

Merrimu Precinct

PSP 2.0

Precinct Structure Plan

Wurundjeri Woi-Wurrung Country

DRAFT FOR PUBLIC CONSULTATION

MARCH 2026

DRAFT FOR PUBLIC CONSULTATION

ACKNOWLEDGMENT OF COUNTRY

The Victorian Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

The Merrimu PSP is located on the traditional lands of the Wurundjeri Woi-wurrung People, who form part of the five clans of the Kulin Nation. The Wurundjeri Woi-wurrung People are represented by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

We acknowledge the Wurundjeri Woi-wurrung People as the Aboriginal Traditional Custodians of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past, present and emerging.

We acknowledge the Wurundjeri Woi-wurrung People as the Traditional Custodians of the land to which the Precinct Structure plan applies.

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1 CONTEXT

1.1 How to read this document

This Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under Schedule 1 to the Urban Growth Zone (Clause 37.07 of the Moorabool Planning Scheme), or any other provision of the Moorabool Planning Scheme that references this PSP.

Part 1: Context

Part 1 contains the contextual overview of the PSP document and the function of individual components as well as infrastructure contributions required to deliver the precinct.

Part 2: PSP outcomes

Part 2 contains the outcomes this PSP is seeking to achieve.

A planning application and subsequent planning permit must implement the outcomes of this PSP.

The outcomes are expressed as:

- The **Vision** - the overarching unique place-based outcome intended for this PSP.
- The **Purpose** - how the PSP will facilitate the vision for the precinct.
- The **Place-based Plan** - outlines the intended urban structure for the precinct.

Part 3: Implementation

Part 3 contains the strategic land use context and place-making elements to be implemented for the precinct and responds to each of the seven 20-minute neighbourhood **hallmarks**.

Each hallmark is implemented according to the following sub-structure:

- **PSP objectives:** The PSP identifies a set of place-based objectives to achieve the vision and purpose for the precinct. These provide the guidance required to achieve the specific outcomes sought for each of the seven hallmarks within the precinct. A responsible authority may consider alternative strategies to achieve the vision and objectives. Alternative strategies must demonstrate how they will achieve the vision and objectives of the PSP.
- **PSP implementation and delivery:** The PSP provides guidance in the form of plans, tables and diagrams to help with interpretation and implementation of the requirements and guidelines.
- **Place-based requirements:** PSP requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in the PSP. A requirement may reference a plan, table or figure in the PSP.
- **Place-based guidelines:** PSP guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. The responsible authority may consider an alternative to a guideline if it is satisfied that an application for an alternative implements the outcomes. A guideline may include or reference a plan, table or figure in the PSP.

Any objective, requirement or guideline applies to the whole PSP, and not just to the Hallmark under which it is nested. Meeting these requirements and guidelines will implement the vision, purpose and objectives of the PSP.

Part 4: Appendices

Part 4 contains the technical and administrative information required to support the implementation of the strategic land use context and place-making elements of the PSP. It includes tables, plans, diagrams and definitions. These include:

- Precinct infrastructure plan and table.
- Summary land use budget and property-specific land use budget.
- Cross-sections.
- Activity centre performance requirements and guidelines.
- Various concept plans
- Canopy street tree calculation methodology
- Glossary of terms.

Not every aspect of land use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion. The *Generally in Accordance Guidance Note* is available on the VPA website to provide direction in the application of discretion where a PSP applies.

Development must comply with all other relevant Acts and approvals.

1.2 Function of the PSP

The function of the PSP is to:

- Provide the planning conditions for private industry delivery
- Identify and, where appropriate, provide shared funding for a diverse range of open spaces and community infrastructure
- Ensure development will generate the necessary population to support investment in critical infrastructure.
- Provide certainty for community members and developers by providing a long-term vision for how an area will develop in the future.

1.3 Objectives, Requirements and Guidelines

A planning application and subsequent planning permit must implement the outcomes of the PSP. The outcomes are expressed as the PSP vision, PSP Purpose and Objectives in the following chapters.

Each chapter of the PSP contains requirements and guidelines as relevant. Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit however they may not be of the same wording as in the structure plan. A requirement may reference a plan, table, or figure in the structure plan.

Guidelines express how the responsible authority may apply discretion in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the objectives, the responsible authority may consider the alternative. Alternative solutions must be generally in accordance with the PSP. A guideline may include or reference a plan, table or figure in the PSP.

Meeting the Requirements and Guidelines will implement the Vision, Purpose and Objectives of the PSP.

1.4 Regional context

Bacchus Marsh is a regional centre within Moorabool Shire, located 44 kilometres north-west of Melbourne, 14 kilometres west of Melton and 3 kilometres north-east of Bacchus Marsh.

Bacchus Marsh is experiencing rapid growth due to the lifestyle and amenity opportunities the location offers while maintaining a commutable distance to Melbourne and jobs. Other key growth drivers for the regional centre include affordable land and housing, and access to

quality regional health and education facilities within the Shire of Moorabool and surrounds, all set within a unique rural and natural landscape.

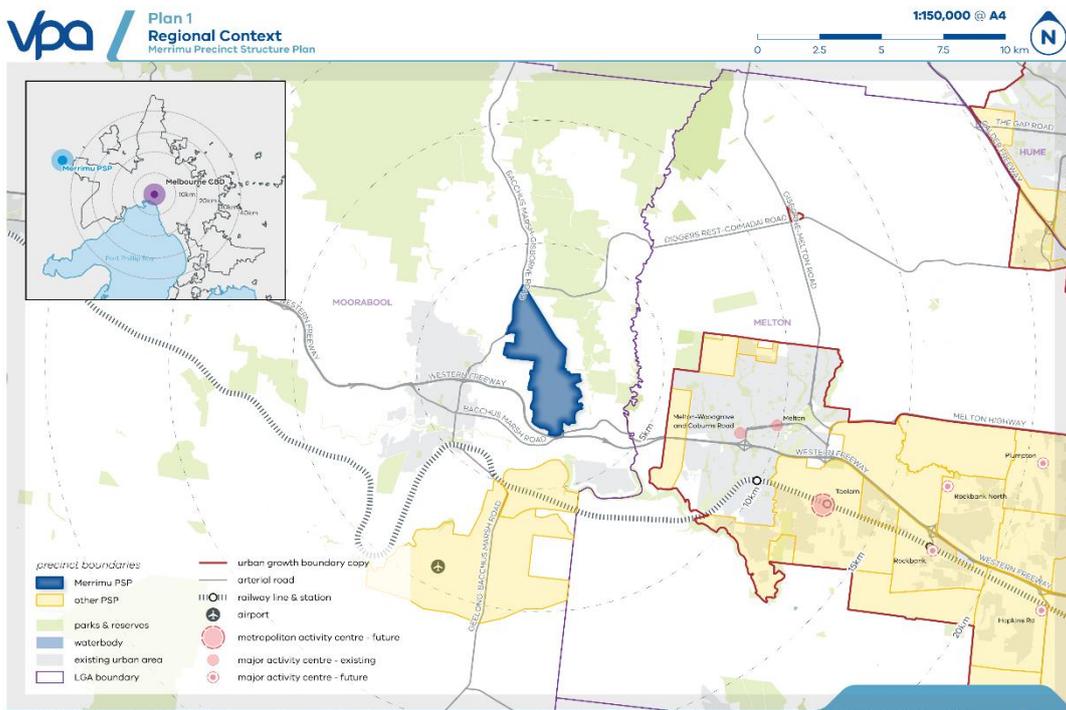
The Bacchus Marsh Urban Growth Framework (VPA, 2018) (UGF) is a strategic plan developed by the Victorian Planning Authority in conjunction with Moorabool Shire Council to guide the town's growth to 2041 and beyond. Anticipating a population increase to approximately 50,000 residents, the UGF aims to ensure that development is logical, sequenced, and holistic, balancing residential expansion with economic development and environmental preservation. Key features of the UGF include the identification of new growth areas:

- Merrimu Residential Growth Precinct,
- Parwan Employment Growth Precinct,
- Parwan Residential & Commercial Precinct, and
- *Hopetoun Park North Residential Expansion Area.*

The framework also establishes a district boundary for Bacchus Marsh to contain development within suitable areas, thereby protecting valuable cultural and environmental assets.

The Merrimu PSP is one of the identified regional greenfield projects in Plan for Victoria, listed as a priority planning project in Victoria's Housing Statement – The decade ahead 2024-2034 to support delivery of a sustainable supply of greenfield land to provide homes and jobs across Victoria. The PSP proximity to Bacchus Marsh supports its strategic status as a future growth area to provide homes and jobs closer to the existing services and amenities Bacchus Marsh offers.

Plan 1 Regional Context Plan



1.5 Precinct features

The Merrimu precinct covers approximately 906ha in total area. The precinct is located on an elevated plateau created by a confluence of geological features including the Bullengarook Flow and Werribee Formation. The precinct contains areas of high ecological significance, including habitat for Matters of National Environmental Significance such as Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP), Golden Sun Moth (GSM), Spiny Rice Flower (SRF), and potential Victorian Grassland Earless Dragon (VGED) habitat. The PSP supports the protection and sensitive integration of these ecological values into the urban fabric through conservation areas, buffers and habitat corridors.

There are smaller areas of sloping land in the west, south-west and south-east. There are gullies located on the basalt plateau edge in the south-west and the south, but no permanent water courses exist within the precinct. The area has historically been cleared and used for agricultural purposes.

The precinct is bounded by Bences Road to the north, Long Forest Nature Reserve to the east, the Bacchus Marsh Irrigation District and Lerderderg Park Drive to the south and Gisborne Road to the west. The Merrimu Reservoir is located approximately 1.5km north-east which connects to the Coimadai Creek. The Boral, Hanson, and Barro Quarries are located directly west of the PSP area.

Plan 2 – Precinct Features illustrates the existing precinct features that guide and influence the future urban structure of the precinct:

- Biodiversity – The precinct has been identified to have a range of significant species that require conservation responses including Golden Sun Moth and Spiny Rice Flower.
- Native Vegetation – The precinct features a range of native vegetation, both in clusters and scattered, in addition to Ecological Vegetation Class (EVCs) that need to be protected as part of planning for the area.
- Bacchus Marsh Eastern Link Road (BMELR) – The precinct includes a key section of the proposed BMELR alignment that traverses the precinct area.
- Existing road alignments – Bences Road, Buckleys Road, O’Connell Road, Lindsay Avenue, Streeton Drive, Lerderderg Park Road and Flanagans Drive should all be considered in development of a new and efficient transport network.
- Existing development – There are a range of existing rural residential style lots and dwellings located in the precinct that will need to be sensitively integrated with new development, particularly concentrated along Flanagans Drive, O’Connell Road, Wells Road, Lindsay Avenue, Streeton Drive and Lerderderg Park Road.
- Escarpments – Lying on an elevated plateau, the precinct has a strong visual presence overlooking Bacchus Marsh with rolling hills and views that extend down to the Avenue of Honour. The central plateau is relatively flat with extreme steepness around the escarpment edges. The escarpment areas are impacted by erosion and have the potential for Aboriginal cultural heritage and biodiversity values.
- Bacchus Marsh Irrigation District – Located to the south of the precinct is the Bacchus Marsh Irrigation District (BMID). It is known for its high-value horticulture, particularly fruit and vegetable production. The district supplies fresh produce to Melbourne markets, supermarkets and exports. Ensuring that future development does not encroach upon fertile agricultural land is necessary.
- Boral, Hanson and Barro Sand Quarries – Operational sand quarries are located to the west of the precinct across Gisborne Road. The sand quarries are classified as resources of state significance and a default buffer of 500m to protect sensitive uses from impacting their ongoing operations is applicable.
- Ta’Pinu Shrine – Also known as the All Nations Marian Centre, a Catholic shrine dedicated to Our Lady of Ta’Pinu, a Marian devotion that originated in the island of Gozo in Malta. The shrine includes a distinct cross atop the escarpment and a chapel

along with a range of facilities for religious services and serves as a place of worship and pilgrimage for the Catholic community.

- Transmission Line Easement – The Western Renewables Link alignment is located within the northern extern of the precinct. An easement will apply to this area.
- Long Forest Nature Reserve – Located along the eastern edge of the precinct, this reserve has significant cultural and ecological values. It provides an opportunity to protect and enhance biodiversity and Wurundjeri living cultural heritage, whilst managing bushfire risk.

1.6 Cultural & historical context

1.6.1 Cultural context

The Registered Aboriginal Party (RAP) for the precinct area is the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC). WWCHAC is the RAP for and on behalf of Wurundjeri Woi-wurrung People.

The Wurundjeri Woi-wurrung are recognised as the Traditional Custodians of their lands and waters across greater western, northern, and eastern Melbourne. The VPA has consulted with WWCHAC and the Traditional Custodians of the land to help ascertain the important cultural values that signify the precinct.

1.6.2 Historical context

There are several heritage sites immediately adjacent to the precinct included in the Heritage Overlay (HO), Victorian Heritage Register (VHR) and/or the Victorian Heritage Inventory (VHI), these include:

Heritage Overlay:

- HO179 – Farmhouse “Lerderderg Park”, concrete silo and concrete water tank, 20 Lerderderg Park Road
- HO178 – Bacchus Marsh-Gisborne Road Bridge, Bacchus Marsh-Gisborne Road

Victorian Heritage Register and/or Inventory:

- HO10 / HO907 (VHR) – Former Leahy’s Residence, 35 Bacchus Marsh Road
- HO16 / HO2059 (VHR) / H7722-0024 (VHI) – Hopetoun Cemetery, Bacchus Marsh Road
- HO147 / H7722-0025 (VHI) – Former W Symington House and Symington’s Brewery Industrial Archaeological Site, 705 Bacchus Marsh Road

1.7 Strategic policy context

This PSP is informed by:

- The Planning Policy Framework set out in the Moorabool Planning Scheme
- *Bacchus Marsh Urban Growth Framework, 2018*
- *Victoria’s Housing Statement – the decade ahead 2024-2034*
- *Plan for Victoria – A Plan by Victorians, for Victorians, 2025*
- *Precinct Structure Planning Guidelines: New Communities in Victoria, 2021*

1.8 Development Contributions Plan (DCP)

This PSP is supported by the *Merrimu Development Contributions Plan (DCP)* and is incorporated into the Moorabool Planning Scheme.

The DCP sets out the essential infrastructure requirements and expected contributions arrangements delivered as part of the planning permit process.

1.9 Native Vegetation Precinct Plan

The incorporated Merrimu Native Vegetation Precinct Plan (the NVPP) has been prepared concurrently with the PSP. The NVPP identifies:

- Native vegetation to be protected,
- Native vegetation that can be removed, destroyed or lopped without a planning permit, and
- The offsets that must be sourced by landowners, prior to the removal of native vegetation mapped for removal as per the NVPP.

The statutory basis for the NVPP is Clause 52.16 of the Moorabool Planning Scheme. The NVPP will be incorporated into the Moorabool Planning Scheme under Clause 72.04 (Incorporated Documents) and is a separate document to the incorporated Merrimu Precinct Structure Plan.

1.10 Background information

The *Merrimu PSP Background Report, 2026* provides detailed background information relating to the precinct, including its local and metropolitan context, history, landform and topography, biodiversity, drainage, open space, transport infrastructure, employment, and community facilities. The report details the technical information and rationale that has informed the place-based decisions and planning outcomes expressed in this PSP.

Technical studies are available at <https://vpa.vic.gov.au/project/merrimu/>

1.11 Implementation Notes

Progressive certainty

The Merrimu PSP includes land set aside for Development Services Scheme (DSS) assets.

- Any change to the size, type, staging or location of DSS assets, will be considered by the responsible authority as being generally in accordance if those DSS assets achieve the intended performance standards and are approved by Melbourne Water in respect of drainage matters.
- Should the land required for the delivery of these assets be reduced with the written consent of Melbourne Water post-gazettal of this PSP, then that surplus land may be used and developed in accordance with the applied zoning of that land under Schedule 1 of the Urban Growth Zone.

Any increases in NDHA are subject to Section 5.1 of the Merrimu Development Contributions Plan – which sets out the process for changes to the land use budget.

2 PSP OUTCOMES

2.1 PSP vision

Merrimu will develop into a contemporary urban regional community that will deliver a distinctive, sustainable and high amenity environment for its future residents. As the largest identified residential growth area for Bacchus Marsh, Merrimu will ensure there is sufficient land to support a growing community in Bacchus Marsh for decades to come.

The Merrimu PSP will support approximately 8,063 new dwellings and 1,800 local jobs at full development. Featuring a unique landscape and topography upon the top of a plateau, future development will respect and minimise visual impacts upon the landscape in which it sits while ensuring key connections into the existing township of Bacchus Marsh and surrounding residential areas.

The new community of Merrimu will benefit from its proximity to the established Bacchus Marsh Town Centre as well as Melton which will provide access to higher order services including a major town centre, health facilities and higher education options.

Areas of retained heritage values, landscape value, escarpment parkland (adjoining landscape value corridors) and conservation areas for significant flora and fauna species, will be prominent features of the community in addition to a network of passive and active open space contributions for the future enjoyment of the community. These areas will be connected to other key destinations within the PSP by active transport linkages which will support a healthy and inclusive future for the community. Incorporation of best-practice landscape architecture and urban design principles in natural landscape settings will deliver green and climate resilient locally distinctive precincts with a strong sense of place.

Two Neighbourhood Activity Centres and a Local Convenience Centre will be co-located with education and community facilities and public open space to support a high amenity and accessible urban form. The larger centre in the north will provide a range of hybrid workspaces comprising commercial office space and co-work facilities. A diverse mix of housing will be encouraged to support housing affordability and to suit a range of lifestyles, from standard housing types to higher density-built forms in key locations that are supported by the right infrastructure and amenities. This will enable people to live locally, work from home and easily access shopping, entertainment and recreation, and meet their daily needs.

Merrimu PSP will also provide key local transport linkages to enable people to connect with the existing Bacchus Marsh township and surrounding and future employment areas via Gisborne Road and the Old Western Highway. The planned future Bacchus Marsh Eastern Link Road will provide improved arterial road access to the PSP.

By planning in consultation with WWCHAC and other key stakeholders, the precinct will identify and celebrate important Aboriginal cultural heritage connections with Country and respond to cultural sensitivities of the existing landscape.

