golden sun moth / tussock skink habitat’	The presence of golden sun moth or tussock skink was not confirmed within the existing Levy Road reserve as part of the targeted surveys undertaken. As such, this land would be more appropriately identified as potential habitat.	Josco
	High value trees	Disagree	Delete the two Monterey Cypress from Josco land (Trees 683 and 684) from identification as ‘high value trees’ on Plan 1	The identification of these two trees as high value in the arboricultural assessment is in direct conflict with the arboricultural assessment and the VPA’s Background Ground, which both state that all Monterey Cypress trees, even those currently in moderate/good health, are not recommended for protection as the area is infected with Cypress Canker which is untreatable and will inevitably lead to the death of all the trees.	Josco
	Moderate retention value trees	Disagree	Delete all ‘moderate retention value trees’ from the plan	As per the arboricultural assessment, the low and moderate retention value trees are predominantly weed species and therefore should not be retained.	Josco, Netherby & RPG
Section 2.2	PSP Purpose				

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	“Place Wadawurrung cultural values at the centre of the precinct by recognising and protecting areas of cultural significance.”	Disagree.	Delete.	In light of the fact that CHMP’s have not been prepared, the cultural values of the precinct are therefore not known in their entirety.	Netherby & RPG
Plan 2	Place Based Plan				
	“Culturally and/or environmentally sensitive area”.	Disagree.	Delete the ‘culturally and/or environmentally sensitive area’ adjacent to the Bruce Creek corridor and replace with “residential”.	<p>Extensive consultation previously occurred between the landholders, the VPA, the CCMA and the Council – including a site visit.</p> <p>Mapping was prepared that set a ‘development line’ based upon a number of different site factors (slope, minimum setback to creek etc.). This ‘development line’ should be adopted as the boundary between the ‘Bruce Creek uncredited open space’ and ‘residential’ areas.</p> <p>Any risk associated with future cultural and/or environmental constraints within this area should be borne by the landholders.</p> <p>The removal of the ‘culturally and/or environmentally sensitive area’ will substantially increase the NDA of the precinct and lower the DCP rate per NDHA.</p> <p>A number of changes to various plans and text throughout the PSP and DCP would be required to respond to the proposed revision.</p>	Josco. Netherby & RPG
	Bruce Creek uncredited open space	Query	Ensure this reflects agreed upon ‘development line’.	As above, extensive consultation previously occurred to determine a ‘development line’, which should be utilised as the boundary for the Bruce Creek uncredited open space. Make sure this boundary is consistent with development line /survey work previously agreed on.	Josco. Netherby & RPG
	Conservation Area	Disagree	Delete or amend conservation area along existing Levy Road reserve.	Deletion of all or part of the conservation area identified along the existing Levy Road reserve, would allow part of this existing road reserve to be utilised/upgraded, rather than seeking a completely new alignment of Levy Road through the Josco land.	Josco
	Government Primary Schools	Disagree (Query)	Delete one government primary school.	We query whether, due to the higher population estimated by the ASR report, there is sufficient for a total of three primary schools in the precinct. Suggest deleting one government primary school.	Josco. Netherby & RPG
	Local Community Facilities	Disagree	Delete one level-1 community facility	We query whether, due to the higher population estimated by the ASR report, there is an over provision of community facilities within the precinct. Based on the demand identified, it appears that the total number of community facilities could be reduced to one level-1 facility and one level-2 facility.	Josco, Netherby
	Sports Reserves	Agree with change	Reduce area of all three Sports Reserves.	The concept designs for all three of the sporting reserves show inefficiencies and surplus open space land that is not required for the facilities proposed. The size of these sports reserves should be reduced as much as possible to reduce overall land costs, as well as making more efficient use of land within the Bruce Creek corridor or transmission easement, where possible.	Josco. Netherby & RPG
	Hatchery and Breeder Buffer	Disagree	Delete buffer	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Drainage & Basins	Disagree	Update Drainage reserves to reduce land take.	Functional designs appear to be inefficient and non-responsive to topographical conditions.	Josco. Netherby & RPG
Section 3	Implementation				
	Objective 2.	Disagree.	Delete.	On the basis that the “culturally and/or environmentally sensitive area” is requested to be deleted from the PSP, this objective is no longer required.	Josco, Netherby & RPG
	Objective 4.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