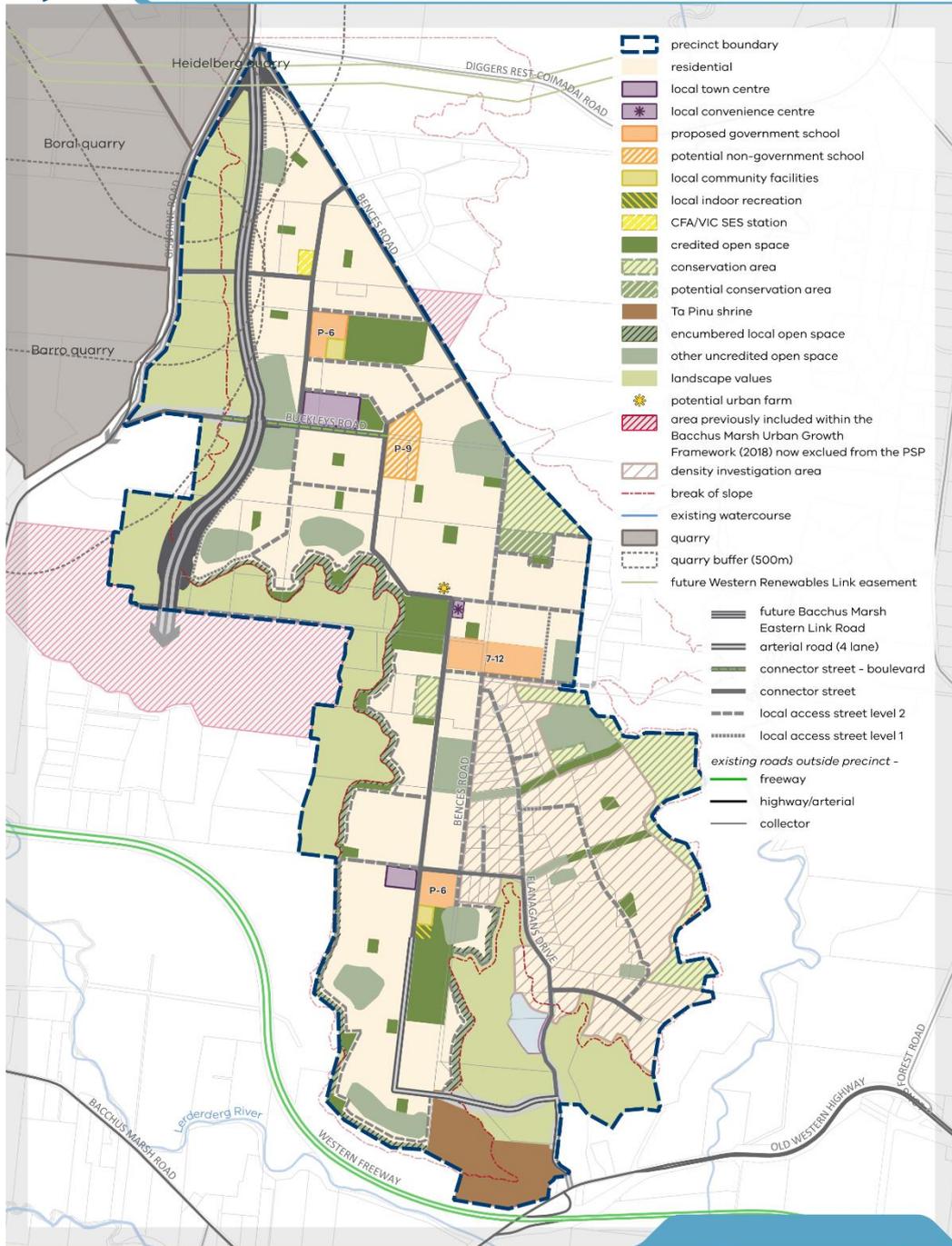
2.2 PSP purpose

The Merrimu PSP aims to facilitate:

1. Place WWCHAC cultural values at the centre of the precinct by recognising and protecting areas of cultural significance.
2. A unique and contextually appropriate urban environment that responds to its surrounding landscape character, topography and environmental constraints.
3. Diverse housing types to meet a range of affordability needs.
4. A cohesive framework of Crime Prevention through Environmental Design (CPTED) informed, walkable neighbourhoods connected by a well-designed and attractive street and path network.
5. Well located activity centres, education and community facilities, and public spaces that provide convenient access to everyday economic and social needs and services.

6. An integrated network of open space, parkland and conservation areas that support a healthy and thriving local community and environment.
7. The timely delivery of integrated transport options, including public and active transport.
8. Development of an integrated stormwater and erosion management strategy informed by site hydrology and geotechnical conditions.
9. Incorporation of significant areas of vegetation and biodiversity into the future urban landscape and open space network, and enhanced connectivity to existing and proposed green spaces.
10. Integration with existing developed areas of Bacchus Marsh and provision of community facilities and open spaces that complement local character and strengthen the wider regional context.
11. A safe, resilient and environmentally sustainable urban environment that holistically manages natural hazards such as climate change, bushfire, erosion, landslip and other hazards.
12. An integrated and sustainable approach to management of water that responds holistically to drainage considerations and prioritises sustainable consumption and blue-green infrastructure.
13. The timely delivery of key community, recreation and drainage infrastructure by identifying staging of the precinct.
14. Development that is sensitive to the Merrimu PSP plateau's steep slopes and escarpment edge, while maximising opportunities for visual amenity and adjacent open space activation.

Plan 2 Place-based plan



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Figure 1 PSP performance summary

- 907** hectares
- 425 ha** net developable area
- 1,800** jobs (est.)
- 24,188** residents (est.)
- 8,063** dwellings (est.)

Land use summary

| | |
|-----------------|--------|
| residential | 46.13% |
| activity centre | 0.77% |
| transport | 7.71% |
| community | 0.37% |
| education | 2.30% |
| open space | 39.82% |
| Encumbered Lo.. | 2.45% |
| other | 0.43% |

- 4 schools**
 - 2 government primary
 - 1 government secondary
 - 1 non-government
- 2 neighbourhood centre & jobs hub**
- 3 community facility**
- 3 sports reserve**
- 45.76 ha** local parks

Hallmarks

- VIABLE DENSITIES**
- SAFE, ACCESSIBLE & WELL CONNECTED**
- CONNECT PEOPLE TO JOBS & HIGHER ORDER SERVICES**
- HIGH QUALITY PUBLIC REALM**
- SERVICES & DESTINATIONS**
- THRIVING LOCAL ECONOMIES**
- INFRASTRUCTURE COORDINATION**

PSP Targets

- T1 Dwelling density per NDHA in amenity areas** **25** (Target: 30)
- T2 Dwelling density per NDHA across the PSP** **19** (Target: 20)
- T11 Minimum open space targets**
 - Total residential credited open space **11%** (Target: 10%)
 - Local residential park **5%** (Target: 3-5%)
 - Sports reserve **6%** (Target: 5-7%)
 - Employment local park **n/a** (Target: 2%)
- T12 Open space in walking distance**
 - Dwellings within 800m of sports reserve or open space **96%** (Target: 100%)
 - Dwellings within 400m of local park **97%** (Target: 95%)

- T9 Public transport in walking distance** **82%** (Target: 95%)
- T18 Education & community facilities in walking distance**
 - Dwellings within 800m of govt primary school **62%** (Target: 70%)
 - Dwellings within 3,200m of govt secondary school **100%** (Target: 100%)
 - Dwellings within 800m of community hub **56%** (Target: 80%)
 - Dwellings within 800m of health facility **100%** (Target: 80%)
- T19 Activity centre in walking distance** **74%** (Target: 80-90%)

OTHER PSP TARGETS (these targets are achieved at the planning permit stage)

- T3 Housing diversity**
- T4 Affordable housing**
- T5 Arterial road network**
- T6 Off-road cycle paths**
- T7 Footpaths**
- T8 Pedestrian & cyclist crossings**
- T10 Job density**
- T13 Tree canopy coverage**
- T14 Passively irrigated street trees**
- T15 Good solar orientation**
- T16 Conservation areas**
- T17 Integrated water management solutions**
- T20 Basic & essential infrastructure**

3 IMPLEMENTATION

3.1 Viable densities

3.1.1 Objectives – viable densities

Table 1 Place-based Objectives – Viable Densities

| OBJECTIVES | | IMPLEMENTATION TOOLS |
|------------|--|---------------------------------|
| O1 | To facilitate subdivision and development that contributes to delivery of higher density and diversity of housing options. | To be updated prior to gazettal |
| O2 | To inform an estimated target for the voluntary provision of affordable housing, including social housing, in accordance with affordable housing policy, evidence and guidance. | |
| O3 | To facilitate a mechanism for the voluntary provision of affordable housing. | |
| O4 | To ensure subdivision and development delivers contextually responsive, and attractive urban form that is well integrated with the surrounding environment. | |
| O5 | To provide higher density development within walkable catchments to areas of high amenity, including around key destinations such as activity centres, open space, and active and public transport networks. | |
| O6 | To provide a range of housing options that will support a diverse and inclusive community. | |
| O7 | To provide appropriate interfaces with existing development and adjoining rural land, conservation areas and nature reserves. | |
| O8 | To ensure future subdivision responds appropriately to existing hazards including bushfire and extractive industry buffers | |

3.1.2 Requirements and guidelines – viable densities

Table 2 Requirements and Guidelines – Viable Densities

| REQUIREMENTS | |
|--------------|---|
| R1 | <p>Subdivision layouts, lot diversity and housing typologies must respond to the existing and natural features of the area, including (but not limited to):</p> <ul style="list-style-type: none"> • Topographical features and slopes • Landscape and environmental values • Break of slope and associated bushfire risk • Existing rural residential lot layout |

Subdivision design must respond to the existing precinct features and surrounding uses, in particular:

- Topographical features, slopes and break of slope
- Areas of ecological and cultural significance
- Any current and future Victorian Aboriginal Heritage Register places, objects and values
- Existing native vegetation, including but not limited to high and critical retention value trees
- Existing native fauna areas, including but not limited to Golden Sun Moths
- Existing and future drainage and waterway areas
- Existing landscape values and framed vistas
- Historic heritage, including existing structures and dry stone walls
- Existing rural residential lot layout
- Future arterial roads, including the Bacchus Marsh Eastern Link Road
- Rural interfaces
- Transmission easement
- Extractive Industry separation distances
- Bushfire threat

R2

Subdivision layouts, lot diversity and housing typologies must respond to the core features of the place-based plan including (but not limited to):

- Providing appropriate density around activity centres to promote walkable catchments
- Providing appropriate interfaces to Public Open Space and Landscape Value interface areas
- Key gateway approaches

R3

Residential development must be generally in accordance with the density, distribution and diversity targets set in Plan 4 - Housing and Table 4 Dwelling Yield to the satisfaction of the responsible authority. Residential subdivision and development that can demonstrate how target densities can be achieved over time may be considered.

R4

Subdivision design and road layout and design must respond to the core features of the place-based plan including (but not limited to):

- Promote walking and cycling throughout the precinct
- Provide areas for landscaping including Street trees
- Provide opportunities for 'rear loaded' lots to maximise landscaping and pedestrian spaces to primary street network
- Maintain rural character

R5

Subdivision applications for residential development must suitably demonstrate:

- A diverse neighbourhood character by providing a range of lot sizes, frontage widths and dwelling types
- Potential dwelling yield
- Active interfaces with the adjacent street, open space, waterways, conservation areas and drainage reserves
- Servicing arrangements
- Treatments for sensitive interfaces
- Consideration to maximise passive solar design

R6

Subdivision of land adjacent to an interface with escarpment, as set out in Plan 3 – Housing, must provide for an interface outcome consistent with the relevant cross-section in Appendix 4 – Road Cross Sections and Functional Layout Plans.

R7

R8 Lots facing drainage reserves must have a road or open space buffer between them and a wetland or waterway.

GUIDELINES

G1 Residential subdivisions within amenity areas should demonstrate how a minimum of three housing typologies can be achieved. Where a residential subdivision is of a scale unsuitable to support three housing typologies, the subdivision may rely on other typologies within the area if the proposed development will contribute to housing diversity in the vicinity.

G2 Residential development that makes a contribution towards meeting the estimated precinct demand for affordable housing, including social housing, referenced in Table 5 Estimated affordable housing demand guidance should be encouraged. This can also include affordable private market housing.

G3 Affordable housing, including social housing, where provided should be encouraged in areas where services, public transport and community facilities will be provided.

G4 Affordable housing, including social housing, where provided should consider meeting the needs of the local community including housing type, size and income range.

Specialised housing forms, such as lifestyle communities, retirement living, or aged care should:

- G5**
- Respond to and integrate with adjoining development, avoiding inactive interfaces and blank facades to the public street network
 - Be located within a walkable catchment area shown on Plan 3 – Housing
 - Be accessible by public transport and shared path networks
 - Not present a barrier to movement through the surrounding road, public transport, pedestrian and active transport movement network.

G6 Subdivisions that retain lots around existing dwellings should be designed to ensure that the future subdivision of retained lots will appropriately integrate with the surrounding subdivision layout.

-
- Lots should front (in order of priority where a lot fronts multiple elements):
- G7**
- Public open space including conservation areas and drainage reserves
 - Landscape areas
 - Local access streets
 - Connector roads
 - The siding of lots to the above must be kept to a minimum.

-
- Subdivision design should respond and provide a transition in density from:
- G8**
- Remaining existing low density properties along Flanagans Drive, Lindsay Avenue, Streeton Drive, Davies Court and Drysdale Court.
 - Existing development adjoining the PSP including Possumtail Run and Dodemaide Circuit.
 - Bushfire threats and setbacks
 - Long Forest Conservation Reserve

Subdivision applications for super-lots identified for future medium density, high density, or integrated housing should demonstrate:

- G9**
- Expected dwelling yield
 - Connections and active interfaces with adjacent streets, open space, conservation areas and waterways
 - Indicative treatments for sensitive interfaces, as identified in Plan 3 - Housing
 - Safe and effective internal vehicle and pedestrian circulation
-

- Indicative treatments for sensitive interfaces, as identified in Plan 3 – Housing
- The delivery of dwelling diversity and lot sizes
- Servicing arrangements

Table 3 Housing density and diversity

| ACTIVITY CENTRE | |
|-------------------------------|---|
| Housing catchment area | All land shown as “Town Centre” on Plan 3 – Housing |
| Target Density | Average of 30 dwellings or more per NDHa |
| Target typologies | <p>Character Statement Development will be characterised by activated ground floors addressing urban retail streets. Residential dwellings will be located to compliment activity centre development and will be of a density and form commensurate with a retail centre.</p> <p>Typologies To support delivery of diverse housing outcomes in balance areas, the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to:</p> <ul style="list-style-type: none"> • Shop top apartments (2+ storeys) • Owners’ corporation/strata title apartments (2+ storeys) • Integrated developments (2+ storeys) |
| AMENITY AREAS | |
| Housing catchment area | Land shown as “Amenity” on Plan 3 – Housing |
| Target density | Average of 25 dwellings or more per NDHa |
| Target typologies | <p>Character Statement Development will be characterised by a diverse neighbourhood of different housing typologies and densities. Dwellings will range from standard suburban living to a higher density living closer to activity centres. Green streets will prioritise landscaping, canopy cover, and active transport. Lots closer to activity centres will deliver rear-load product on key streets and implement a finer grained urban grid.</p> <p>Typologies To support delivery of diverse housing outcomes in amenity areas, applicable planning applications should enable opportunities to deliver at least three (3) different housing typologies. The mix of dwelling typologies should include, but is not limited to:</p> <ul style="list-style-type: none"> • Conventional front-loaded house and land (1-2 storeys) • Small lot front-loaded duplex (1-2 storeys) • Semi-detached house and land (1-2 storeys) • Small lot front/rear-loaded townhouse (1-3 storeys) |

- Low-rise apartments (2-3 storeys)

| STANDARD DENSITY RESIDENTIAL | |
|-------------------------------------|---|
| Housing catchment area | Land shown as "Balance" on Plan 3 – Housing |
| Target density | Average of 15 dwellings or more per NDHa |
| Target typologies | <p>Character Statement Suburban areas will be characterised by traditional residential neighbourhoods and will reflect a lower-density built form with generous setbacks, front gardens, and tree-lined streets. The layout will support access while integrating pedestrian and cycling paths to enhance connectivity. Housing will be predominantly detached, with opportunities for gentle density increases through compatible typologies that maintain suburban character.</p> <p>Typologies</p> <ul style="list-style-type: none"> • Conventional front-loaded detached dwellings (1-2 storeys) • Semi-detached or duplex dwellings (1-2 storeys) • Small lot detached dwellings (1-2 storeys) |

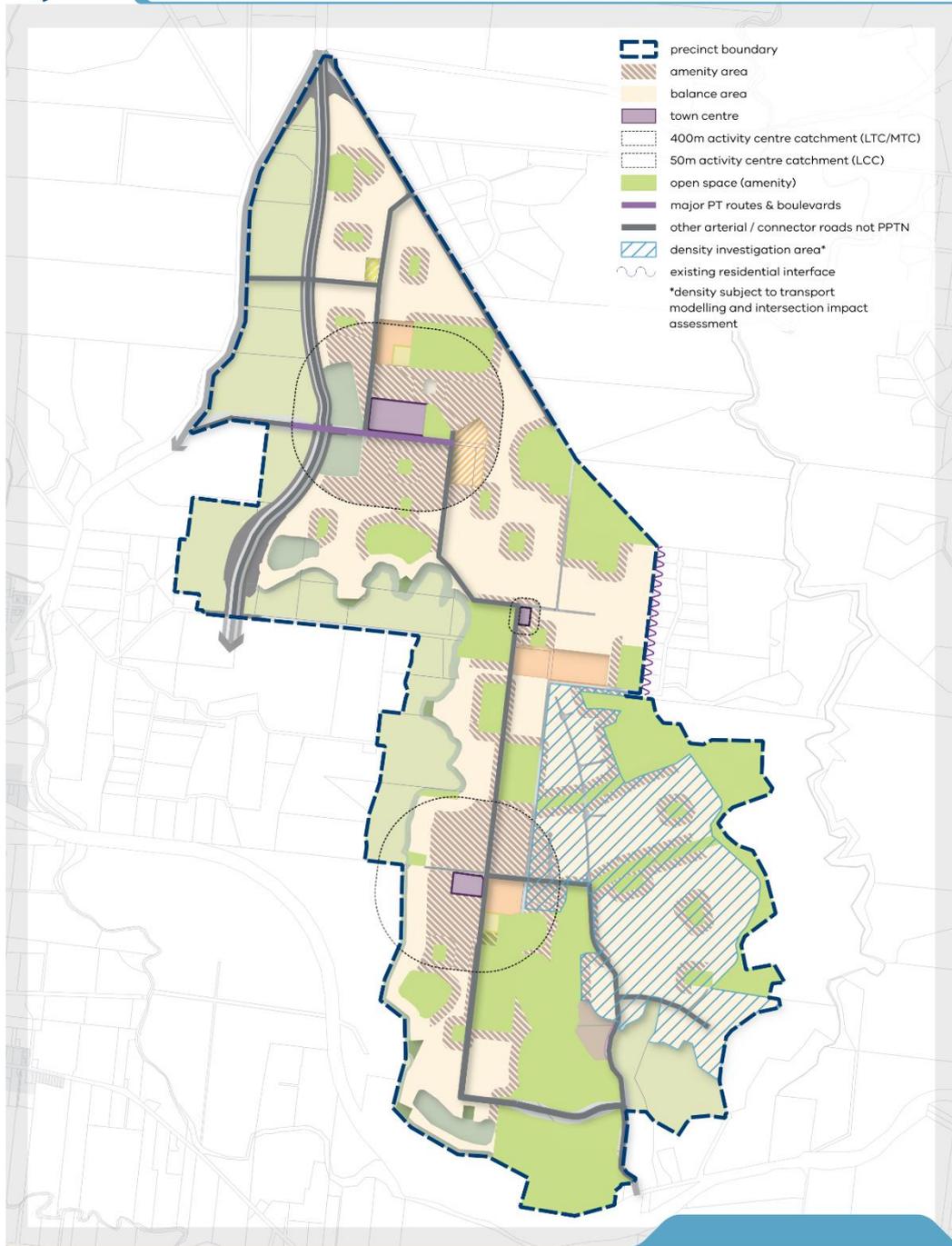
Table 4 Dwelling yields

| HOUSING CATCHMENT AREA | NDA (HA) | DWELLINGS/NDHA | NO. OF DWELLINGS |
|---|-----------------|-----------------------|-------------------------|
| Town Centre | 7.0 | 30 | 210 |
| Amenity | 157.9 | 25 | 3,946 |
| Balance | 260.4 | 15 | 3,906 |
| TOTAL | 425.3 | | 8,063 |
| Anticipated population at 3 persons per dwelling | | | 24,189 |

Table 5 Estimated affordable housing demand guidance

| | Affordable housing | |
|----------------------|----------------------------------|-----------------------|
| % of total dwellings | 12% | |
| | Subsidised Market Housing | Social Housing |
| % of total dwellings | 2% | 10% |

Plan 2 Housing



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3.2 Safe, Accessible, and Well-connected

3.2.1 Objectives – Safe, Accessible, and Well-connected

Table 6 Place-based Objectives – Safe, Accessible, and Well-connected

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|----------------------|
|------------|----------------------|

| | |
|------------|---|
| O9 | To deliver a safe, accessible, and well-connected walkable neighbourhood. |
| O10 | To establish strong connections to activity centres, community facilities, active open spaces, and schools, as well as the urban farm and conservation areas. |
| O11 | To support the efficient movement of local goods and services and connections to jobs without comprising the liveability of the neighbourhood by emphasising local place making over regional movement. |
| O12 | To deliver a safe, accessible and well-connected walkable neighbourhood. |
| O13 | To establish strong active transport connections to the two local town centres and critical social infrastructure. |
| O14 | To support integration and delivery of the planned Bacchus Marsh Eastern Link Road (BMELR) |
| O15 | To safeguard the route and alignment of the planned Bacchus Marsh Eastern Link Road from encroachment by development |
| O16 | To provide a transport network that is integrated with adjoining established areas |

3.2.2 Requirements and guidelines

Table 7 Requirements and Guidelines – Safe, Accessible, and Well-connected

| REQUIREMENTS | |
|--------------|---|
| R9 | All roads, must be designed and constructed generally in accordance with Plan 4 – Movement, and relevant cross sections in Appendix 4, unless otherwise agreed by the relevant authority. |
| R10 | Pedestrian and cyclist crossings must be provided generally in accordance with those indicated in Plan 4 – Movement. Additional pedestrian and cycle crossings must be provided every 400–800m, where appropriate, along arterial roads, rail lines, waterways, and any other accessibility barriers. |
| R11 | Any road nominated in Plan 4 – Movement as a potential public transport route must be constructed (including partial construction where relevant) in accordance with the corresponding cross section in the PSP and the Public Transport Guidelines for Land Use Development to the satisfaction of the responsible authority. |
| R12 | Pedestrian and cyclist infrastructure must be provided in accordance with those items indicated in Plan 4 – Movement and relevant cross sections in Appendix 4. |
| R13 | Design of all subdivisions, streets, connector roads, and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: <ul style="list-style-type: none"> • Footpaths of at least 1.5 metres in width on both sides of all streets, roads and bridges unless otherwise specified by the PSP. • Shared paths or bicycle paths of 3 metres in width where shown on Plan 4 – Movement or as shown on the relevant cross-sections or as specified in another requirement in the PSP. |

| | |
|------------|--|
| | <ul style="list-style-type: none"> • Safe and convenient crossing points of connector roads and local streets at all intersections and key desire lines, as well as between active open space and school facilities as relevant. • Pedestrian and cycle priority on all slip lanes. • Safe and convenient transitions between on- and off-road bicycle networks. <p>All to the satisfaction of the coordinating road authority and the responsible authority</p> |
| R14 | <p>Design of all subdivisions, streets, arterial roads and connector roads must provide:</p> <ul style="list-style-type: none"> • A permeable, direct and safe street network prioritising walking and cycling, particularly to key destinations such as schools, town centres and open space • Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing waterways • Safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision • Safe and convenient transition between on- and off-road bicycle networks • Convenient access and maximised connections to regional and local destinations such as town centres and open space for effective integration with neighbouring properties, parkland and sports reserves. • Direct and convenient walking access to public transport services • Demonstrate how any proposed dedicated shared paths will integrate and connect in a safe and convenient manner • Passive surveillance of public open space and transport corridors <p>All to the satisfaction of the responsible authority.</p> |
| R15 | <p>The design of the internal connector network must provide direct and safe access to the arterial network whilst ensuring that regional traffic flows are discouraged from utilising the precinct as a through route.</p> |
| R16 | <p>The design of the internal connector network must emphasise the primacy of Buckleys Road and Flanagans Drive as the primary access to the precinct and enable additional external connections as described on Plan 4 – Movement.</p> |
| R17 | <p>The land connecting Flanagans Drive and Bences Road reserves must be vested at no cost to Council and maintained for the purpose of a road reserve in perpetuity to enable properties in this location to connect in to the broader precinct.</p> |
| R18 | <p>Vehicular access to lots fronting arterial roads must be from service roads, and/or rear laneways. Service roads and internal loop roads must provide indented parking lanes to cater for on street parking.</p> |
| R19 | <p>All residential lots fronting Flanagans drive must utilise existing vehicular access connections or obtain vehicular access from new local streets, service roads, internal loop roads or rear laneways, unless otherwise approved by the responsible authority.</p> |
| R20 | <p>Lots with frontage widths of less than 7.5 metres must be rear loaded, unless the layout ensures the provision of canopy trees, streetscape shading, servicing, infrastructure and on-street car parking to the satisfaction of the responsible authority.</p> |
| R21 | <p>Roundabouts, where determined to be required at crossroad intersections, must be designed to reduce vehicle speeds, and ensure safe crossings for pedestrians and cyclists and continuity of shared paths and bicycle paths.</p> |
| R22 | <p>Any changes to the design of roads and intersections in the PSP at the time of development must be accommodated within the land take identified in Plan 4 – Movement and Table 35– Property-specific Land Use Budget.</p> |
| R23 | <p>Development must not encroach on land that has been reserved within the PSP for the future delivery of the Bacchus Marsh Eastern Link Road.</p> |
| R24 | <p>Subdivision and development must not encroach on the route and alignment of the planned Bacchus Marsh Eastern Link Road</p> |

| | |
|------------|--|
| R25 | Roads and intersections shown as bus capable on Plan 4 – Movement must be constructed to accommodate ultra-low-floor buses to the satisfaction of the responsible authority. |
| R26 | Lighting must be installed along pedestrian, cyclist and shared user paths identified in Plan 4 – Movement, linking to key destinations, unless otherwise agreed by the responsible authority. |
| R27 | Where a connector street or local access street crosses a waterway, the proponent must construct a culvert to the satisfaction of the responsible authority. |
| R28 | Streets must be the primary interface between development and waterways, conservation areas and open space. |

GUIDELINES

A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character.

Alternative cross sections should ensure that:

G10

- Relevant minimum road reserve widths for the type of street are maintained.
- Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm.
- The performance characteristics of standard cross sections are maintained, including provision for pedestrian and cycle use.
- Minimum carriageway dimensions are maintained to ensure safe and efficient operation of buses on identified bus capable roads.

All to the satisfaction of the responsible authority.

G11

Alternative cross sections may be considered for arterial roads where supported by a movement and place assessment completed according to the matrix methodology in Module 1 in *Movement and Place in Victoria* (Department of Transport, 2019), so that road design is appropriate to the transport function for all modes, surrounding land uses and user experience, to the satisfaction of the relevant road authority and the responsible authority.

G12

Slip lanes should be avoided in areas of high pedestrian activity (including schools and activity centres) and only provided at intersections between connector streets and arterial roads where they are necessitated by high traffic volumes with pedestrian priority crossings.

G13

Bus stop facilities should be designed as integral parts of town centres and activity generating land uses such as schools, sports fields and employment areas.

G14

The street network should be designed to ensure all households have direct and convenient walking access to public transport services.

G15

The location of walkways or pedestrian and cycle paths in addition to those described through the standard cross sections should consider the need for appropriate lighting and passive surveillance.

G16

Off-road bicycle paths should be designed for cyclists travelling up to 30km/hr.

G17

Bicycle parking facilities including bicycle hoops and way finding signage should be provided by development proponents in, and to, key destinations such as local activity centres, schools, community facilities and across the open space network.

G18

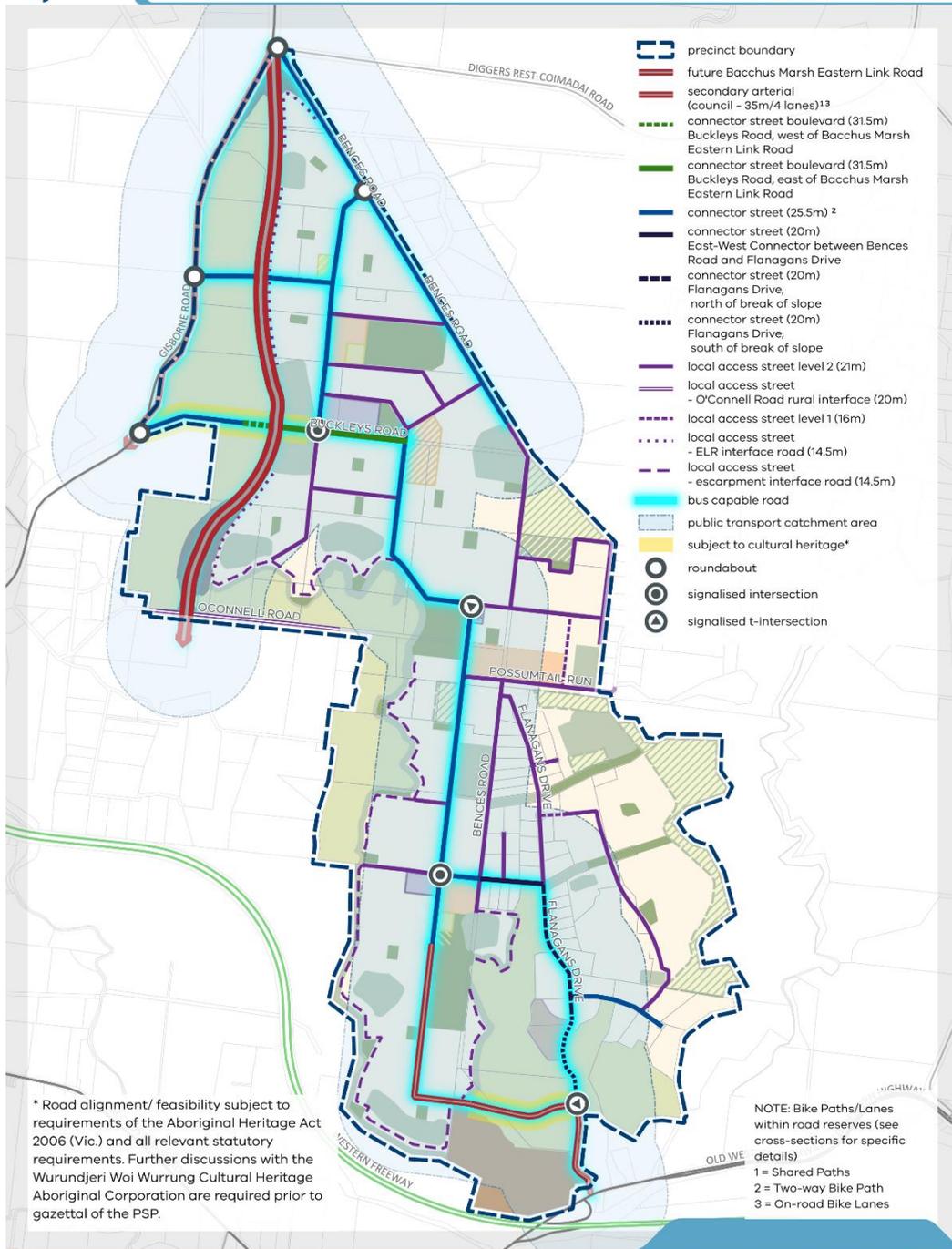
The delivery of the regional escarpment park should include the provision of a three-metre-wide shared use path along its entire length.

| | |
|------------|---|
| G19 | Street block lengths should not exceed 240 metres to ensure a safe, permeable and low speed environment for pedestrians, cyclists and vehicles is achieved. |
| G20 | Cul-de-sac should not detract from convenient pedestrian, cycle and vehicular connections. |
| G21 | <p>Direct vehicle access to lots from connector roads should be minimised through:</p> <ul style="list-style-type: none"> • Rear loaded lots with laneway access • Vehicular access from the side streets • Combined or grouped crossovers • Increased lot widths. |
| G22 | All signalised intersections should be designed having regard to the VicRoads working document <i>Guidance for Planning Road Networks in Growth Areas, November 2015</i> (as updated), to the satisfaction of the Head, Transport for Victoria (Head, TfV) and the responsible authority. |
| G23 | <p>Street trees should be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, unless otherwise agreed by the responsible authority.</p> <ul style="list-style-type: none"> • Average interval: 8-10 metres; 10-12 metres; 12-15 metres <p>Tree Size: small trees (less than 10 metre canopy); medium trees (10-15 metre canopy); large trees (canopy larger than 15 metres)</p> |
| G24 | Cross sections utilised in subdivision should respond to the Infrastructure Design Manual (IDM). |
| G25 | Alternative footpath or shared path approaches may be used where they enhance walkability and permeability and respond to the purpose of the place and character of the urban form to the satisfaction of the responsible authority. |
| G26 | <p>Laneway design and layout should:</p> <ul style="list-style-type: none"> • Provide a laneway length between 50 metres to 80 metres • Service a maximum of 8 to 10 dwellings per side • Provide good passive surveillance into, along and through the laneway <p>For laneways longer than 70 metres in length or L or T style arrangements, ensure passive surveillance is provided to the laneway via direct line of view from a habitable room or an adjoining rear loaded dwelling.</p> |



Plan 4
Movement Network
Merrimu Precinct Structure Plan

1:25,000 @ A4



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3.3 Connect People to Jobs and Higher Order Services

3.3.1 Objectives - Connect People to Jobs and Higher Order Services

Table 8 Place-based Objectives – Connect People to Jobs and Higher Order Services

| OBJECTIVES | | IMPLEMENTATION TOOLS |
|------------|--|----------------------|
| O17 | To increase access to jobs and services by walking, cycling and public transport. | |
| O18 | To reduce the need for local workers to travel out of the region for employment. | |
| O19 | To facilitate a public transport network that supports access to high intensity uses and higher order services with connectivity to Bacchus Marsh Town Centre, Baccus Marsh Train Station and the future Parwan Employment Precinct. | |

3.3.2 Requirements and Guidelines - Connect People to Jobs and Higher Order Services

Table 9 Requirements and Guidelines – Connect People to Jobs and Higher Order Services

| REQUIREMENTS | |
|--------------|---|
| R29 | <p>Applications for subdivision, use and buildings or works of any land wholly or partly located in the local town centre and local convenience shown on Plan 12 – Employment and Activity Centres, must:</p> <ul style="list-style-type: none"> Contribute a design response generally in accordance with the design principles and applicable concept plan in Appendix 3 – Activity Centre Design Principles and Concept Plans Where appropriate, demonstrate how the use contributes to delivering local jobs anticipated in Table 10 – Employment Generation. |
| R30 | Safe and easy access for pedestrians and cycle trips must be provided to the activity centre through the layout and design of the surrounding street and path network and any adjacent at grade car parking. |
| R31 | Bus stops must be provided which enable convenient pedestrian access to Town Centres, schools, community facilities and active open space reserves. |
| GUIDELINES | |

Table 10 Employment Generation

| LAND USE | Area (ha) | ESTIMATED JOBS (FTE) |
|----------------------------------|-----------|-----------------------------------|
| Northern Local Town Centre | 4.82 | To be finalised prior to gazettal |
| Central Local Convenience Centre | 0.5 | |
| Southern Local Town Centre | 1.67 | |

| | | |
|--------------|-------|-------|
| Residential | 418.3 | |
| TOTAL | 425.3 | 1,800 |

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3.4 High Quality Public Realm

3.4.1 Objectives - High Quality Public Realm

Table 11 Place-based Objectives – High Quality Public Realm

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|---|
| O20 | To facilitate the development of streetscapes, parks, sports reserves, and recreational facilities that are safe, functional and enjoyable. |
| O21 | To ensure the layout of lots, streets, open spaces, and the public realm encourage the retention and establishment of canopy tree cover to support cooler and greener neighbourhoods. |
| O22 | To create a sustainable urban landscape that mitigates and adapts to climate change , enhances existing biodiversity, landscape and heritage values within the precinct. |
| O23 | To deliver a high amenity urban form that complements the regional character of Bacchus Marsh and leverages the unique landscape, natural features, historical fabric and cultural aspects of the precinct that generate a strong sense of place. |
| O24 | To provide a continuous linear parkland along the escarpment edge with integrated active transport links. |
| O25 | To provide high accessibility to open space through a high frequency distribution of smaller passive open spaces throughout the residential neighbourhoods. |
| O26 | To enable innovative street designs that improve street tree coverage including options to reduce areas of hardstand, integrated services and utilities under footpaths and achieve passive irrigation of planting areas. |
| O27 | To facilitate productive landscapes in the public realm where practical and required. |
| O28 | To ensure the long-term conservation of significant flora and fauna species through habitat protection, maintenance of passages for fauna, management of hydrological flows and minimisation of utility corridors.. |
| O29 | To retain and protect features of the natural environment that make an important contribution to biodiversity, local character, amenity, culture, geological items, and ecology. |

3.4.2 Requirements and Guidelines - High Quality Public Realm

Table 12 Requirements and Guidelines – High Quality Public Realm

| REQUIREMENTS |
|--------------|
|--------------|

| | |
|------------|--|
| R32 | Removal and retention of native vegetation must be in accordance with the incorporated <i>Merrimu Native Vegetation Precinct Plan (March 2026)</i> |
| R33 | Canopy tree coverage within the public realm must achieve a minimum of 30% coverage (excluding areas dedicated to biodiversity, native vegetation conservation, and drainage assets). |
| R34 | Street trees must be provided on both sides of all roads / streets (excluding laneways) in accordance with the cross sections, and at regular intervals appropriate to tree size at maturity, in accordance with Moorabool Shire Council's Nature Strip Policy and Guideline, unless not required as per relevant Conservation Interface Sections in Appendix 5. |
| R35 | <p>Trees in parks, roads and streets must be:</p> <ul style="list-style-type: none"> • Suitable for local conditions. • Planted in modified and improved soil to support tree establishment and longevity. • Consistent with any guidance provided by the responsible authority. |
| R36 | <p>All public open space must be finished to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including but not limited to:</p> <ul style="list-style-type: none"> • Removal of all existing and disused structures, foundations, pipelines, and stockpiles • Basic levelling including the supply and spread of minimum 75mm topsoil and subsoil if required on the proposed areas of open space to provide a stable free draining surface. The subgrade should be conditioned and prepared to the satisfaction of the responsible authority • Clearing of rubbish, weeds and rocks, levelled, topsoiled and grassed with warm climate grass • Provision of water tapping, and potable water connection points • Sewer, gas and electricity connection points to land identified as sports reserves and community facilities • Adequate protection of existing trees that are to be retained including exclusion zones as appropriate • Trees and other plantings • Vehicle exclusion devices (fence, bollards, or other suitable method) • Maintenance access points • Construction of concrete pedestrian paths to a minimum 1.5 metres in width around the perimeter of the reserve, and connecting to the surrounding path network (and/or a 3.0m wide shared path connecting to the surrounding path network) Installation of DDA compliant park furniture including barbeques, shelters, furniture, rubbish bins, bollards and fencing, local scale play areas and appropriate paving to support these facilities. • Soil testing and geotechnical analysis prior to the commencement of works • Removal of any soil contamination |
| R37 | <p>Sports reserves must be vested in the relevant authority in the following condition:</p> <ul style="list-style-type: none"> • Free from surface and protruding rocks and structures • Reasonably graded and/or top soiled to create a safe and regular surface, with a maximum 1:6 gradient • Any bare, patchy and newly graded areas seeded, top-dressed with drought resistant grass • Free from any soil contamination |
| R38 | Land designated for parks and open space must be finished and maintained to a suitable standard, prior to the transfer of land, to the satisfaction of the responsible authority . |

Movement corridors for local flora and fauna and adjacent land uses must be designated and managed in accordance with an endorsed Habitat Corridor Management Plan (HCMP) prepared to the satisfaction of the responsible authority in consultation with DEECA.