	Requirement 1	Agree (with changes)	Subdivision for residential development must be generally in accordance with “respond to the density targets in” Plan 3 Housing, and Table 3 Housing density and diversity, to the satisfaction of the responsible authority.	The density target of 17dw/ha may not be immediately achievable, however, will likely be achieved over time. Wording should be revised to reflect this.	Josco, Netherby & RPG
	Requirement 3.	Agree (with changes).	Amend to replace “active frontages” with “passive surveillance” or alike.	The use of “active frontages” implies a customer land use. The use of “passive surveillance” will allow a variety of residential outcomes to occur that still achieves the design intent.	Netherby & RPG
	Requirement 4.	Disagree.	Delete.	On the basis that the “culturally and/or environmentally sensitive area” is requested to be deleted from the PSP, this requirement is no longer required. If the designation of this land being deleted is not supported, then R4 should be amended to include more flexible wording (applying the requirements ‘as relevant’ or similar), or be made into a guideline.	Josco, Netherby & RPG
	Requirement 6.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
	Guideline 2.	Agree (with changes).	If Table 5 is to remain within the PSP, amend guideline to make reference to it as guidance only.	In light of the affordable housing contribution being voluntary, the inclusion of Table 5 is an unusual level of detail. However, if the VPA believes that it must remain, then this guideline provides an opportunity to refer to it and confirm that it provides guidance only.	Josco, Netherby & RPG
	Guideline 5.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
	Table 3 Amenity Area Target Density	Agree (with changes)	Average of 17 dwellings or more per net developable hectare (NDHa) “, where appropriate, should be targeted over time”.	More flexible wording should be utilised here to ensure that it is clear that this is to provide guidance only, and should be targeted over time. It may not be immediately achievable to deliver these densities.	Josco, Netherby & RPG
Plan 3	Housing				
	Amenity Areas	Disagree	Delete amenity areas adjacent to Levy Road conservation area (requested to be deleted)	We do not support the identification of the conservation area along the existing Levy Road reserve. As such, we do not consider it appropriate to identify this land as an ‘amenity area’. If the conservation area is retained, having higher densities along this area could also have maintenance and bushfire implications.	Josco

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
			Delete amenity area adjacent to the proposed Boulevard Connector (realigned Levy Road) except adjacent to approved bus stops.	While the Boulevard Connector is proposed to be bus-capable, the entirety of this road will not provide sufficient amenity to justify higher residential densities. Extent of 'amenity areas' adjacent to the Boulevard Connector should be reduced to around approved bus stops.	Josco
			Reduce amenity area to a 50m radius from the town centre and delete amenity area surrounding drainage basins	We support a reduced amenity area with a 50m radius from the proposed town centre and support amenity area surrounding sport reserve only. Drainage reserves should not be treated as 'amenity areas'.	
			Delete amenity area along the Arterial Road.	Higher amenity is not appropriate to provide along an arterial road which is serving through traffic function.	
	Open Space	Agree (with changes)	Remove open space label from the transmission easement and rename to 'utilities easement' consistent with Plan 2	We don't support the labelling of the transmission easement as open space. This easement should be able to be utilised for other purposes, as appropriate.	Josco & RPG
	Buffers	Disagree	Remove Hatchery and Breeder Farm buffer	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
Section 3.2	Safe, accessible and well-connected				
	Requirement 7.	Agree (with changes).	Amend to specify who the 'relevant authority' is.	To avoid any ambiguity over the responsibility of the arterial, this requirement should be amended to identify who the 'relevant authority' is (potentially in both an interim and ultimate scenario).	Josco, Netherby & RPG
	Guidelines 6.	Agree (with changes).	Reduce percentage of canopy coverage from 30% to 25%.	The achievement of 30% canopy coverage in streetscapes is incredibly hard to achieve when all competing constraints are factored in. As such, this should be reduced to reflect a 25% canopy coverage target.	Josco, Netherby & RPG
Plan 4	Movement Network				
	East-West Link (RD-01)	Agree (with changes)	Delete section of East-West link to the west of Levy Road and to the east of the current signalised T-intersection (IN-03) from contributing to the DCP.	The extent of this road to the west of Levy Road and to the east of this t-intersection will not be utilised in any short or medium term as there is no connection beyond the precinct. This is therefore likely to fall outside a reasonable time horizon for the PSP and DCP and should be deleted.	Josco, Netherby & RPG