The HCMP must:

| | |
|------------|--|
| R39 | <ul style="list-style-type: none">• Prioritise ecological function and species movement, including retention and enhancement of native vegetation and habitat features• Locate public access on the outer edge of corridors rather than within core habitat• Apply wildlife-sensitive lighting and fencing to avoid entrapment and disturbance• Include weed and pest management and domestic pet controls• Integrate with water sensitive urban design to maintain habitat values• Specify construction-phase protections and interface with other management plans• Set performance indicators, monitoring and adaptive management• Address buffers and interfaces to ensure corridor functionality |
| R40 | Subdivision and development of those areas identified as “landscape values” within Plan 2 – Place-based Plan must provide sufficient detail concerning the future ownership and management of the land. |
| R41 | Streets abutting a conservation area must provide for the outcomes illustrated in Conservation Area Concept Plans and Interface Cross Sections in Appendix 5. |
| R42 | <p>A 50-metre setback must be provided around all edges of the conservation areas as shown in Plan 2 – Place-based Plan.</p> <p>The setback must exclude buildings but may include roads, paths, nature strips, public open space and drainage infrastructure.</p> <p>A frontage road must be provided between the conservation areas and adjacent development.</p> |
| R43 | Development within conservation areas must be in accordance with the Conservation Area Concept Plans in Appendix 5, unless otherwise agreed to by DEECA and the responsible authority. |
| R44 | The design of the subdivision and development must retain existing canopy trees where practical to contribute to the 30% canopy tree target |
| R45 | A landscape plan must specify tree species which are suitable to the local climate and soil conditions in accordance with the Moorabool Shire Council Plant List or other relevant landscaping and street tree policy, to the satisfaction of the responsible authority. |
| R46 | Conservation areas identified in Plan 2 – Place Based Plan must be retained in accordance with this plan and relevant Commonwealth and State government legislation and policies unless otherwise agreed by the responsible authority. |
| R47 | Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to the conservation area, unless otherwise agreed by the DEECA and the responsible authority. |
| R48 | Prior to subdivision of land containing the future Western Renewables Link transmission easement identified on Plan 2 – Place Based Plan, a concept plan for the easement must be prepared, which demonstrates high quality amenity, open space and development outcomes to the satisfaction of the responsible authority. |

R49 The land within the future Western Renewables Link transmission easement must not be used or developed for residential or commercial or industrial purposes

R50 Public paths or other infrastructure located within a conservation area must be designed to avoid and minimise disturbance to native vegetation and habitat for matters of national and state environmental significance and be located in accordance with the Conservation Area Concept Plans in Appendix 5.

GUIDELINES

G27 Canopy trees should have an average canopy foliage of 6.4m in diameter at maturity in summer. Where this cannot be achieved because of local climate and soil conditions, a suitable species should be selected which closest achieves this canopy cover, to the satisfaction of the responsible authority. The requirement for a minimum 30% canopy tree coverage within the public realm must still be met.

G28 The design of subdivision and development should facilitate the retention of existing canopy trees to contribute to towards the 30% canopy tree cover target within the public realm.

G29 Passive irrigation of street trees should be provided. 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.

G30 Subdivision layouts should include frontage roads to all edges of open spaces. Where frontage roads are not provided, an access way should be provided to the satisfaction of the responsible authority. This guideline does not apply where community hubs or drainage reserves front open spaces.

G31 Alternative locations and configurations for local parks shown on Plan 5 – Public Realm, may be considered subject to:

- Open space being retained within the same landownership, unless otherwise agreed with the affected landowners
- Not diminishing the quality or usability of the space
- Not adversely affecting walkable accessibility of the network
- Not adversely affecting the overall diversity of the precinct's open space network
- Being equal to or more than the local park provision outlined in Table 15 – Open Space Delivery

To the satisfaction of the responsible authority

G32 Where possible, salvaged rocks should be incorporated into the design of waterways, rock scour protection for drainage infrastructure, retaining structures, fences and other landscape features.

G33 Subdivision design should incorporate natural and built design elements which respond to local heritage and topography to assist in place making. Streets should be orientated to maximise view lines to high points, existing vegetation, planned open space, and waterways.

G34 Streets should be provided directly abutting waterways, reserves, open spaces and utility easements to ensure houses face these public spaces.

| | |
|------------|---|
| G35 | A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise agreed by the responsible authority. |
| G36 | Public landscaped areas should contribute to productive landscapes throughout the precinct, as required. |
| G37 | <p>The open space network should:</p> <ul style="list-style-type: none"> • Include a range of open space typologies and sizes in accordance with Table 15 – Open space delivery and Plan 5 – Public Realm • Maximise the amenity and value of service open space through the provision of shared paths, trails, interpretative features and other recreational elements. • Respond to the values of adjoining open space, waterways, Aboriginal cultural heritage and values (tangible and intangible), and avoid and/or mitigate harm to First Nation and post-contact heritage. • Provide flexible recreational opportunities that allow for the anticipated range of sporting reserves, and local parks and recreational uses required by the community. |
| G38 | Where a local park illustrated on Plan 5 – Public Realm spans multiple parcels, the first development proponent to lodge a permit application for land containing the park should prepare a master plan for the entire park. Consultation with all relevant landowners should be undertaken as part of the master plan preparation. |
| G39 | Any fencing of open space should be low scale and visually permeable to facilitate public safety and surveillance. |
| G40 | Public recreation and open space areas should be located adjacent to significant landscape value areas, conservation areas and waterways to create and or enhance any buffer area. |
| G41 | Local parks should accommodate a diverse range of users across all age groups and accessibility needs by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities, as well as supporting biodiversity |
| G42 | The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long-term viability of vegetation, tree canopy and public uses to contribute to a sustainable and green urban environment. This should be achieved using overland flow paths, passive watering, and Water Sensitive Urban Design initiatives such as street swales, rain gardens and/or locally treated storm water for irrigation |
| G43 | The design of open spaces and associated infrastructure should use Crime Prevention Through Environmental Design (CPTED) principles, and in particular the provision of positive address and good passive surveillance from adjoining development. |
| G44 | Land identified as part of the linear parkland along the escarpment should be developed in accordance with relevant cross section in Appendix 4. |

3.4.3 Objectives – Biodiversity and Threatened Species

Table 13 Place-based Objectives – Biodiversity and Threatened Species

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|----------------------|
|------------|----------------------|

| | |
|------------|---|
| O30 | <p>To protect and enhance ecological communities and threatened species habitat within areas nominated for retention, including:</p> <ul style="list-style-type: none"> Natural Temperate Grassland of the Victorian Volcanic Plain Western (Basalt) Plains Grassland Rocky Chenopod Woodland/Open Scrub Grassy Woodland Red Gum Swamp Habitat for Spiny Rice Flower, Golden Sun Moth and Tussock Skink |
| O31 | <p>To maintain ecological connectivity and support the long term function of conservation areas and habitat corridors</p> |
| O32 | <p>To integrate conservation areas into the public realm with interfaces that safeguard biodiversity and provide appropriate community access</p> |

3.4.4 Requirements and Guidelines – Biodiversity and Threatened Species

Table 14 Requirements and Guidelines – Biodiversity and Threatened Species

| REQUIREMENTS | |
|--------------|---|
| R51 | Streets abutting conservation areas must include a frontage road and indigenous planting that avoids shading sensitive habitats |
| R52 | A Construction Environmental Management Plan (CEMP) must be prepared and implemented for any works within 50 metres of a conservation area |
| R53 | Utilities must be located outside conservation areas unless no feasible alternative exists. |
| GUIDELINES | |
| G45 | Planting within and adjacent to conservation areas should use indigenous species and avoid environmental weeds |
| G46 | Shared paths and trails should be located on the outer edge of conservation areas and designed to minimise disturbance to native vegetation |
| G47 | Integrated Water Management systems should be designed to protect ecological values and support habitat outcomes |
| G48 | Wildlife-sensitive lighting should be used near conservation areas |

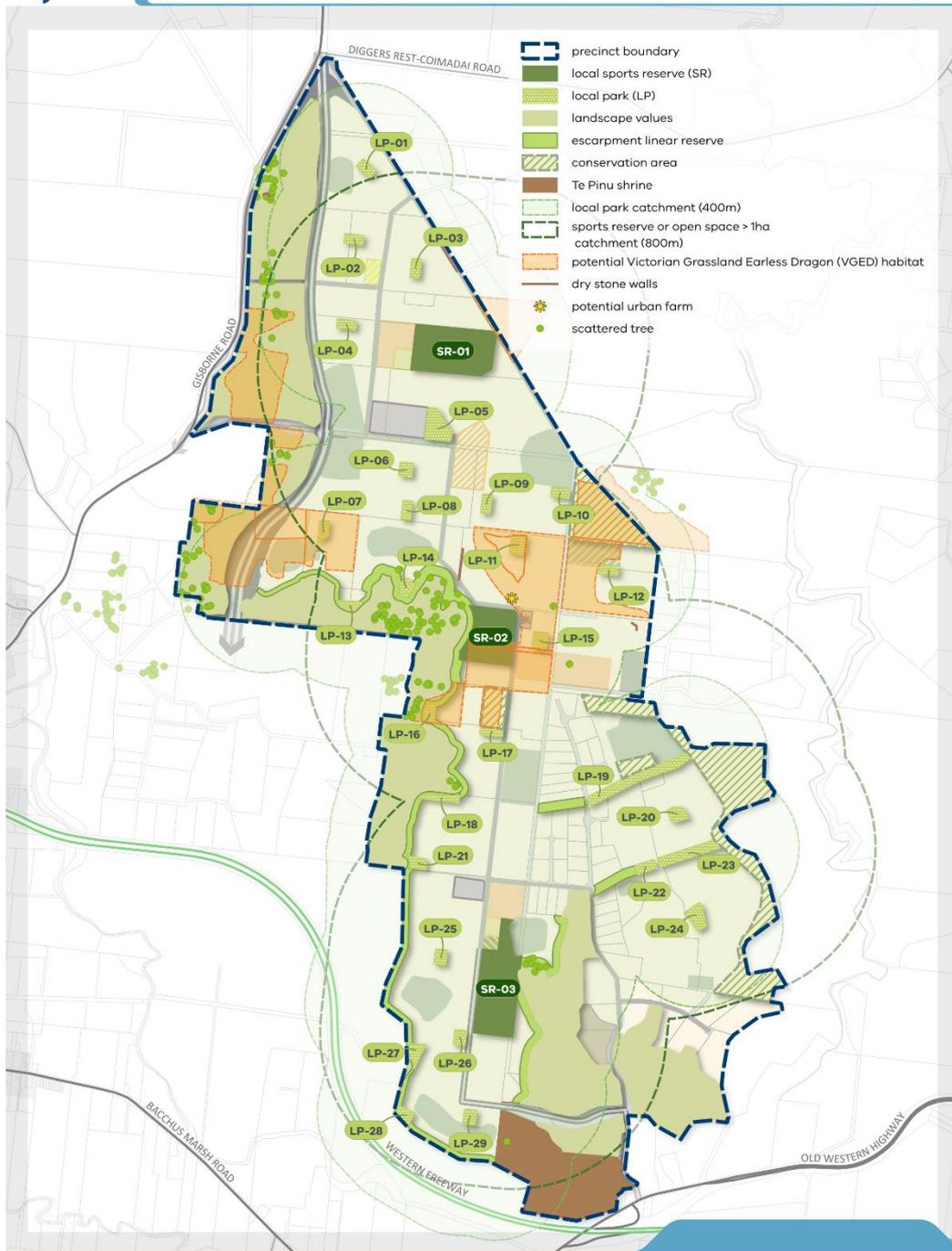
Table 15 Open Space Delivery

| PROJECT ID | AREA | TYPE | DESCRIPTION |
|------------|------|------|-------------|
|------------|------|------|-------------|

| | | | |
|----------|------|------------|--|
| MM-LP-01 | 0.50 | Local Park | Standard Local Park |
| MM-LP-02 | 0.50 | Local Park | Standard Local Park |
| MM-LP-03 | 0.50 | Local Park | Standard Local Park |
| MM-LP-04 | 0.50 | Local Park | Standard Local Park |
| MM-LP-05 | 1.75 | Local Park | Standard Local Park abutting Activity Centre |
| MM-LP-06 | 0.50 | Local Park | Standard Local Park |
| MM-LP-07 | 0.50 | Local Park | Standard Local Park |
| MM-LP-08 | 0.50 | Local Park | Standard Local Park |
| MM-LP-09 | 0.50 | Local Park | Standard Local Park |
| MM-LP-10 | 0.49 | Local Park | Standard Local Park abutting drainage reserve |
| MM-LP-11 | 0.80 | Local Park | Standard Local Park |
| MM-LP-12 | 0.50 | Local Park | Standard Local Park abutting potential conservation |
| MM-LP-13 | 0.50 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-14 | 0.54 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-15 | 0.68 | Local Park | Standard Local Park abutting proposed government secondary school site |
| MM-LP-16 | 0.50 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-17 | 0.50 | Local Park | Standard Local Park abutting conservation |
| MM-LP-18 | 0.58 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-19 | 2.87 | Local Park | Linear Open Space |
| MM-LP-20 | 0.63 | Local Park | Standard Local Park |
| MM-LP-21 | 0.52 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-22 | 0.53 | Local Park | Linear Open Space abutting drainage reserve |
| MM-LP-23 | 1.63 | Local Park | Linear Open Space |
| MM-LP-24 | 0.93 | Local Park | Standard Local Park |

| | | | |
|----------|-------|----------------------|--|
| MM-LP-25 | 0.50 | Local Park | Standard Local Park |
| MM-LP-26 | 0.50 | Local Park | Standard Local Park |
| MM-LP-27 | 0.60 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-28 | 0.50 | Local Park | Standard Local Park abutting Escarpment |
| MM-LP-29 | 0.50 | Local Park | Standard Local Park abutting drainage reserve |
| MM-SR-01 | 10.01 | Local Sports Reserve | Multi-purpose Sports Reserve adjoining proposed (northern) government primary school site with lights, pavilion, playground and ancillary facilities |
| MM-SR-02 | 7.00 | Local Sports Reserve | Multi-purpose Sports Reserve with lights, pavilion, playground and ancillary facilities |
| MM-SR-03 | 10.00 | Local Sports Reserve | Multi-purpose Sports Reserve adjoining proposed (southern) government primary school site with lights, pavilion, playground and ancillary facilities |

Plan 5 – Public Realm



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Table 16 Place-based Objectives – Slope and Visual Impact

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|---|
| O33 | To minimise visual impact of development on sloping landforms with site responsive subdivision design, including larger lots as appropriate |
| O34 | To minimise visual impact on the existing and surrounding rural landscape and ensure that urban development retains existing view lines wherever possible. |
| O35 | To protect the amenity values of highly visible slopes and respond to the existing topography of the land by providing erosion control measures, maintenance accessibility and revegetation, where applicable |

Table 17 Requirements and Guidelines – Slope and Visual Impact

| REQUIREMENTS | |
|--------------|--|
| R54 | Subdivision and development applications for land on slope greater than 10% must be responsive to site constraints and implement appropriate construction methods to minimise cut and fill and minimise visual intrusion. |
| R55 | Subdivision and development applications for land west of the break slope line included on Plan 6 – Topography must limit visual impact of development in sensitive locations. |
| R56 | Subdivision on sloping land must incorporate larger lot sizes and frontages to minimise the need for retaining walls and excessive excavation. |
| R57 | In areas which contain slope in excess of 10% as identified on Plan 6 – Topography, development must minimise landscape visual scarring and avoid the need for large amounts of cut and fill, to the satisfaction of the responsible authority. |
| R58 | <p>Any retaining structures within public and private spaces (except for those which are part of a building) must be:</p> <ul style="list-style-type: none"> • No more than 1.0 metres in height between a dwelling and a street or public space, or where visible from a street or public space • Set back at least 1.0 metres from any building envelope • Staggered, with a minimum 0.75 metre distance between each stagger to allow for the inclusion of landscaping where cutting and filling is deeper than 1.0 metres • Positioned so that associated drainage infrastructure and structural foundation are fully located within the same lot. • No more than two metres in overall height to avoid unreasonable overshadowing of secluded private open space and habitable room windows. |

| | |
|------------|--|
| R59 | Any vertical retaining structures in public spaces (with the exception of those that are part of a building) must be no more than one metre in height, unless otherwise agreed by the responsible authority. |
| R60 | Subdivision must respond to natural topography by minimising the extent of modification and engineering to existing ground levels and the risk of erosion through consideration of: <ul style="list-style-type: none"> • Alignment of roads and streets • Orientation and size of lots. • Location, purpose and design of any open space |
| R61 | Residential subdivision along the western escarpment must consider existing view lines from Bacchus Marsh Road and the Western Freeway and minimise impact on these where possible. |
| R62 | Residential development within landscape value areas must minimise visual impact on the existing landscape and environment. |
| R63 | Residential development within landscape value areas must not be visible from Bacchus Marsh Road or the Western Freeway. |
| R64 | In areas which contain slope more than 10% as identified on Plan 6 – Topography must: <ul style="list-style-type: none"> • Incorporate larger lot sizes and frontages; and/or • Incorporate integrated building developments, with smaller building envelopes that respond to slope to minimise the need for retaining walls and excessive excavation, minimise landscape scarring and avoid the need for large amounts of cut and fill • Ensure an erosion management plan is approved by the responsible authority • Flooding risks for properties lower than the street is minimised, including through kerbing heights and crossover/driveway profiles, or other design outcomes to the satisfaction of the responsible authority. |
| | All to the satisfaction of the responsible authority |
| R65 | The risk of erosion of sodic and/or dispersive soils must be avoided or mitigated. Potential management methods may include but are not limited to: <ul style="list-style-type: none"> • Widening the buffer distances between the core riparian zone and the outside vegetated buffers that allows sufficient tolerances for channel migration • Diversion of water away from sodic and/or dispersive materials • Minimising potential convergence and/or ponding of surface flows • Compacting to reduce pore spaces and minimise water movement through material • Physical and chemical soil ameliorants • Maintenance of topsoil across undisturbed land, preferably with grasses to provide surface soil stability and root anchorage • Minimise the amount of time land is exposed (eg by staging development) • Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive topsoil, gypsum stabilised and vegetated |

GUIDELINES

| | |
|------------|---|
| G49 | Residential development should use a natural material and colour palette consistent with the existing rural character of the plateau and surrounding areas. |
| G50 | Subdivision should orientate lots to maximise views from the escarpment across the landscape. |

G51

Subdivision design should maintain a low density and minimise visual impact of the development in the sloped areas west of the break of slope line illustrated on Plan 6 - Topography.

Subdivision in sloped areas in excess of 10%, as identified in Plan 6 – Topography, should be designed such that:

G52

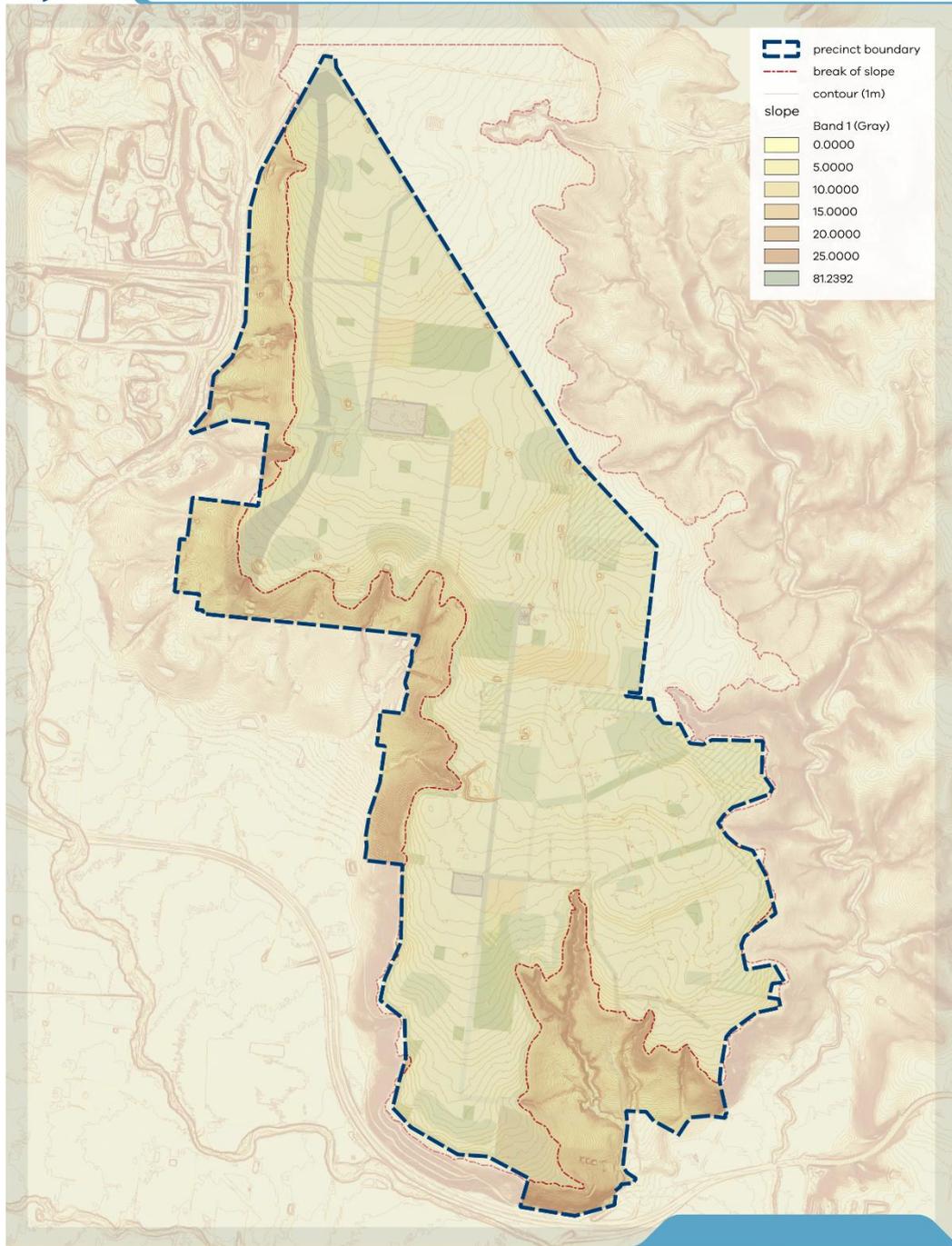
- Most street blocks generally run parallel to the contours
- Road reserves can safely accommodate grade changes
- Earth works between a building and the street are minimised

The height of retaining walls is minimised by split level building design and terrace / stepped retaining walls, providing for grade changes to occur more evenly across lots

G53

Subdivision and development in areas identified as being affected by sodic and/or dispersive soils should be managed to avoid or mitigate the potential risk or erosion, both in the master planned design response to the subdivision, during construction phase, and on an ongoing process.

Plan 6 – Topography



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Table 18 Place-based Objectives – Environmental Constraints

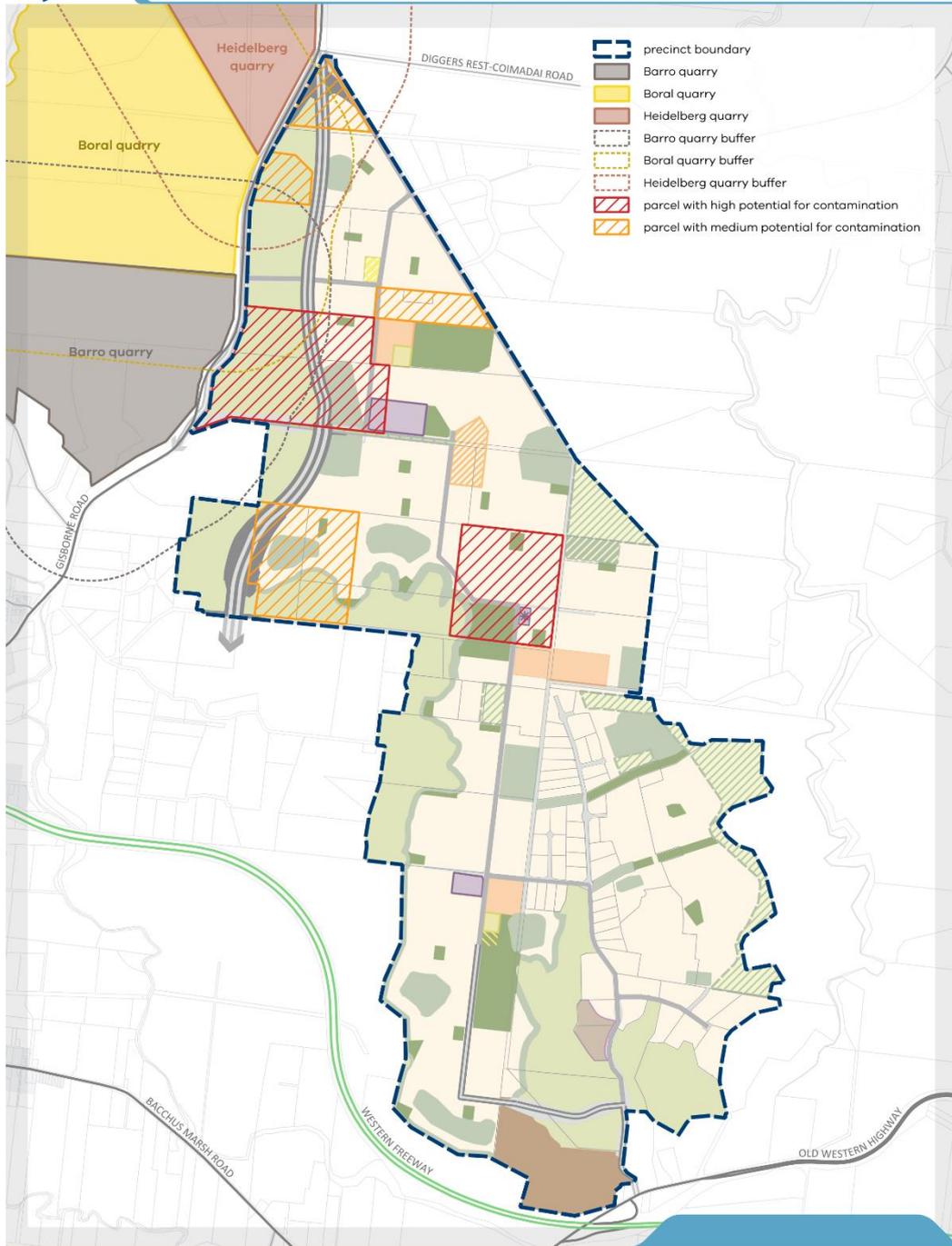
| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|----------------------|
|------------|----------------------|

| | |
|------------|--|
| O36 | To manage the relationship between existing quarry uses west of the precinct, and future residential uses within the precinct. |
| O37 | To protect the sand quarry facilities from the encroachment of incompatible uses during their operational lifespan. |
| O38 | To facilitate the safe transition of land within proximity of the sand quarry facilities to accommodate sensitive land uses as the operations at the facilities change over time and it becomes appropriate to do so |

Table 19 Requirements and Guidelines – Environmental Constraints

| REQUIREMENTS | |
|---------------------|---|
| R66 | Subdivision applications which abut land within a quarry buffer to the quarry facilities identified on Plan 7 – Environmental Constraints must consider and appropriately address the interface to the buffer area |
| R67 | Applications for non-sensitive uses within a quarry buffer on land where the underlying land use in Residential on Plan 7 – Environmental Constraints must be transitional in nature or be capable of being incorporated into a cohesive future residential subdivision |
| GUIDELINES | |
| G54 | Where quarry areas are visible from the site, development should be designed in a way that reduces visual amenity impacts from the quarry. |
| G55 | Any transitional uses developed within a buffer to the quarry should provide for an attractive and responsive interface to established and future residential neighbourhoods. |

Plan 7 – Environmental Constraints



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Table 20 Place-based Objectives – Bushfire

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|----------------------|
|------------|----------------------|

| | |
|------------|--|
| O39 | To ensure that bushfire risk is considered in the layout, staging and design of development. |
| O40 | To increase community resilience to bushfire by ensuring bushfire hazards are identified and bushfire risk is reduced to an acceptable level |

Table 21 Requirements and Guidelines – Bushfire

| REQUIREMENTS | |
|---------------------|--|
| R68 | <p>For the purpose of Clause 56.06-7, the requirements of the relevant fire authority must be adhered to, unless otherwise approved by the Country Fire Authority. Requirements are as follows:</p> <ul style="list-style-type: none"> • Roads must be constructed with a minimum trafficable width of 7.3 metres where cars park on both sides, or: <ul style="list-style-type: none"> A minimum of 5.4 metres in trafficable width where cars park on one side only A minimum of 3.5 metres width with no parking and 0.5 metres clearance to structures on either side, and if this width applies, there must be passing bays of at least 20 metres long, 6 metres wide and located not more than 200 metres apart. <p>Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width including the following:</p> <ul style="list-style-type: none"> • The average grade of a road must be no more than 1 in 7 (14.4 percent or 8.1 degrees) • The steepest grade on a road must be no more than 1 in 5 (20 percent or 11.3 degrees) with this grade continuing for no more than 50 metres at any one point • Dips on the road must have no more than 1 in 8 grade (12.5 percent or 7.1 degrees) entry and exit angle <p>Constructed dead end roads more than 60 metres in length from the nearest intersection must have a turning circle with a minimum radius of 8 metres (including roll over curbs if they are provided).</p> |
| R69 | <p>Developments adjoining bushfire hazards on Plan 8 – Bushfire must be setback in accordance with the corresponding bushfire hazard designation to the satisfaction of the responsible authority and relevant fire authority</p> |
| R70 | <p>Development and subdivision must provide for a perimeter road or alternative bushfire interface for the entire width of the corresponding bushfire hazard area identified on Plan 8 - Bushfire</p> |
| R71 | <p>Any vegetation located in a setback required for bushfire purposes must be managed in accordance with the following requirements, unless otherwise agreed by the responsible authority and relevant fire authority:</p> <ul style="list-style-type: none"> • Grass must be maintained at a height less than 10 centimetres during the declared fire danger period • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building |

- Plants greater than 10 centimetres in height must be placed within three metres of a window or glass feature of the building
- Shrubs must not be located under the canopy of trees
- Individual and clumps of shrubs must not exceed five square metres in area and must be separated by at least 5 metres
- Trees must not overhang or touch any elements

R72 Landscape design and plant selection in open spaces, including waterways and drainage corridors, must mitigate bushfire risk to the satisfaction of the responsible authority

R73 The vegetation within the bushfire hazard areas shown on Plan 8 – Bushfire, must be managed to the relevant vegetation threat level unless otherwise agreed by the responsible authority and relevant fire authority

R74 Any buffer established to minimise fire threat must be functional and able to be managed appropriately, to the satisfaction of the responsible authority and relevant fire authority.

GUIDELINES

G56 Landscape design and plant selection in open spaces, including waterways and drainage corridors should not increase bushfire risk.

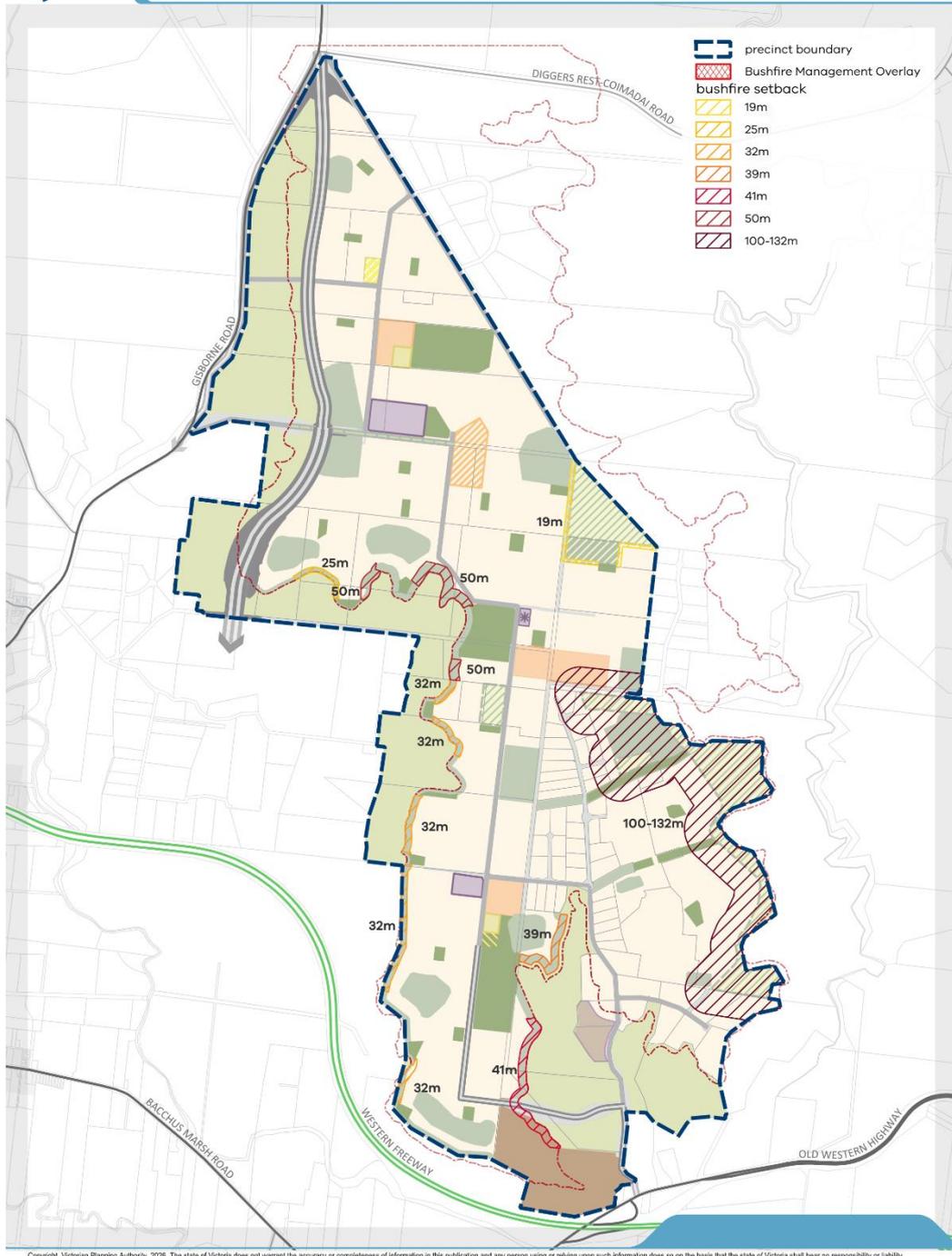
G57 Where a setback is required from a bushfire hazard the setback should be provided on public land where practical.

G58 Subdivision should include a network of streets that provide multiple evacuation routes away from bushfire risks and areas of bushfire hazard.

G59 Subdivision adjoining a bushfire hazard area should include a publicly accessible perimeter road.

G60 All vegetation outside a bushfire hazard area shown on Plan 8 – Bushfire should be managed to ensure a low risk of bushfire.

Plan 8 – Bushfire



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Table 22 Place-based Objectives – Heritage

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|----------------------|
|------------|----------------------|

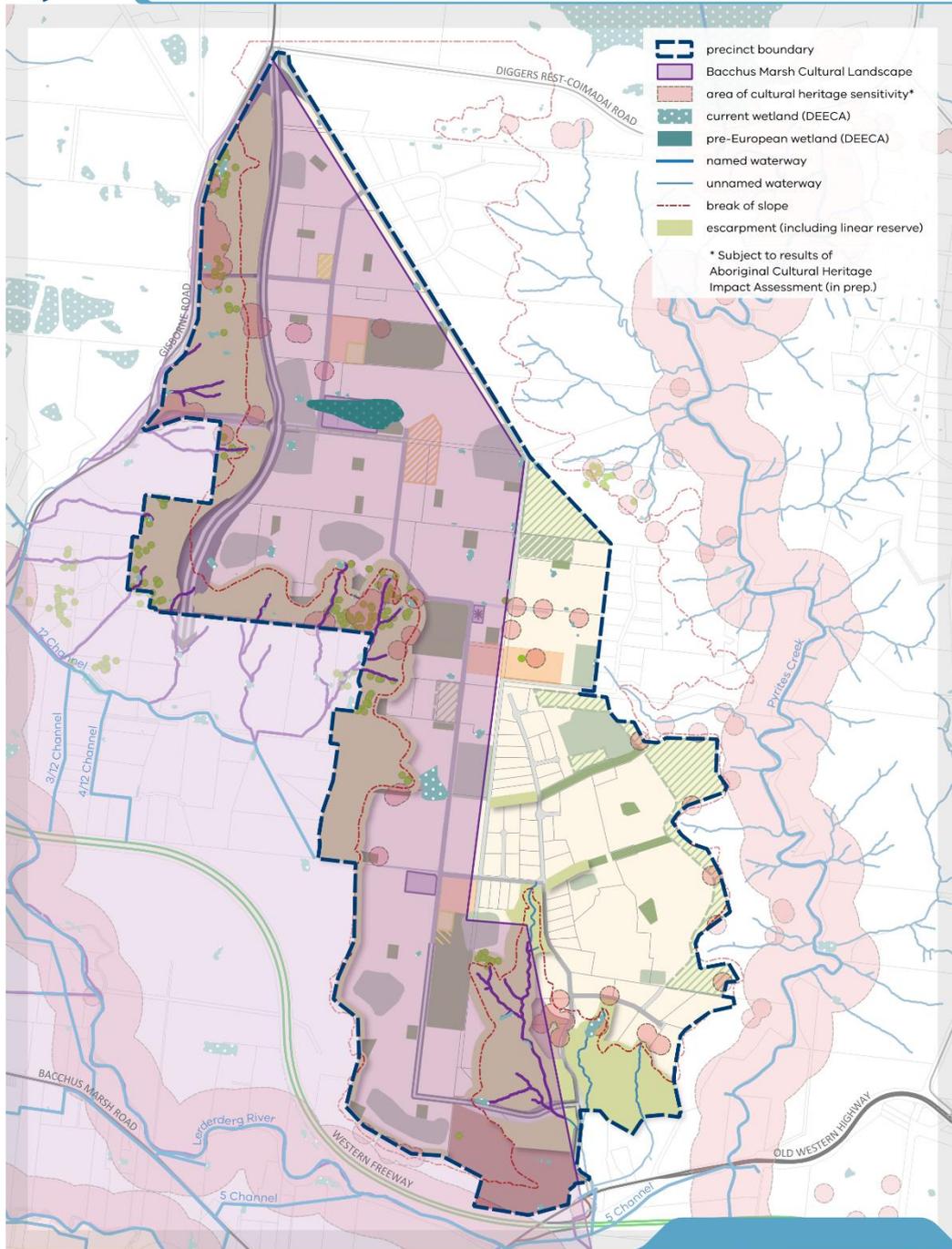
| | |
|------------|---|
| O41 | To contribute to the protection and integration of areas of cultural heritage and living cultural values throughout the precinct. |
| O42 | To ensure development recognises and incorporates Aboriginal heritage and post contact heritage features in a way that contributes to neighbourhood character and place-based character |

Table 23 Requirements and Guidelines – Heritage

| REQUIREMENTS | |
|--------------|---|
| R75 | The retention, enhancement and integration of the natural environment, landscape features and places of Aboriginal cultural values must be considered through subdivision design, and, where applicable, building and landscape design. |
| R76 | Installation of services across the alignment of retained dry stone walls must be undertaken by boring rather than open trenching. If open trenching or disturbance of the wall is unavoidable, a minimum section of the wall may be temporarily removed and reinstated to original conditions under the supervision of a suitably qualified dry stone waller to the satisfaction of the responsible authority. |
| R77 | Reinstatement of dry stone walls must use stone from (in order of priority): <ul style="list-style-type: none"> • The original wall in that location (including fallen stone adjacent the wall) • A nearby section of the wall approved to be removed. • Any adjacent paddock containing wall parts which can be recovered. • Walls approved to be removed in the nearby area |
| R78 | Any reinstatement or repair of dry stone walls must be undertaken by a suitably qualified dry stone waller and is consistent with the construction style of the original wall. |
| R79 | Dry stone walls illustrated on Plan 5 – Public Realm must be retained unless otherwise agreed by the responsible authority. Dry stone walls to be retained must: <ul style="list-style-type: none"> • Be situated within public open space or road reserve to the satisfaction of the responsible authority. • Have a suitable landscape interface. • Be checked and repaired by a suitably qualified dry stone waller for any loose stones. Any loose stones to be reinstated in the wall in secure locations. • Retain post and wire and post and rail fences situated within walls, with any wire protruding beyond the vertical face of the wall reinstated to its original position or removed. • Be incorporated into the subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access). |
| R80 | Aboriginal cultural heritage and historic heritage sites (eg drystone walls) must be recognised through the design of public places, infrastructure and interpretive installations |
| R81 | A dry stone wall management plan must be prepared prior to any works being undertaken that could impact dry stone walls to the satisfaction of the responsible authority |
| GUIDELINES | |

| | |
|------------|---|
| G61 | <p>Subdivision and road layout should respond to significant landscape features, places of Aboriginal cultural heritage and existing vegetation in a way that:</p> <ul style="list-style-type: none"> • Appropriately acknowledges Aboriginal cultural values and incorporates the traditional story of country, in consultation with relevant stakeholders. • Responds to existing landscape features, existing vegetation, important vistas and views to sensitively manage visual impact when viewed from Bacchus Marsh and Bacchus Marsh Irrigation District (BMID) • Ideally avoids and/or minimises harm to identified Aboriginal cultural heritage values. |
| G62 | <p>Adaptive reuse of the Former Djerriwarrh State School (HO180) may be appropriate if it is demonstrated that it will contribute to the long-term conservation of the heritage place.</p> |
| G63 | <p>Any subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Moorabool Planning Scheme must have regard to the heritage significance of the site and provide a sensitive interface</p> |
| G64 | <p>Aboriginal and historic cultural heritage should be recognised through the design of public places, infrastructure and interpretive installations. Meaningful opportunities should be explored through cultural heritage interpretation trails along public path networks in areas of known historic cultural history or areas of Aboriginal cultural heritage sensitivity, in consultation with relevant stakeholders.</p> |
| G65 | <p>Land uses abutting retained dry stone walls should enhance public visibility of the walls. Relevant uses include open space, conservation reserve, road verge or property boundary wall.</p> |
| G66 | <p>Development should recognise and respond to Aboriginal Cultural Heritage significance, including avoiding and/or minimising harm to identified Aboriginal cultural heritage values, through:</p> <ul style="list-style-type: none"> • Protection of native vegetation and remnant endemic vegetation shown on Plan 9 Aboriginal Cultural Heritage • Protection and incorporation of view lines shown on Plan 9 Aboriginal Cultural Heritage • Incorporation of natural landscape features into the open space network such as potential rise areas, rock outcrops and waterways and water landscapes shown on Plan 9 Aboriginal Cultural Heritage • Incorporation of interpretative signage at significant locations in development in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation • Use of Wurundjeri Woi-wurrung place names in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation |
| G67 | <p>A cultural heritage interpretation trail should be constructed along the proposed escarpment parkland in consultation with relevant stakeholders</p> |

Plan 9 – Aboriginal Cultural Heritage



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Table 24 Place-based Objectives – Drainage, waterways and integrated water management

| OBJECTIVES | IMPLEMENTATION TOOLS |
|---|----------------------|
| <p>O43 To develop sustainable water, drainage and wastewater systems that protect, conserve, and improve biodiversity,</p> | |

waterways and other natural resources and maintain or enhances the safety, health, and wellbeing of people and property.