	Signalised T-Intersection (IN-03)	Disagree	Intersection should be downgraded to a roundabout	The road to the east of this intersection will not be utilised in any short or medium term as there is no connection to the east.	Josco, Netherby & RPG
	Signalised Intersection (IN-01 - Levy Road and East-West link)	Disagree	Intersection should be revised to a signalised T-intersection	The road to the west of this intersection will not be utilised in any short or medium term as there is no connection to the east.	Josco, Netherby & RPG
Section 3.3	Connect people to jobs, higher order services and thriving local economies				
	Requirement 15.	Agree (with changes).	Amend the requirement as follows: Prior to subdivision "which will create 3 or more lots"...	These revisions will allow 2-lot subdivision to occur (ie. Creation of a superlot for the town centre). This will ensure that development can occur around the activity centre prior to the activity centre being delivered.	Josco, Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Requirement 17.	Agree (with changes)	Amend to a Guideline	The use of 'should' in this requirement is not appropriate, it would be more appropriately converted to a guideline.	Netherby & RPG
Section 3.4	High quality public realm				
	Requirement 18.	Disagree	Amend to remove reference to Plan 1	Plan 6 already shows areas of confirmed golden sun moth / tussock skink habitat and high/critical trees, including the Melbourne Yellow Gums, therefore this does not need to include a reference to Plan 1.	Josco
	Requirement 20.	Agree (with changes).	The Bruce Creek corridor should more clearly defined. Convert this requirement to a guideline and amend the word 'must' to 'should'	On the basis that the "culturally and/or environmentally sensitive area" is deleted from the PSP as requested, then the extent of the Bruce Creek corridor (as referenced in this requirement) will be clearly defined. Further, this requirement would be more appropriately included as a guideline, as there could be potential conflicts with the bushfire requirements.	Josco, Netherby & RPG
	Requirement 21.	Agree (with changes).	Replace reference to "Habitat Design Plan" with "Conservation Management Plan".	The UGZ1 requires the preparation of a Growling Grass Frog Conservation Management Plan, but not a "Habitat Design Plan". As such, this requirement should be amended to reflect the correct document reference. Making this change will avoid any ambiguity on what is required.	Josco, Netherby & RPG
	Requirement 22.	Agree (with changes).	Delete "may not be limited to".	As this is a requirement, it should be clear that nothing further is required.	Josco, Netherby & RPG
	Requirement 23.	Disagree.	Convert this requirement to a guideline.	Preventing light spill and glare within the Bruce Creek corridor is not realistically entirely achievable. More appropriately included as a guideline.	Josco, Netherby & RPG
	Requirement 25.	Agree (with changes).	Add wording "unless otherwise agreed with the Responsible Authority"	The eastern buffer should be able to be removed when /if the Future Investigation East Area is rezoned and development.	& RPG
	Requirement 26 & 27.	Agree (query)	NA	These requirements directly contradict Guideline 6 which seek roads to have 30% canopy coverage. Perimeter Roads located in bushfire designated areas will not be able to meet the 30% canopy cover and the requirements of 27.	Josco, Netherby & RPG
	Requirement 29.	Disagree.	Amend to delete reference to areas being dedicated to biodiversity or native vegetation conservation being excluded.	It is not clear why these areas should not count towards canopy coverage targets in the public realm. This requirement may be more appropriately included as a guideline.	Josco, Netherby & RPG
	Requirement 32.	Agree (with changes).	Amend as follows: 'The integrated water management plan (IWMP) should be prepared with consideration to the following: [insert above list of incorporated docs].'	This requirement is too broad. No issue with the preparation of an IWMP to the satisfaction of BW, CCMA & the RA being a requirement. Doesn't need to explicitly state the guidelines that it needs to refer to or respond to, as not all of them are relevant. This requirement may be more appropriately included as a guideline.	Josco, Netherby & RPG
	Requirement 34.	Agree (with changes).	Remove reference to being in accordance with Plan 7.	Even if the "culturally and/or environmentally sensitive area" is to remain, other revisions to the overall drainage strategy may result in assets being delivered in alternative locations to those shown in Plan 7.	Josco, Netherby & RPG
			Remove final dot point of this requirement. Include "unless otherwise approved by the Responsible Authority"	The final dot point is a duplicate for Requirement R35. Also, include more flexible wording as things maybe need to be amended from time to time.	Josco, Netherby

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Requirement 36 & 37	Disagree	Convert these requirements to guidelines	Drainage assets should be located within the culturally and/or environmentally sensitive area (if retained adjacent to the Bruce Creek corridor), if it is appropriate to do so, to maximise NDA within the precinct. Add 'if applicable' to the first dot point and 'where applicable' to all the other dot points.	Josco, Netherby & RPG
	Requirement 38.	Agree (with changes).	Add 'unless otherwise agreed with the responsible authority' after the word Staging.	Some temporary downstream drainage may be required to be constructed earlier to accommodate stage 1 development.	Josco & RPG
	Requirement 41.	Disagree	Delete	The PSP should not restrict potential alternative uses in the transmission easement in the future. Alternatively, amend to add the words 'unless otherwise agreed by the Responsible Authority' to allow for flexibility in the future. It would still then be at Councils discretion.	& RPG
	Requirement 42.	Agree (queried though).	NA	The word "should" is not reasonable to use within a requirement. These parts of the requirement should be deleted and either introduced as a separate guideline, or combined with one of the existing guidelines (like G30).	Josco, Netherby & RPG
	Guideline 13.	Agree (with changes).	Remove the word 'must' and replace with 'should aim to achieve'	The 30% tree canopy coverage is difficult to achieve and greater flexibility should be included.	Josco, Netherby & RPG
	Guidelines 15.	Agree (queried though).	NA	We query how, at subdivision stage, it can be demonstrated that there is "provision of a static water supply of 2,500 litres for personal firefighting where practical".	Josco, Netherby & RPG
	Guidelines 17.	Agree (queried though).	NA	It should be made clear that front setbacks within private allotments should be permitted to be used for bushfire setbacks. For example, if a 19.5m setback is required from the Bruce Creek corridor, this setback should be able to consist of both a perimeter road and the front setback of lots (which would be appropriately managed).	Josco, Netherby & RPG
	Guideline 24.	Disagree	Delete	As per the arboricultural assessment, the low and moderate retention value trees are predominantly weed species, and therefore should not be encouraged to be retained.	Josco, Netherby & RPG
	Guidelines 25.	Agree (queried though).	NA	The wording of this guideline (ie "should state") is unclear and should be revised.	Josco, Netherby & RPG
	Guideline 28.	Agree (with changes).	Revise guideline to include the words 'where assets are adjacent to Bruce Creek'	It is not necessary to design all of the other drainage basins in collaboration with the Wadawurrung and ultimately, we need to design basins that will be approved by engineering.	Josco, Netherby & RPG
	Guideline 30.	Agree (queried though).	NA	We query what this guideline means and how will it be expected to be practically achieved? If no explanation can be offered, then we suggest deleting this guideline.	Josco, Netherby & RPG
	Guideline 32.	Disagree.	Delete.	Place naming occurs outside of the planning process, and therefore there is no relevance to the PSP and this guideline should be deleted.	Josco, Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Guideline 34.	Agree (queried though).	NA	We query whether this guideline should reference 'development', 'subdivision' or both.	Josco, Netherby & RPG
Plan 6	Public Realm				
	High retention value trees	Disagree	Delete the two Monterey Cypress from Josco land (Trees 683 and 684) from identification as 'high value trees' on Plan 6	The identification of these two trees as high value in the arboricultural assessment is in direct conflict with the arboricultural assessment and the VPA's Background Ground, which both state that all Monterey Cypress trees, even those currently in moderate/good health, are not recommended for protection as the area is infected with Cypress Canker which is untreatable and will inevitably lead to the death of all the trees.	Josco
	Sports Reserves	Agree with changes	Reduce the size of all three proposed sports reserves (SR-01, SR-02 & SR-03)	The concept designs for all three of the sporting reserves show inefficiencies and surplus open space land that is not required for the facilities proposed. The size of these sports reserves should be reduced as much as possible to reduce overall land costs, as well as making more efficient use of land within the Bruce Creek corridor or transmission easement, where possible.	Josco, Netherby & RPG
	SR-03	Disagree	Relocate SR-03	SR-03 should be relocated adjacent the Bruce Creek corridor (into the 'culturally & environmentally sensitive area', unless this land use designation is deleted as requested)	Josco, Netherby & RPG
Plan 7	Water				
	Sewer Pump Stations	Disagree.	Amend plan to identify SPS's in accordance with Barwon Water's current position.	The locations of SPS's are inconsistent with Barwon Water's latest advice to landowners.	Josco, Netherby & RPG