O44 To plan for an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water through stormwater harvesting, water sensitive urban design, and other measures; contributing towards a sustainable and climate resilient environment

Table 25 Requirements and Guidelines – Drainage, waterways and integrated water management

REQUIREMENTS

R82 Water sensitive urban design measures must be implemented to the satisfaction of the responsible authority.

R83 Drainage infrastructure must be designed to minimise impacts on biodiversity values, particularly habitat for matters of national environmental significance located within conservation areas and demonstrate how it responds to any soil or land capability issues associated with the escarpment edge

Stormwater conveyance and treatment infrastructure, and associated paths, boardwalks, bridges and planting, must be designed in accordance with the relevant Development Services Scheme (subject to any necessary revision to respond to cultural heritage or environmental values) and Plan 10 – Water, such that:

R84

- Stormwater runoff from the development meets the performance objectives of the Urban Stormwater Management Guidelines (EPA Publication 1739.1, Jun 2021) prior to discharge to receiving waterways,
- Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries
- Melbourne Water and the responsible authority freeboard requirements for overland flow paths will be adequately contained within the road reserves and waterways
- appropriate treatments are provided to eliminate or mitigate the risk of erosion of sodic and/or dispersive soils where these are present; and be designed to the satisfaction of an endorsed suitably qualified professional

to the satisfaction of Melbourne Water and the responsible authority.

Drainage waterways are to be designed in accordance with Plan 10 – Water and the relevant Melbourne Water Development Services Scheme.

Waterways must be delivered to:

R85

- Provide safe drainage and flood protection
- Incorporate environmental, cultural and amenity value
- An open drainage system
- Recognise and respond to sodic soils

All to the satisfaction of Melbourne Water and the responsible authority

Applications must demonstrate, through Integrated Water Management Plans, the extent to which development will contribute towards:

R86

- Outcomes identified in the DEECA Werribee Catchment IWM Forum Strategic Directions Statement and IWM Plan
- Stormwater volume reduction and infiltration targets in Melbourne Water's Healthy Waterway Strategy (2018) as applicable to the PSP
- Stormwater risk management under the General Environmental Duty

GUIDELINES

Integrated water management systems should be designed to:

G68

- Maximise habitat values for local flora and fauna species by incorporating indigenous vegetation, varied microhabitats, and connectivity to adjacent conservation areas
- Enable future harvesting and/or treatment and re-use of stormwater
- Protect and manage Matters of National Environmental Significance values, particularly within conservation areas, in relation to water quality and suitable hydrological regimes (both surface and groundwater)
- Enable any potential supply of treated stormwater for pre-European wetlands to be gravity fed
- Recognise and respond to Aboriginal cultural heritage significance
- Avoid and/or minimise harm to Aboriginal cultural heritage values should they be identified
- Recognise and respond to sodic soil
- Demonstrate, via a Functional Layout Plan, how IWM assets avoid and minimise impacts on native vegetation and habitat

G69

Landscape plans should demonstrate how integrated water management and water sensitive design outcomes will be implemented to the satisfaction of the responsible authority

G70

Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and Greater Western Water, including any approved integrated water management plan

G71

The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long-term viability of vegetation and public uses through the use of overland flow paths, Water Sensitive Urban Design initiatives such as street swales, rain gardens and/or locally treated storm water for irrigation to contribute to a sustainable and climate resilient environment

G72

Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on Plan 5 – Public Realm.

G73

Development should demonstrate a reduced reliance on potable water through the use of alternative design features that increases the utilisation of fit-for-purpose alternative water sources such as stormwater and rainwater

G74

Stormwater assets should be designed to maximise developable land area and be located as close to the escarpment edge as possible, subject to:

-
- evidence that this location mitigates or avoids any risks associated with soil type and land capability

to the satisfaction of Melbourne Water and the responsible authority.

G75

Drainage assets and public open space areas should be located adjacent to conservation areas and waterways to provide a buffer to development where appropriate to the satisfaction of the responsible authority

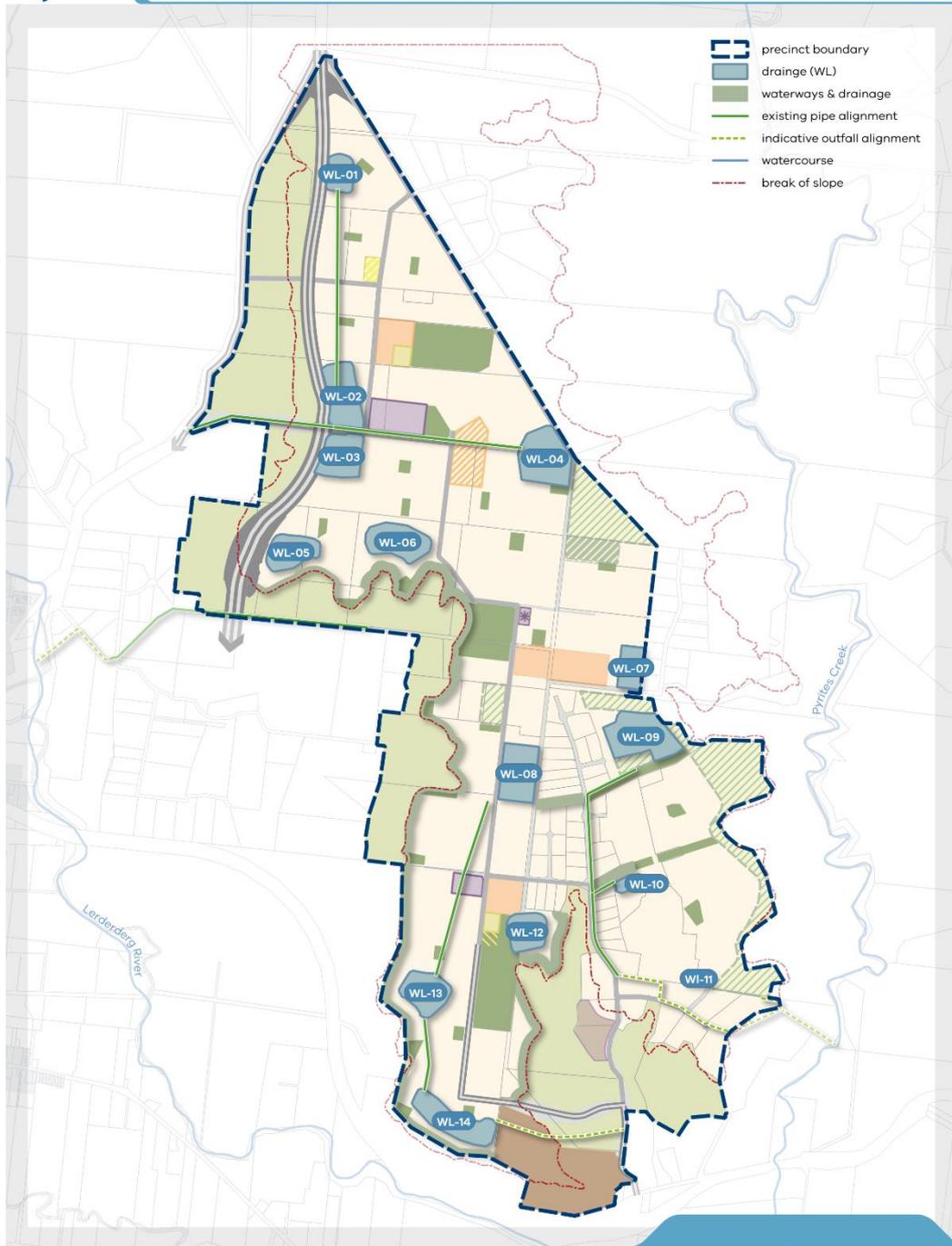
Applications should consider a range of IWM options that may include but are not limited to:

G76

- Rainwater tanks on all commercial and residential lots
 - Passive irrigation of trees in the public realm, including all streets and public open space
 - Local stormwater harvesting systems to service the watering needs of future open spaces
 - Use of Melbourne Water stormwater management assets to provide green corridors and community amenity
-

Plan 10 – Water

DRAFT FOR PUBLIC CONSULTATION



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3.5 Services and Destinations

3.5.1 Place-based Objectives – Services and Destinations

Table 26 Placed-based Objectives – Services and Destinations

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|---|
| O45 | To facilitate education and community infrastructure by locating facilities equitably and efficiently maximising their accessibility for the precinct and the broader region. |
| O46 | To provide convenient access to everyday community, education, and social needs, services, and spaces. |
| O47 | To enable an innovative approach to the early delivery of facilities. |
| O48 | To foster community engagement and participation in local food production through a range of productive landscapes initiatives |

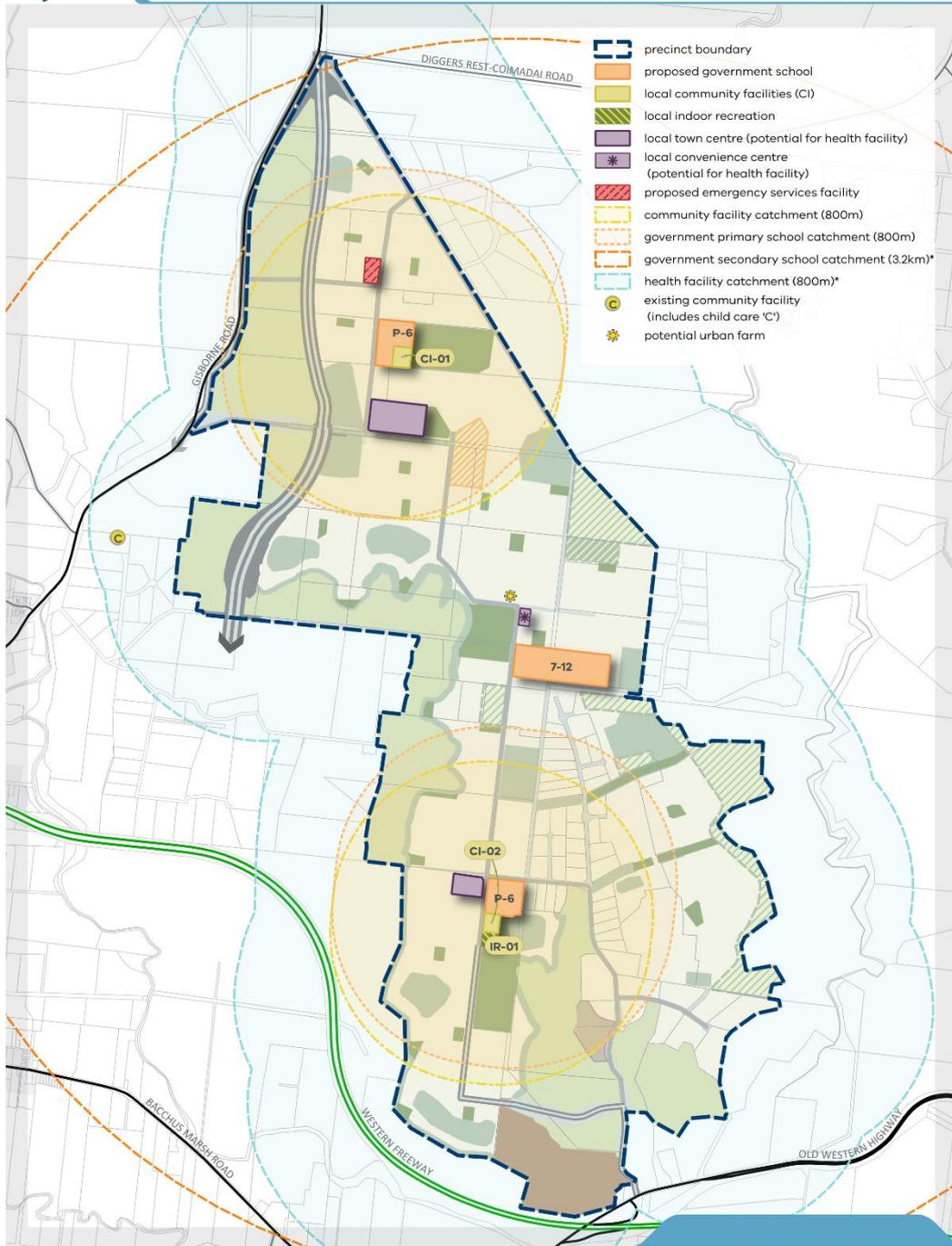
3.5.2 Requirements and Guidelines – Services and Destinations

Table 27 Requirements and Guidelines – Services and Destinations

| REQUIREMENTS | |
|--------------|--|
| R87 | Proposed government schools must have a minimum of two road frontages (three preferred), one of which must be a bus capable connector road. All roads fronting school sites must be wide enough to simultaneously accommodate safe and efficient: <ul style="list-style-type: none"> • Pedestrian movement. • Two-way traffic and cycling movement. • Student drop-off zones, and indented parking of cars and buses. |
| R88 | Any lot created for a proposed government school site must be designed and serviced to the satisfaction of the Department of Education. |
| R89 | Any connector road or access street abutting a community facility or school site must be designed to achieve slow vehicle speeds and provide pedestrian crossing points in the vicinity of the site. |
| R90 | Education facilities must integrate to adjoining community centres and active open space areas. |
| GUIDELINES | |
| G77 | Education facilities, community facilities and sports reserves should be co-located and accessible by active and public transport routes and provide an address to the street, with legible entry and exit, generally in accordance with Plan 11 – Community Infrastructure. |
| G78 | Community and recreation infrastructure, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through shared car parking and other complementary infrastructure, street activation, permeability, safe pedestrian and cyclist access, and facilitate out of hours use. |

| | |
|------------|--|
| G79 | <p>Where the responsible authority is satisfied that land shown as a potential non-government school site is unlikely to be used for a non-government school, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone. The development or subdivision of the PSP must be 80% complete and the responsible authority must be in receipt of a letter from the proposed education provider stating the land is no longer required.</p> |
| G80 | <p>The responsible authority must verify the need for the potential school with the education provider by referring to the Background Report and Community Infrastructure Assessment of the Merrimu PSP area. Guidance on this can be found in the VPA's 'Non-government School Planning Guidance Note'.</p> <p>The layout of community infrastructure and open space as illustrated in Plan 11 – Community Infrastructure may be altered to the satisfaction of the relevant responsible authorities.</p> |
| G81 | <p>Alterations that may impact a proposed government school site must be to the satisfaction of the Department of Education.</p> <p>Education, community facilities and sports reserves should be co-located and accessible by active and public transport routes and provide active street frontages.</p> |
| G82 | <p>Educational, community or civic infrastructure (including private childcare, medical or similar facilities) not shown on Plan 11 – Community Infrastructure should be located within or proximate to a town centre, Local Convenience Centre, community hub or Council community building, as appropriate.</p> |
| G83 | <p>Emergency service facilities should:</p> <ul style="list-style-type: none"> • Be located along the arterial and /or connector road network • Provide an address to the street and a legible entry and exit <p>To the satisfaction of Emergency Services Victoria and the relevant Fire Authority.</p> <p>Where the responsible authority is satisfied that land shown as a potential emergency facility site is unlikely to be used for an emergency services facility, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone.</p> |
| G84 | <p>Public health and justice services should be located within or adjacent to a community hub or town centre and with access to public transport.</p> |

Plan 11 – Community Infrastructure



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3.6 Thriving local economies

3.6.1 Place-based Objectives– Thriving Local Economies

Table 28 Place-based Objectives – Thriving Local Economies

| OBJECTIVES | IMPLEMENTATION TOOLS |
|------------|---|
| O49 | To deliver activity centres that accommodate a range of jobs, services, amenities, activities, and housing that supports a full range of employment opportunities and meet the changing economic, climate and social needs of a place to support a diverse sustainable economy. |
| O50 | To ensure that the location and design quality of retail and commercial focused facilities and spaces makes them inviting, attractive, and safe places to work and visit. |
| O51 | To facilitate investment in a local economy within a network of highly accessible activity centres |
| O52 | To ensure that the hierarchy is maintained between the local town centres and the primacy of the existing Bacchus Marsh Town Centre |

3.6.2 Requirements and Guidelines – Thriving Local Economies

Table 29 Requirements and Guidelines– Thriving Local Economies

| REQUIREMENTS | |
|--------------|--|
| R91 | Activity Centres must be oriented towards connector roads and consider the relationship and interface with surrounding uses |
| R92 | <p>Subdivision and development of the activity centres shown on Plan 12 – Employment and Activity Centres must:</p> <ul style="list-style-type: none"> • Appropriately reflect and cater to the anticipated needs of the community • Complement the planned activity and community-related outcomes in adjoining neighbourhoods • provide convenient, walkable access to everyday retail and commercial needs and services • Provide primary access to tenancies from the connector road • Provide active and articulated frontages to the adjoining street network • Have active frontages and must be designed in a way which contributes to the public domain • Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood • Take into account the CPTED and Safer Design Guidelines. |
| R93 | Land use and development within the Local Town Centres must respond to the design principles and concept plans in Appendix 3, unless otherwise approved by the responsible authority |
| R94 | Loading and delivery spaces utilised by heavy vehicles must not front main streets and should be located to the rear and/or side streets and screened, or 'sleeved' by more active uses. |
| R95 | Buildings as part of the Local Convenience Centre must: |