	Open Space Legend	Disagree.	Remove wording 'modified kerbing, stormwater harvesting, recycled water' and replace with 'open space'	It has been incorporated into the Guidelines and isn't necessary to include there as it is confusing.	RPG
Plan 8	Bushfire				
	Identifies a 19m setback from "grassland" (i.e. Bruce Creek Corridor).	Agree (queried though).	NA	Unless private land can be used within the bushfire setback, this will result in a 19m local road abutting the Bruce Creek corridor. This outcome will worsen the ability for activation and passive surveillance over the public open space corridor.	Josco, Netherby & RPG
				The 'culturally & environmentally sensitive area' adjacent the Bruce Creek is also identified on Plan 8 as 'grassland vegetation'. This should be amended, even if the designation of this area is retained.	Josco, Netherby & RPG
Plan 9	Community Infrastructure				
	Local Community Facilities	Disagree	Delete one level-1 community facility	Based on the ASR report, there appears to be an over provision of community facilities within the precinct. Based on the demand identified, it appears that the total number of community facilities should be reduced to one level-1 facility and one level-2 facility.	Josco, Netherby & RPG
Section 3.6	Infrastructure Coordination				

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Requirement 47.	Disagree.	Delete.	These matters are dealt with post-permit, therefore the requirement should be deleted.	Josco, Netherby & RPG
	Requirement 48.	Agree (with changes).	Revise the requirement to add the words 'where practical'	This is difficult to implement in some circumstances. Stating that services need to be bundled isn't overly correct either, as some services cannot be placed in common trenches (ie. electricity & water).	Josco, Netherby & RPG
	Requirement 50.	Agree (with changes)	Convert this requirement to a guideline and add the words 'where practical'	It may not be practical for every single house to have rooftop solar and battery storage. There should be flexibility incorporated into the wording, and this is more appropriately included as a guideline.	Josco, Netherby & RPG
	Guideline 47.	Agree (with changes).	Revise the guideline to add the words 'where practical'	This may be difficult to achieve in all circumstances, and as such flexibility should be incorporated into the guideline for the delivery of the ESD opportunities.	Josco, Netherby & RPG
Plan 10	Infrastructure and Development Staging				
	Staging reflects superseded position of Barwon Water.	Agree (with changes).	Amend plan reflect Barwon Water's current position.	Staging reflects superseded position of Barwon Water.	Netherby
Plan 11 / Table 19	Precinct Infrastructure				
	IN-01	Agree (with changes).	Downgrade from a signalised intersection to either an unsignalized intersection (roundabout) or signalised T-intersection.	Given that there is no development front anticipated to the west within the time horizon of the PSP and DCP, the western-leg of this intersection is not required.	Josco, Netherby & RPG
	IN-03	Agree (with changes).	Downgrade from signalised T Intersection to unsignalized intersection.	Given that there is no development front east of this intersection within the time horizon of the PSP and DCP, there is no requirement for this to be a signalised intersection.	Netherby & RPG
	BR-01	Disagree	Delete	No evidence has been provided that confirms that BR-01 will be delivered within the time horizon of the DCP (20-25 years), therefore this project should be deleted from the PSP/DCP and if required in the future (following development of the adjacent growth area west of Bruce Creek), funded via alternative mechanisms.	Josco, Netherby & RPG
	Local Community Facilities	Disagree	Delete one level-1 community facility	Based on the ASR report, there appears to be an over provision of community facilities within the precinct. Based on the demand identified, it appears that the total number of community facilities should be reduced, to one level-1 facility and one level-2 facility.	Josco, Netherby & RPG
	Retarding Basins	Disagree	Update basin design as per final drainage concept.	The location, number and size of drainage basins should be amended to reflect the final drainage concept prepared by Creo, based on the alternative SWMS layout prepared by Neil Craigie (14 May 2025). ¹	Josco, Netherby & RPG
Appendix 6	Transmission Easement design outcomes				
	Open Space and development outcomes for transmission easement should:	Agree (with changes).	Include wording "residential or commercial development will be considered at the	This will allow flexibility in the future, the restrictions are too prescriptive given the long term nature of the Precinct and future innovation and / or design outcomes that	RPG

¹ Josco agrees subject to the removal of the waterway shown in the design between Charleton Road and the transmission easement, as agreed to by the VPA.

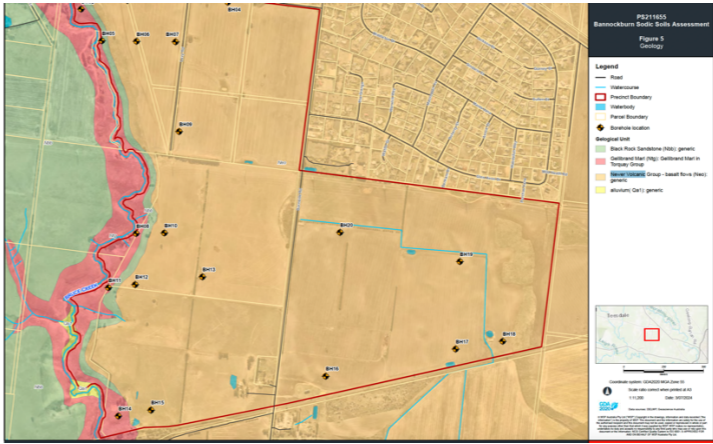
		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
			absolute discretion of the Responsible Authority	might be suitable to allow commercial or residential development or other alternative uses.	
	Table 23	Agree (with changes).	Include wording “Alternative allowances are at the discretion of the Responsible Authority and the following restrictions apply unless otherwise agreed by the Responsible Authority and Ausnet”.	This will allow flexibility in the future, the restrictions are too prescriptive given the long term nature of the Precinct and future innovation and / or design outcomes that might be suitable to allow commercial or residential development or other alternative uses.	RPG
Development Contributions Plan					
Chapter 2	Timeframe				
	The DCP does not include a time horizon.	NA	A new subsection to Chapter 2 should be included that specifies a timeframe for the DCP.	The DCP Guidelines state: <i>A DCP must include a time horizon. This time horizon should not exceed 20 to 25 years. If the time horizon is not reasonable, new development in the early years will be paying for infrastructure that will not be delivered until many years later. This is inequitable and unreasonable.</i>	Josco, Netherby & RPG
Plan 3 / Section 3.3	Transport Items				
	BR-01 – Bruce Creek Bridge.	Disagree.	Delete from the DCP.	No evidence has been provided that confirm that BR-01 will be delivered within the timeframe of the DCP (a maximum period of 25 years).	Josco, Netherby & RPG
	BR-01 – Bruce Creek Bridge.	Disagree.	Reduce 50% apportionment.	Should evidence be provided that confirms that BR-01 will in fact be delivered within the timeframe of the DCP, there is no evidence that supports the 50% apportionment. If the arterial is to provide a genuine bypass function, then it will benefit the broader township. Very few trips from the precinct will head west. Rather, the majority of trips will head north or east.	Josco, Netherby & RPG
	BR-01 – Bruce Creek Bridge.	Disagree.	Reduce the overall cost of BR-01 by adopted a simpler design.	Should evidence be provided that confirms that BR-01 will in fact be delivered within the timeframe of the DCP, the approximate \$80m cost of the project should be reduced. Work undertaken by Jacobs demonstrates that a simpler and significantly more cost-effective design could replace the current proposal. Any urban design benefits of the current proposal must be weighed against the exuberantly high cost of the single DCP item/project.	Josco, Netherby & RPG
	RD-01 – Arterial Road.	Disagree.	The western and eastern-most portions of RD-01 should be removed from the DCP as they will not be required within the timeframe of the DCP.	As BR-01 and the continuation of the arterial to the east of the precinct will not occur within the timeframe of the DCP, there will be no need to deliver the western and eastern-most portions of RD-01, being west of IN-01 and east of IN-03.	Josco, Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	IN-01 – Levy Road / Future EW Link Road Intersection	Disagree	Amend to 3-way non signalised intersection - Delete western leg	As BR-01 is proposed to be deleted, the western leg of this intersection should also be deleted.	Josco, Netherby & RPG
	IN-03 – Three-way Intersection.	Disagree.	If not deleted entirely (converted to non-signalised intersection), amend the project costs of IN-03 to reflect the fact that it is a three-way intersection. Should be downgraded to a two-way intersection.	Primary position to delete project costs associated with IN-03 and convert this to a non-signalised intersection. If retained, the project costs of IN-03 should be reviewed and reduced as despite IN-01 and IN-02 being four-way intersection and IN-03 being a three-way intersection, they have the same cost in the DCP.	Josco, Netherby & RPG
	RD-02 – Railway Crossing.	Agree (seeking information).	NA	We request additional information in relation to the examples referred to within Section 9.1.2 of the DCP to justify a \$2M construction cost. Further, it must be made clear that despite any future assessment of this crossing, as required by the UGZ1, and recommendations for upgrade works, no additional cost will be included in the DCP on top of the \$2M specified.	Josco, Netherby & RPG
Plan 4 / Section 3.4	Community & Recreation Items				
	Local Community Facilities.	Disagree (query).	Delete one level-1 community facility.	Based on the ASR report, there appears to be an over provision of community facilities within the precinct. Based on the demand identified, it appears that the total number of community facilities should be reduced to one level-1 facility and one level-2 facility. We also understand that the Council is concerned about the potential ongoing cost implications of the DCP. In light of this, we query whether the Council does in fact wish to own and operate three separate community facilities within the precinct.	Josco, Netherby
	Active Open Space Reserves (all)	Disagree (query).	Delete one active open space reserve.	We understand that the Council is concerned about the potential ongoing cost implications of the DCP. In light of this, we query whether the Council does in fact wish to own and operate three separate active open space reserves.	Josco, Netherby
	SR-01	Disagree (query).	Amend concept design	We consider that there may be opportunities to review the concept design layout to maximise the area within the transmission easement and reduce the overall size of this reserve, which would result in both reduced land cost and increased NDA.	Josco, Netherby & RPG
	SR-02	Disagree (query).	Increase external apportionment of this reserve. Amend concept design	SR-02 is planned to accommodate an athletics track. It is highly likely that the athletics track will be used by residents of the existing township beyond the bounds of the precinct. As such, an apportionment of cost for SR-02 should be excluded from the DCP. Further, the design concept results in an efficient use of space. It is considered that the area of this reserve could be reduced substantially, which would result in both reduced land costs and increased NDA.	Josco, Netherby & RPG