-
- Provide primary access to tenancies from the connector road.
 - Provided active and articulated frontages to the adjoining street network.
 - Have active frontages and must be designed in a way that contributes to the public domain.
 - Locate any servicing infrastructure or car parking to the rear or centre of the allotment in a manner that protects the amenity of the surrounding neighbourhood

GUIDELINES

The design of the Local Activity Centres and Local Convenience Centres should:

- G85**
- Provide for a mix of tenancies
 - Incorporate a range of uses including retail, offices, and medium density residential use

G86 Additional activity centres may be provided subject to demonstrating that they will not compromise the function and role of other activity centres to the satisfaction of the responsible authority

The design of the Local Activity Centres and Local Convenience Centres should:

- G87**
- Provide for a mix of tenancies
 - Incorporate a range of uses including retail, offices, and medium density residential use

Development should aim to provide 75% of the development's total site area with a combination of the following elements to reduce the impact of the urban heat island effect:

- G88**
- Green infrastructure
 - Roof and shading structures with cooling colours and finishes that have a solar reflective index (SRI) of:
 - For roofing with less than 15 degrees pitch, an SRI of at least 80
 - For roofing with a pitch greater than 15 degrees, an SRI of at least 40
 - A 40% tree canopy target (including in major hardstand areas such as carparks and plazas)

Subdivision and development involving the delivery and design of activity centres should:

- G89**
- Emphasise their role as focal points for the community.
 - Support the legibility and understanding of the urban structure.
 - Make a positive contribution to the emerging place identity

Car parking should be located away from the street frontage and designed to be provide:

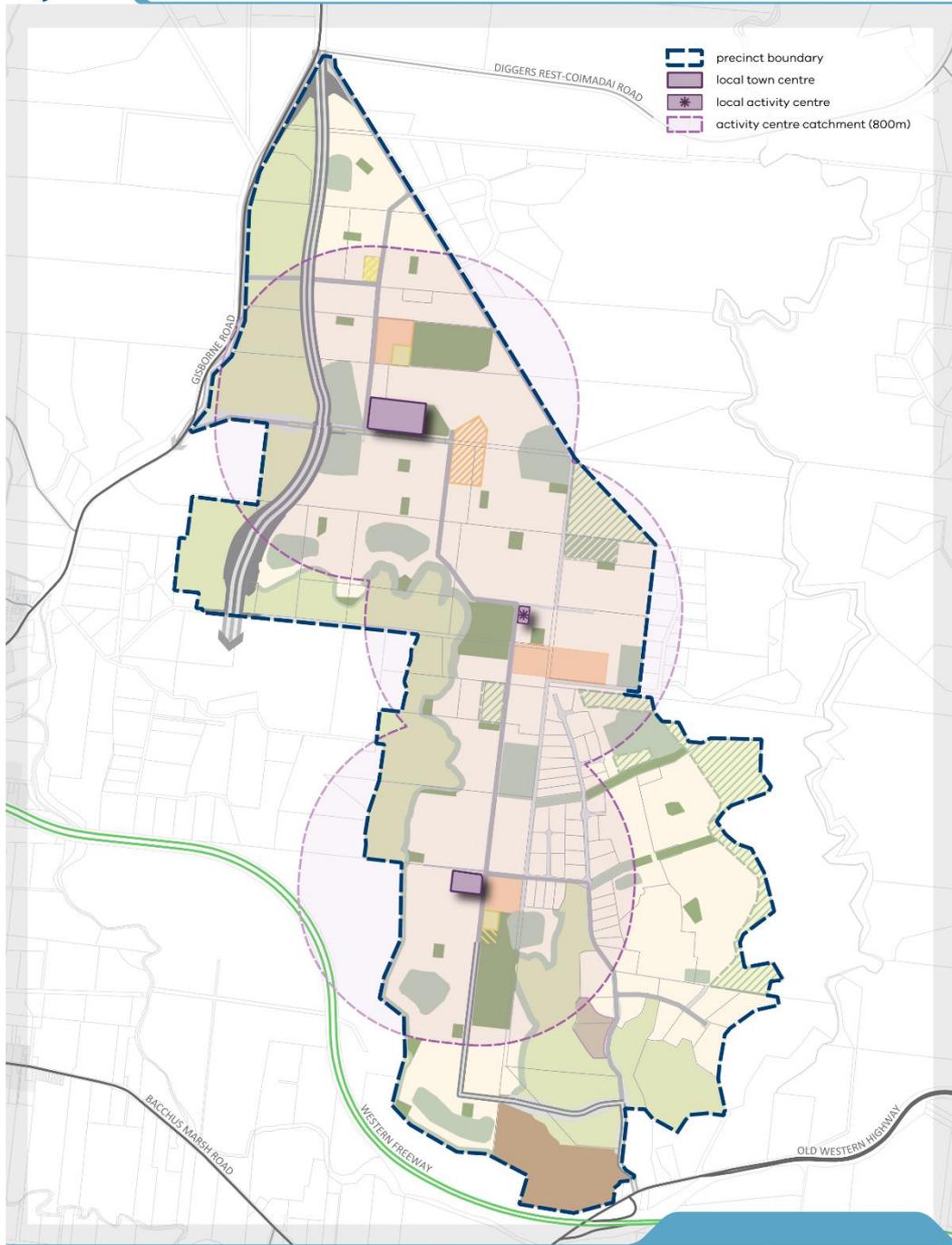
- G90**
- shared, consolidated parking areas.
 - clear, safe and continuous paths for pedestrian travel.
 - minimal direct entrances from main streets and include alternative access from other streets.
 - Electric vehicle charging .
 - canopy tree cover and/or shade structures.

| | |
|------------|--|
| | Car parking located within the front setback area, should be setback a minimum of 3 metres from the street frontage to enable provision of sufficient landscape strips at the street frontage. |
| G91 | Goods and material storage areas, water tanks, service infrastructure and other structures (including plant and equipment) should be located behind the building line, or where this is not possible, behind constructed screening using durable and attractive materials. |
| G92 | Design of buildings in local town centres should provide visual interest at the pedestrian scale, with active and articulated facade treatments. Long expanses of unarticulated facade treatments should be avoided |

Table 30 Activity Centre Performance Requirements

| ACTIVITY CENTRE HIERARCHY | | | | | |
|---|--------|---|-------|---|-------|
| Northern Neighbourhood Activity Centre (NAC) | | | | | |
| Located north of the existing Buckleys Road, the Northern NAC is identified to be the largest of the three centres across the precinct and is to service all residents of the precinct to cater for their day-to-day retail and community needs. The Northern NAC will provide for a mix of uses including a full-line and mid-line supermarket and commercial office floor space. Higher density residential is envisaged to support this NAC. | | | | | |
| Land area (ha) | 4.82ha | Commercial floor space (m²) | 1,600 | Retail floor space (m²) | 8,100 |
| Central Local Convenience Centre (LCC) | | | | | |
| Located centrally within the precinct, the central local convenience- centre (LCC) is to provide daily convenience shopping and other services to the surrounding local catchment. This LCC will include a mix of uses such as a cafe and local convenience store. | | | | | |
| Land area (Ha) | 0.5ha | Commercial floor space (m²) | 240 | Retail floor space (m²) | 1,200 |
| Southern Neighbourhood Activity Centre (NAC) | | | | | |
| The southern neighbourhood activity centre (NAC) will provide a smaller scale activity centre, offering a mix of uses and a small supermarket. | | | | | |
| Land area (Ha) | 1.67ha | Commercial floor space (m²) | 400 | Retail floor space (m²) | 2,000 |

Plan 12 – Employment and Activity Centres



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3.7 Infrastructure coordination

3.7.1 Objectives – Infrastructure coordination

Table 31 Place-based Objectives – Infrastructure Coordination

| OBJECTIVES | IMPLEMENTATION TOOLS |
|---|----------------------|
| O53 To plan for development that leverages existing and planned infrastructure. | |
| O54 To encourage environmentally sustainable design and development and encourage the use of sustainable energy across the precinct. | |
| O55 The plan for an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water through stormwater harvesting contributing towards a sustainable and green urban environment. | |
| O56 To ensure development is staged in an orderly manner that is consistent with the planned delivery of necessary infrastructure. | |

3.7.2 Requirements and Guidelines – Infrastructure and Utilities Coordination

Table 32 Requirements and Guidelines – Infrastructure and Utilities Coordination

| REQUIREMENTS | |
|--------------|--|
| R96 | Staging of infrastructure and development must be generally in accordance with Plan 13 – Infrastructure and Development Staging and must provide for the timely provision and delivery of infrastructure to the satisfaction of the responsible authority. |
| R97 | Subdivision and development of land must not occur until at least one of the ultimate drainage outfalls identified on Plan 13 – Infrastructure and Development Staging is constructed to the satisfaction of Melbourne Water and the responsible authority. |
| | Infrastructure and development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment, and consider opportunities for early establishment of waterways to the satisfaction of Melbourne Water and the responsible authority. |
| R98 | Where it can be demonstrated to the satisfaction of Melbourne Water that this is not possible, staged development proposals must demonstrate how any interim solution adequately manages flow rates and flow volume, treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, to the satisfaction of water authority/retailer and the responsible authority. |
| | Development construction staging and interim solutions must avoid or mitigate the risk of soil erosion and water and waterway degradation from sodic and/or dispersive soils. |

| | |
|-------------|--|
| R99 | <p>Above-ground utilities (such as electricity substations, sewer pump stations, telecommunications facility and overhead powerlines) must be identified at the subdivision design stage to ensure integration with the surrounding neighbourhood. This includes meeting requirements for mobile telecommunications infrastructure under the <i>Commonwealth Telecommunication in New Developments Policy</i>.</p> <p>Land required to accommodate infrastructure must not be counted as contributing to open space requirements specified in Table 15 – Open Space Delivery.</p> |
| R100 | <p>Utilities and other infrastructure must not cross conservation areas and waterway corridors identified in Plan 5 – Public Realm and should avoid and/or minimise impacts on identified heritage values and existing waterway values, native vegetation and areas of strategic importance to Golden Sun Moth .</p> <p>Where services cannot avoid crossing or being located to avoid disturbance to identified waterway corridors or areas of environmental or heritage values, they must be delivered to the satisfaction of the responsible authority, the Department of Energy, Environment and Climate Action and Melbourne Water.</p> |
| R101 | <p>Where an inter-parcel connection is intended or indicated in the PSP, streets must be constructed to property boundaries at the relevant stage of development required or approved by the responsible authority.</p> <p>Provision should be made for temporary vehicle turning until the inter-parcel connection is delivered.</p> |
| R102 | <p>Upon delivery of the Bacchus Marsh Eastern Link Road – the connector road RD-03 must be discontinued where abutting the Bacchus Marsh Eastern Link Road unless otherwise approved by the Head, Transport for Victoria (Head, TfV) and the responsible authority.</p> |
| R103 | <p>All existing above ground electricity cables (excluding substations and cables with voltage 66kv or greater) must be placed underground as part of the upgrade of existing roads or subdivision works.</p> |
| R104 | <p>All new electricity supply infrastructure (excluding substations and cables with voltage 66kv or greater) must be provided underground.</p> |
| R105 | <p>Planning applications must demonstrate how the subdivision and buildings or works will avoid and minimise impacts to conservation areas and identified heritage values through consolidating utilities into dedicated service corridors.</p> |
| R106 | <p>Before development commences on a property, functional layout plans of the road network must be submitted that illustrate the location of all:</p> <ul style="list-style-type: none"> • Underground services • Driveways and crossovers. • Intersection devices • Shared, pedestrian and bicycle paths • Streetlights • Street trees <p>A typical cross section of each street must also be submitted showing above- and below-ground placement of services, streetlights and street trees.</p> <p>The plans and cross sections must demonstrate how services, driveways and streetlights will be placed to achieve the required road width and accommodate the minimum 30% street tree canopy.</p> |

The plans and cross sections are to be approved by the responsible authority and all relevant service authorities before development commences and may be approved in stages to the satisfaction of the responsible authority.

Where native vegetation has been nominated for retention in the Native Vegetation Precinct Plan, Functional Layout Plans must include a biodiversity impact matrix. The matrix must demonstrate how road and subdivision design avoids and minimises impacts before removal and associated offsets are considered.

R107

Final designs and boundaries of constructed wetlands, retarding basins, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction of both the responsible authority and Melbourne Water.

R108

Outfall drainage must not connect into irrigation channels or pipes managed by Southern Rural Water.

GUIDELINES

G93

Where a street has already been constructed or approved for construction to a property boundary, subsequent development must connect that street to adopt a consistent cross-section until a suitable transition can be made.

G94

The staging of development should provide for the early delivery of community facilities to the satisfaction of the responsible authority.

G95

The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be staged to the satisfaction of the responsible authority.

G96

Staging of infrastructure and development should provide for the timely provision and delivery of the following infrastructure to the satisfaction of the responsible authority:

- Connection to any arterial road network and seek to co-ordinate the delivery of these roads in conjunction with the timing of the arterial road connections located external to the precinct to the satisfaction of the Head, Transport for Victoria.
 - Connector streets and connector street bridges
 - Street connections between properties, constructed to the property boundary
 - On- and off-road pedestrian and bicycle network paths
 - Safe pedestrian path/s (crushed rock or alternative interim provision where deemed appropriate) from any existing pedestrian network/s to proposed connections to facilitate connectivity to services, transport, community infrastructure and adjoining communities
 - Drainage infrastructure
 - Essential infrastructure
 - Land for community infrastructure, sports fields, local open space including urban agriculture.
-

G97

Development staging should have regard to:

- Proximity to existing or proposed development fronts or serviced land.
 - Proximity to significant existing public transport infrastructure or public transport service.
 - Proximity to existing or committed community infrastructure, such as schools.
 - Proximity to new or existing arterial or connector road infrastructure.
-

- Its role in facilitating delivery of the above infrastructure.

Staging that meets alternative criteria to the above may be considered by the responsible authority where an applicant satisfactorily demonstrates that development will not be isolated from basic and essential infrastructure and services.

Interim drainage solutions may be considered where it can be demonstrated to the satisfaction of the responsible authority and Melbourne Water that:

G98

- the ultimate drainage assets cannot reasonably be delivered prior to the first stage of subdivision or completion of the first stage of development of the PSP parcel
- the interim drainage solution will satisfactorily manage flood flows and stormwater generated by the development, without adverse impacts on surrounding or downstream properties, cultural heritage, groundwater, or infrastructure
- the interim drainage solution will not compromise the delivery of the ultimate DSS drainage assets
- the interim drainage solution will not result in any additional costs to the DSS
- there is a future developer(s) that can be reasonably expected to deliver the ultimate asset(s)
- the ultimate drainage assets will be delivered prior to the final stage of subdivision for the relevant PSP parcel.

G99

Out-of-sequence development may be considered where an agreement between a developer and the impacted infrastructure providers does not impose unreasonable additional burden on infrastructure providers.

G100

The delivery of underground services should be coordinated, located and bundled (utilising common trenching) to facilitate tree and other planting within road verges

G101

All new above-ground utilities, including temporary utilities, should be located outside of key view lines, and screened, to the satisfaction of the responsible authority

Subdivision of land within the PSP should provide and meet the total cost of delivering the following local infrastructure:

G102

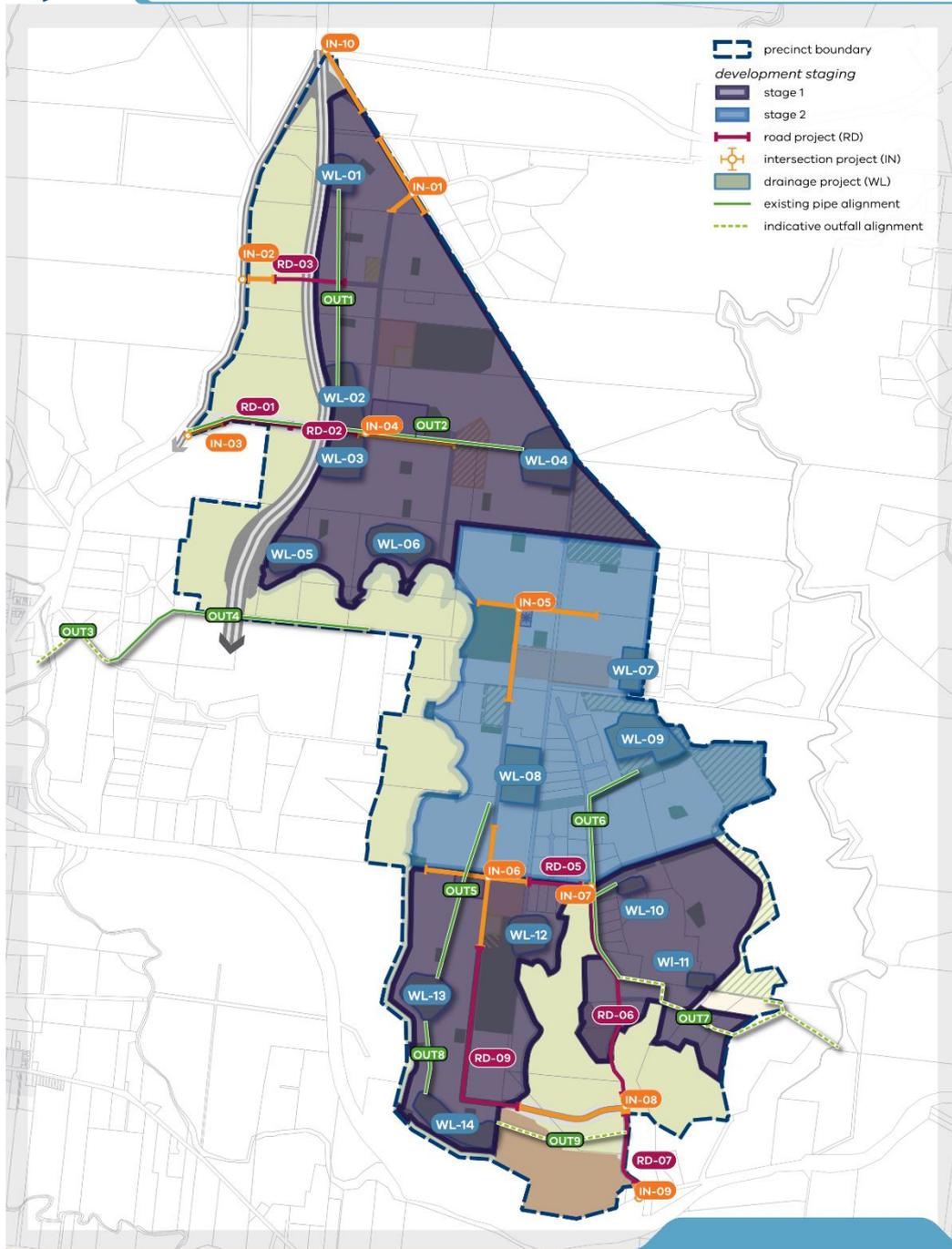
- Connector roads and local streets
- Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria)
- Landscaping of all existing and future roads and local streets, including canopy tree planting
- Intersection works and traffic management measures along arterial roads, connector streets, and local streets
- Council approved fencing and landscaping along arterial roads and reserves
- Local shared, pedestrian and bicycle paths along local roads, connector roads, arterial roads, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points
- Bicycle parking
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space
- Basic improvements to local parks and open space as outlined in this PSP
- Local drainage system and water sensitive urban design (WSUD) features
- Connector and local street or pedestrian/cycle path crossings of waterways
- Infrastructure as required by utility service providers including water, sewerage, drainage (except where the item is funded through a development services scheme), electricity, and telecommunications.

-
- Construction of shared paths along waterways and open space
 - Remediation and / or reconstruction of dry-stone walls where required.

To the satisfaction of the responsible authority.