	SR-03	Disagree (query).	Amend location and concept design	SR-03 concept design provides for inefficient use of space and is larger than what is required for the facilities proposed. SR-03 should be relocated further west adjacent to the Bruce Creek Corridor, into the 'culturally & environmentally sensitive area' (if	Josco, Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
				designation not deleted). This would result in both reduced land costs and increased NDA	
Plan 5 / Section 3.5	Drainage Items				
	Drainage Infrastructure	Disagree	Update basin design as per final drainage concept.	The location, number and size of drainage basins should be amended to reflect the final drainage concept prepared by Creo, based on the alternative SWMS layout prepared by Neil Craigie (14 May 2025). ²	Josco, Netherby & RPG
General	Conservative Costings				
	P90 – Costings.	Disagree.	Revise scope and costs of all construction projects in accordance with the VPA Benchmark Cost Estimates	Utilising the P90 Benchmark Costs Estimates could result in significant reduction to overall project construction costs and DIL (as well as reduce the shortfall from the CIL). Use of P50 estimates would result in further reductions.	Josco, Netherby & RPG
			Remove contingencies on top of what are already meant to be conservative P90 costing.	In a number of circumstances, the DCP has utilised P90 costings ahead of less conservative options. However, on top of this, the DCP has in a number of circumstances also allowed for contingencies on top of the P90 costings. This approach results in a ‘double-dip’. If contingencies are to remain, then P90 costings should not be used.	Josco, Netherby & RPG
Planning Controls					
UGZ1 – 1.0	Plan 1				
	Update Plan 1	Disagree.	Update Plan 1 in accordance with the requested changes to Plan 2 Place Based Plan of the PSP, as outlined above.	Update Plan 1 in the UGZ1 to reflect changes requested to Plan 2 Place Based Plan of the PSP.	Josco, Netherby & RPG
UGZ1 – 2.2	Applied Zone				
	Table 1 – identifies ‘all other land’ as General Residential Zone.	Agree (seeking confirmation).	NA	We seek confirmation that the ‘culturally and/or environmentally sensitive area’ as shown in Plan 1 is classified as ‘all other land’.	Josco, Netherby & RPG
UGZ1 – 2.3	Specific Provisions – Use of Land				
	Table 2 – identifies ‘accommodation’ and ‘informal outdoor recreation’ as a Section 2 land use if located within the 500m hatchery buffer or the 399m breeder farm buffer as shown in Plan 1.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG

² Josco agrees subject to the removal of the waterway shown in the design between Charleton Road and the transmission easement, as agreed to by the VPA.

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Chicken Hatchery & Breeder Farm – requires the provision of a level 3 odour impact assessment.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
UGZ1 – 2.4	Specific Provisions – Subdivision				
	Chicken Hatchery & Breeder Farm – requires the provision of a level 3 odour impact assessment.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
	Bruce Creek Conservation Area Growling Grass Frog CMP – requires the CMP for the entire length of Bruce Creek prior to the subdivision of land within the ‘uncredited open space’ or the ‘culturally and/or environmentally sensitive area’.	Agree (with changes).	Amend to allow CMP to be prepared in stages.	The differing landownership arrangements abutting Bruce Creek make it implausible for the CMP to be completed in one stage. The requirement for CMP should be for land in one ownership, not the whole precinct. Requirement for CMP to apply to entire precinct is inconsistent with what would otherwise be required by Part 7 of the EPBC Act referral process, which allows the CMP to be prepared in stages.	Josco, Netherby & RPG
			Delete reference to ‘culturally and/or environmentally sensitive area’; OR Amend wording to say “A permit must not be granted to subdivide land within the “Bruce Creek uncredited open space’ or ‘culturally and/or environmentally sensitive area where the area is adjacent to Bruce Creek’	As per request to delete the culturally and/or environmentally sensitive area from adjacent the Bruce Creek corridor, this wording should be revised to reflect this.	Josco, Netherby & RPG
UGZ1 – 3.0	Application Requirements				
	Residential Subdivision – Subdivision and Housing Design Guidelines	Disagree	Delete from general <i>residential subdivision</i> application requirements	Can form permit conditions, should not have to be provided as part of a permit application	Josco, Netherby & RPG
	Residential Subdivision - A lot size diversity plan including a colour-coded lot size plan	Agree with changes	Amend wording as follows: A lot size diversity plan including a colour-coded lot size plan, reflecting “aiming to achieve” the lot size categories outlined in Table “3” - Housing Density and Diversity in the incorporated PSP, “where appropriate”	Compliance with the 3 different lot types as per Table 3 is not achievable in all instances. As such, this requirement should be amended to provide more flexible wording, which aims for compliance instead of requiring it.	Josco, Netherby & RPG
	Residential Subdivision – Risk assessment of the Burnside Road railway crossing	Disagree	Delete from general <i>residential subdivision</i> application requirements	VPA should undertake further analysis prior to finalisation of the Amendment to determine what upgrade works, if any, are required to the existing Burnside Road rail crossing and at what point in time these are required (ie. Lot cap?), rather than this being required by individual landowners. It should be made clear that regardless of the outcome or recommendations of the assessment, that no further costs are to be funded via the DCP on top of the \$2M already specified.	Josco, Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Residential Subdivision – Arboricultural Report & Tree Retention Plan	Agree, with changes	Add to both dot points, “where the proposed subdivision incorporates trees that have been identified as ‘critical/high retention value tree’ on Plan 6 – Public Realm.”	These requirements should not be required elsewhere in the precinct, as it is considered irrelevant and overly burdensome for landowners.	Josco, Netherby & RPG
	Residential Subdivision – Proposed bus routes and bus stop locations	Disagree	Delete from general <i>residential subdivision</i> application requirements	Unreasonable for this consultation with Transport for Victoria to occur prior to lodgement of a permit application. This could be incorporated into permit conditions if required.	Josco, Netherby & RPG
	Residential Subdivision - Hydrogeological Report	Disagree (query)		We query whether this is required to be provided with an application or whether it can be conditioned as part of a permit, if necessary.	RPG
	Bushfire Management Plan	Agree with changes and move to a condition	Amend to add the words: “where the ‘future investigation area east’ has been rezoned, this requirement does not apply to the satisfaction of the Responsible Authority”	We query whether this is practical for the drainage basins. It is already referred to in section 4, this should be a condition of the permit.	RPG
	Public Infrastructure Plan	Agree with changes	Move to Section 4	This should be moved to permit condition rather than requiring this to be provided with an application. This will likely require Council input and discussion in its preparation.	Josco, Netherby & RPG
	Sodic and dispersive soils management plan	Disagree	Amend, after the words an application to subdivide, add “within the sensitive area adjacent to Bruces Creek”	<p>This is only relevant to high risk areas adjacent the Bruce Creek corridor. The below comments are from the WSP Report, this shouldn’t be a requirement across the whole site. The report only recommends the management plan in the high risk and the sandstone area, see attached.</p> <p>“It is further recommended that intrusive (physical) soil investigations be required where constructions are deemed medium to high risk (e.g. along the escarpment, steep slopes, or where infrastructure is likely to be placed within the Sandringham Sandstone) to confirm soil conditions and erosion risk and allow for site specific recommendations to be made</p> <p>While there is variability in the level of sodicity in the surface soils, at a precinct scale, the erosion risk is considered to be predominantly driven by the slope, being consistently low to medium risk across the flatter area of the precinct, but high risk along the escarpment to Bruce Creek.”</p> 	Josco, Netherby & RPG

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
	Chicken Hatchery & Breeder Farm – requires the provision of a level 3 odour impact assessment.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
	Victorian Grassland Earless Dragon - requires an 'impact assessment' for the VGED	Disagree	Amend reference to an 'impact assessment' to 'habitat assessment'.	We seek clarification as to the impact assessment requirement, given this deviates from the wording utilised by the VPA in the specified process of dealing with VGED outside MSA areas (as outlined in their statement, dated Nov 2024). Alternatively, a VGED Habitat Assessment could narrow down on the areas that may require further assessment (targeted surveys). This approach was taken by Council in the recently exhibited Marshall PSP.	Josco & RPG
UGZ1 – 4.0	Conditions and requirements for permits				
	Conditions and requirements for permits	Agree with changes	Clarify that the conditions and requirements under Section 4 are only for permits creating 3 or more lots.	The conditions and requirements in section 4 should only apply to subdivision applications for 3 or more lots. These will largely be irrelevant for 2 lot subdivisions, like in the example of creating a lot for Barwon Water's pump station etc.	Josco, Netherby & RPG
	Conditions - Road network	Agree with changes	Amend to add the words: "Where appropriate, to the satisfaction of the responsible authority"	This condition won't necessarily be required in every permit.	Josco, Netherby & RPG
	Requirement – Victorian Grassland Earless Dragon impact assessment – requires compliance with impact assessment.	Disagree.	Amend reference of an 'impact assessment' to 'habitat assessment'.	Amend wording of this requirement accordingly based on changes to above application requirement.	Josco & RPG
	Requirement – Odour Environmental Assessment	Disagree.	Delete subject to PRSA being completed	This is not required if the EPA approve a PRSA report.	Netherby & RPG
	Requirement – Burnside Road Railway Crossing – requires recommendations of a risk assessment report to be implemented	Disagree (Query)	Delete	Based on above changes to the application requirement for the risk assessment, we query whether this requirement could be deleted	Josco, Netherby & RPG
	Requirement – Sodic and dispersive soil site management	Agree with changes.	As above, "where appropriate."	As above, wording should be amended to reflect only the high risk areas adjacent the Bruce Creek corridor.	Josco, Netherby & RPG
UGZ1 – 6.0	Decision Guidelines				
	Hatchery Buffer – consideration of odour emissions.	Disagree.	Delete.	In light of the conclusions of the PJRA Odour Impact Assessment, there is no constraint on the ability to develop land within the precinct for sensitive land uses.	Netherby & RPG
DCPO1 – 3.0	Land or development excluded from development contribution plan				
	Add dot point	NA	Social and Affordable Housing	Land provided for or on behalf of Housing provider for social housing shouldn't attract DCP contributions. Ministerial Direction exempts "housing provided by or on behalf of the Chief Executive Officer of Homes Victoria"	Josco, Netherby & RPG
Technical Reports					

		Agree/Disagree	Recommended Change(s)	Rationale	Relevant To
Valuation Report, Charter Keck Cramer	Land Valuation				
	Table 10.6 – Valuation (Scenario 2) – Site Specific Assessment.	Disagree (Query)		It is unclear why a different per hectare land valuation has been specified for proposed local sports reserves across the precinct. Further clarification is sought.	Josco, Netherby & RPG