Plan 13 – Infrastructure and Development Staging

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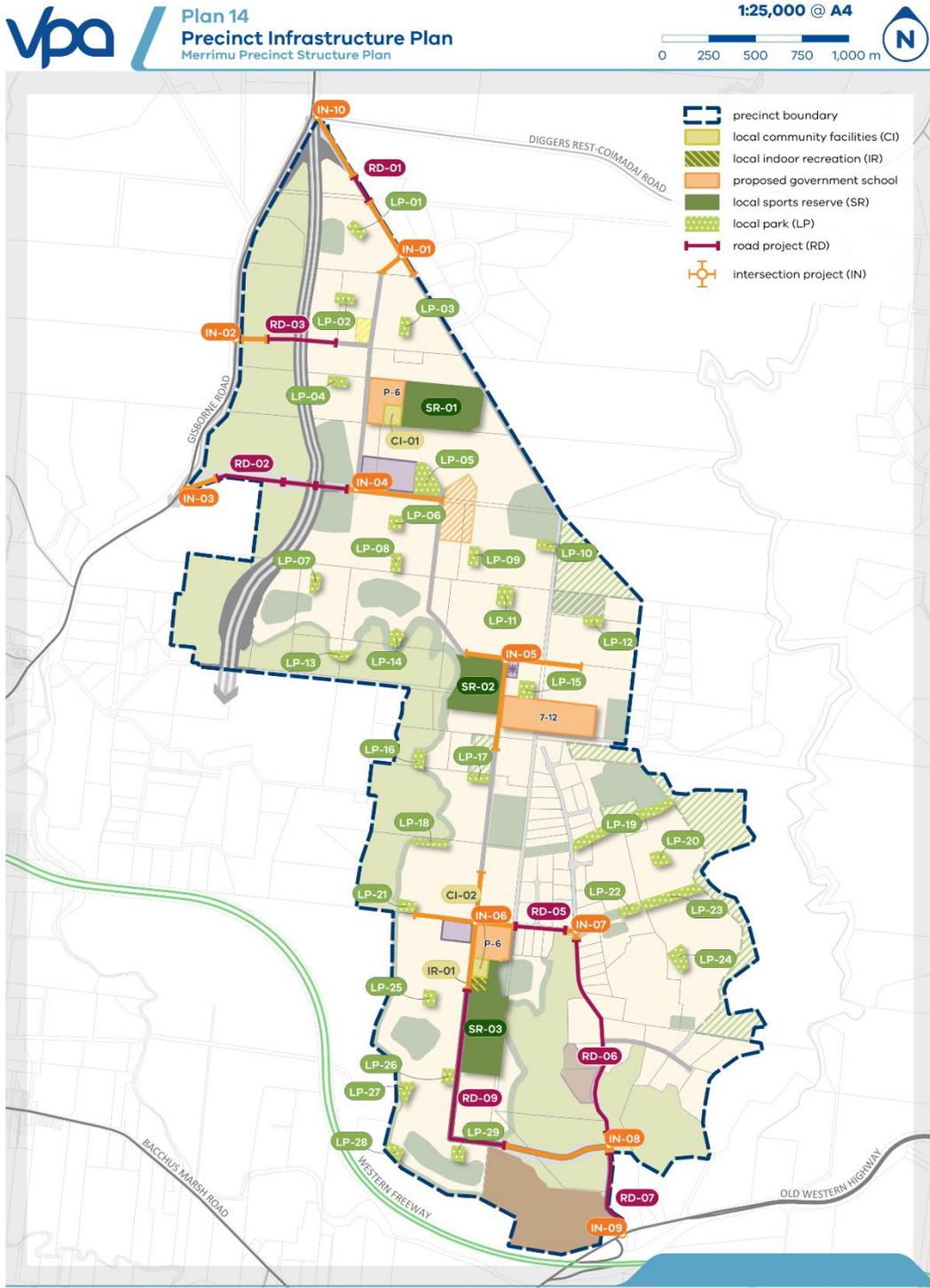
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4 APPENDICES

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Appendix 1 Precinct infrastructure plan

Plan 14 Precinct infrastructure Plan



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Table 33 Precinct infrastructure

| CATEGORY | PIP REFERENCE NO. | DESCRIPTION | LEAD AGENCY | COMPONENT INCLUDED IN ICP | | | TIMING | APPORTIONMENT FUNDING SOURCE | APPORTIONMENT |
|----------|-------------------|--|-------------------------|---------------------------|----------------------|-----------------------|--------------|------------------------------|---------------|
| | | | | ULTIMATE LAND | INTERIM CONSTRUCTION | ULTIMATE CONSTRUCTION | | | |
| Road | MM-RD-01 | Bences Road (25.5m connector road) | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Road | MM-RD-02 | Buckleys Road (31.5 connector road) | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Road | MM-RD-03 | East-West Road (25.5m connector road) | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Road | MM-RD-05 | Lindsay Road (20m Rural Connector Road) | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Road | MM-RD-06 | Flanagans Road (20m Rural Connector Road) | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Road | MM-RD-07 | Escarpment Connector Road (31m Rural Arterial Road) | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Road | MM-RD-08 | Flanagans Drive (25.5m East-West Connector Road) | Moorabool Shire Council | Yes | No | Yes | Medium- Long | Development | 100% |
| Road | MM-RD-09 | Secondary arterial road – southern extent of Lindsay Avenue to western extent of Flanagans Drive (34m arterial road) | Moorabool Shire Council | Yes | No | Yes | Medium-Long | Development | 100% |

| | | | | | | | | | |
|--------------|-----------------|---|-------------------------|-----|----|-----|--------|-------------|------|
| Road | MM-RD-10 | Provisional item for potential state road upgrades | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |
| Intersection | MM-IN-01 | Purchase of Land and Construction of Bences Road, Dodemaide Circuit, and | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Intersection | MM-IN-02 | North-south Connector Road (roundabout) | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Intersection | MM-IN-03 | Purchase of land and construction of Gisborne Road, Quarry Access, and Eastwest Connector Road (roundabout) | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Intersection | MM-IN-04 | Purchase of land and construction of Gisborne Road and Buckleys Road (roundabout) | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Intersection | MM-IN-05 | Purchase of land and construction of Buckleys Road and Connector Road (signalised four-way intersection) | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |
| Intersection | MM-IN-06 | Purchase of land and construction of two (2) connector roads (signalised T-intersection) | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |

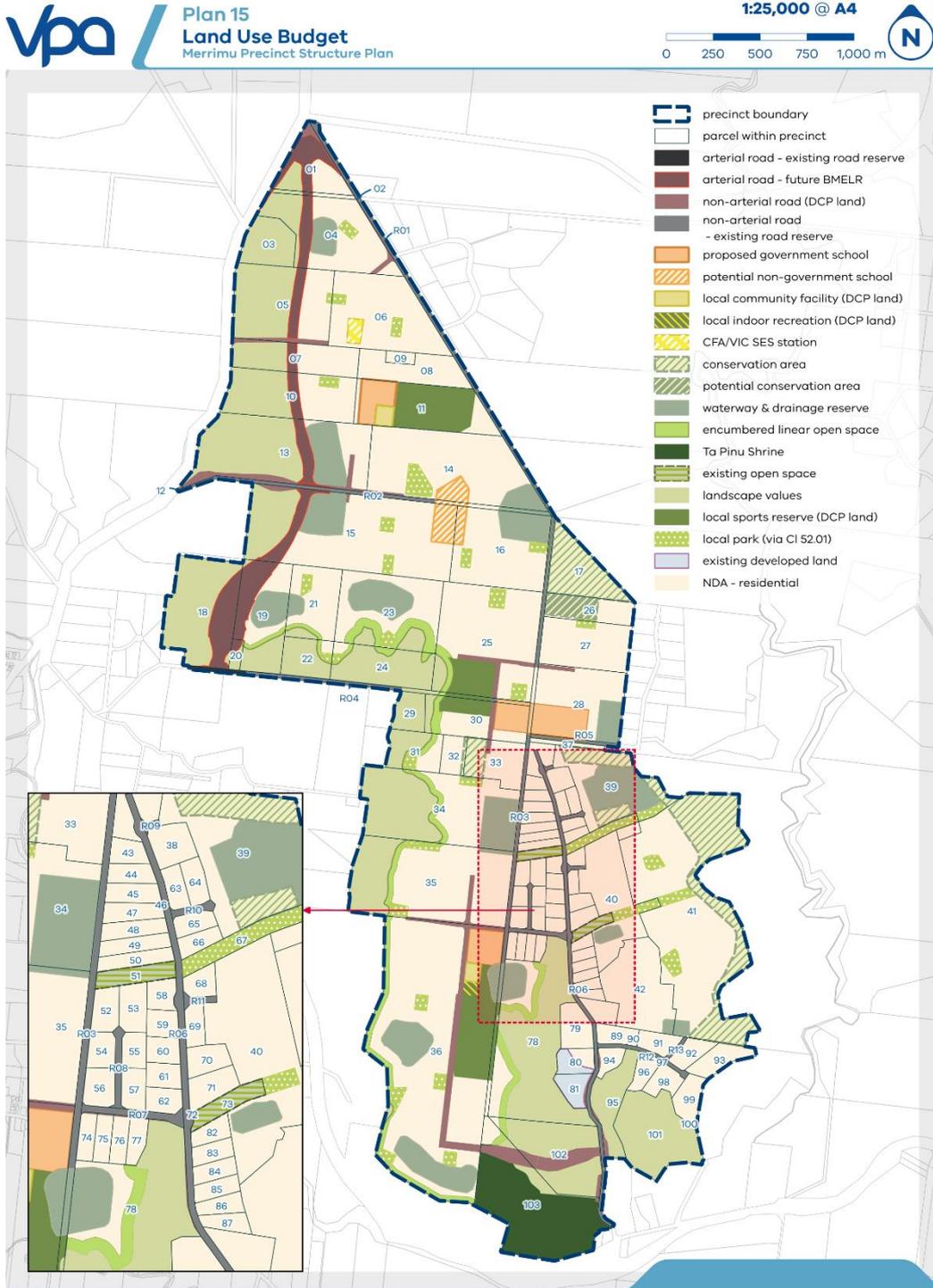
| | | | | | | | | | |
|----------------------------|-------------------------------|--|-------------------------|-----|----|-----|--------------|-------------|------|
| Intersection | MM-IN-07 | Purchase of land and construction of Lindsay Avenue, Lindsay Avenue Extension, and Connector Road (signalised four-way intersection) | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Intersection | MM-IN-08 | Purchase of land and construction of Flanagans Drive and Lindsay Avenue (T-intersection) | Moorabool Shire Council | Yes | No | Yes | Medium- Long | Development | 100% |
| Intersection | MM-IN-09 | Purchase of land and construction of Flanagans Drive and Escarpment | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Intersection | MM-IN-10 | Connector (signalised T-intersection) | Moorabool Shire Council | Yes | No | Yes | Short | Development | 100% |
| Intersection | MM-IN-11 (placeholder) | Provisional item for potential state intersection upgrades | Moorabool Shire Council | Yes | No | Yes | - | Development | 100% |
| Community Facility | MM-CI-01 | Level 2 Community Facility | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Community Facility | MM-CI-02 | Level 1 Community Facility | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |
| Active Open Space Projects | MM-SR-01 | Northern Sport and Recreation Facility | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |

| | | | | | | | | | |
|----------------------------|-----------------|--|-------------------------|-----|----|-----|--------|-------------|------|
| Active Open Space Projects | MM-SR-02 | Centre Sport and Recreation Facility | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |
| Active Open Space Projects | MM-SR-03 | Southern Sport and Recreation Facility | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |
| Community Infrastructure | PV-01 | Northern Sport and Recreation Facility | Moorabool Shire Council | Yes | No | Yes | Medium | Development | 100% |
| Community Infrastructure | PV-02 | Centre Sport and Recreation Facility | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |
| Community Infrastructure | PV-03 | Southern Sport and Recreation Facility | Moorabool Shire Council | Yes | No | Yes | Long | Development | 100% |

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Appendix 2 Summary land use budget & property-specific land use budget

Plan 15 Land use budget



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Table 34 Summary land use budget

| DESCRIPTION | AREA (HA) | % OF TOTAL | % OF NDA |
|--|---------------|---------------|---------------|
| TOTAL PRECINCT AREA | 906.64 | | |
| TRANSPORT | | | |
| Arterial Road - Existing Road Reserve | 0.60 | 0.07% | 0.14% |
| Arterial Road - Future BMELR | 24.92 | 2.75% | 5.85% |
| Non-Arterial Road - Existing Road Reserve | 23.30 | 2.57% | 5.47% |
| Non-Arterial Road – Widening / Intersection Flaring (DCP land) | 21.04 | 2.32% | 4.94% |
| SUB-TOTAL TRANSPORT | 69.85 | 7.7% | 16.41% |
| COMMUNITY & EDUCATION | | | |
| Potential Government School | 15.40 | 1.70% | 3.62% |
| Potential Non-Government School | 5.5 | 0.61% | 1.29% |
| Local Community Facility (DCP land) | 1.80 | 0.20% | 0.42% |
| Local Indoor Recreation | 0.60 | 0.07% | 0.14% |
| Emergency Services (CFA/VIC SES) station | 1.00 | 0.11% | 0.23% |
| SUB-TOTAL COMMUNITY & EDUCATION | 24.30 | 2.7% | 5.71% |
| OPEN SPACE | | | |
| UNCREDITED OPEN SPACE | | | |
| Conservation Reserve | 40.72 | 4.49% | 9.56% |
| Waterway and Drainage Reserve (DCP land) | 59.69 | 6.58% | 14.02% |
| Encumbered Linear Open Space | 22.25 | 2.45% | 5.23% |
| Ta Pinu Shrine | 22.98 | 2.54% | 5.40% |
| Existing Open Space | 2.45 | 0.27% | 0.57% |
| Landscape Values | 187.14 | 20.64% | 43.95% |
| SUB-TOTAL UNCREDITED OPEN SPACE | 335.23 | 37% | 78.73% |
| CREDITED OPEN SPACE | | | |
| Local Sports Reserve (DCP land) | 27.01 | 2.98% | 6.34% |
| Local Network Park (via CI 52.01) | 20.56 | 2.27% | 4.83% |
| SUB-TOTAL CREDITED OPEN SPACE | 47.57 | 5.2% | 11.17% |
| TOTAL ALL OPEN SPACE | 382.80 | 42.2% | 89.91% |
| OTHER | | | |
| Existing non-urban land | 3.92 | 0.43% | 0.92% |
| SUB-TOTAL OTHER | 3.92 | 0.4% | 0.92% |
| TOTAL NET DEVELOPABLE AREA – (NDA) Ha | 425.78 | 46.96% | |
| NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha | 425.78 | 46.96% | |
| NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) Ha | | | |

Table 35 Property-specific land use budget

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| PSP PROPERTY ID | TOTAL AREA (HECTARES) | TRANSPORT | | | | COMMUNITY / EDUCATION | | | | | UNCREDITED OPEN SPACE | | | | | CREDITED OPEN SPACE | | OTHER | Total Net Developable Area (Hectares) | Net Developable Area % of Property |
|-----------------|-----------------------|---------------------------------------|------------------------------|---|---|-----------------------------|---------------------------------|--------------------------|------------------------------------|--|-----------------------|----------------------------------|------------------------------|----------------|---------------------|---------------------|---------------------------------|-----------------------------------|---------------------------------------|------------------------------------|
| | | Arterial Road – Existing Road Reserve | Arterial Road – Future BMELR | Non-Arterial Road – Existing Road Reserve | Non-Arterial Road – Widening/Intersection Flaring | Potential Government School | Potential Non-Government School | DCP Community Facilities | Local Indoor Recreation (DCP land) | Emergency Services (CFAMVIC SES station) | Conservation | Waterway and Drainage (DCP land) | Encumbered Linear Open Space | Ta Pinu Shrine | Existing Open Space | Landscape Values | Local Sports Reserve (DCP land) | Local Network Park (via CI 52.01) | | |
| MM-01 | 8.57 | - | 3.71 | - | 0.63 | - | - | - | - | - | - | - | - | - | 1.48 | - | - | - | - | - |
| MM-02 | 0.92 | - | 0.13 | - | 0.01 | - | - | - | - | - | - | - | - | - | 0.32 | - | - | - | 0.45 | 49.11% |
| MM-03 | 6.54 | - | - | - | - | - | - | - | - | - | - | - | - | - | 6.54 | - | - | - | - | - |
| MM-04 | 20.48 | - | 2.29 | - | 0.57 | - | - | - | - | - | 2.50 | - | - | - | 3.68 | - | 0.50 | - | 10.94 | 53.40% |
| MM-05 | 21.06 | - | 1.94 | - | 0.94 | - | - | - | - | - | - | - | - | - | 12.06 | - | 0.14 | - | 5.97 | 28.37% |
| MM-06 | 21.03 | - | - | - | - | - | - | - | - | 1.00 | - | - | - | - | - | - | 0.86 | - | 19.17 | 91.15% |
| MM-07 | 10.75 | - | 0.81 | - | 0.41 | - | - | - | - | - | - | - | - | - | 4.27 | - | - | - | 5.26 | 48.92% |
| MM-08 | 8.22 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 8.22 | 100% |
| MM-09 | 0.99 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.99 | 100% |

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------|-------|---|------|---|------|------|------|------|---|---|------|------|------|---|---|---|-------|-------|------|---|-------|--------|
| MM-10 | 16.96 | - | 1.35 | - | - | - | - | - | - | - | - | - | - | - | - | - | 8.31 | - | 0.50 | - | 6.80 | 40.12% |
| MM-11 | 17.08 | - | - | - | - | 3.50 | - | 1.00 | - | - | - | - | - | - | - | - | - | 10.01 | - | - | 2.58 | 15.09% |
| MM-12 | 0.04 | - | - | - | 0.02 | - | - | - | - | - | - | - | - | - | - | - | 0.02 | - | - | - | - | - |
| MM-13 | 31.95 | - | 2.20 | - | 2.60 | - | - | - | - | - | - | 5.49 | - | - | - | - | 16.73 | - | - | - | 4.92 | 15.40% |
| MM-14 | 30.95 | - | - | - | 0.23 | - | 1.68 | - | - | - | - | 2.28 | - | - | - | - | - | - | 1.75 | - | 25.01 | 80.81% |
| MM-15 | 45.16 | - | 2.68 | - | 0.55 | - | 2.45 | - | - | - | - | 4.69 | - | - | - | - | 8.08 | - | 1.00 | - | 25.72 | 56.96% |
| MM-16 | 20.68 | - | - | - | - | - | 1.03 | - | - | - | - | 3.95 | - | - | - | - | - | - | 0.99 | - | 14.71 | 71.16% |
| MM-17 | 9.66 | - | - | - | - | - | - | - | - | - | 9.66 | - | - | - | - | - | - | - | - | - | - | - |
| MM-18 | 20.13 | - | 5.34 | - | - | - | - | - | - | - | - | - | - | - | - | - | 14.79 | - | - | - | - | - |
| MM-19 | 15.16 | - | 4.15 | - | - | - | - | - | - | - | - | 3.17 | 0.64 | - | - | - | 3.63 | - | - | - | 3.58 | 23.61% |
| MM-20 | 1.01 | - | 0.31 | - | - | - | - | - | - | - | - | - | 0.03 | - | - | - | 0.68 | - | - | - | 0.00 | 0.05% |
| MM-21 | 10.33 | - | - | - | - | - | - | - | - | - | - | 0.86 | 0.56 | - | - | - | 0.73 | - | 0.50 | - | 7.68 | 74.32% |
| MM-22 | 5.46 | - | - | - | - | - | - | - | - | - | - | - | 0.24 | - | - | - | 4.55 | - | 0.25 | - | 0.42 | 7.71% |
| MM-23 | 21.22 | - | - | - | - | - | - | - | - | - | - | 5.12 | 3.53 | - | - | - | 2.18 | - | 0.52 | - | 9.86 | 46.48% |
| MM-24 | 11.02 | - | - | - | - | - | - | - | - | - | - | - | 0.78 | - | - | - | 9.54 | - | 0.27 | - | 0.43 | 3.88% |
| MM-25 | 31.56 | - | - | - | 1.48 | - | - | - | - | - | - | - | 1.02 | - | - | - | 1.19 | 4.28 | 1.48 | - | 22.10 | 70.02% |

| | | | | | | | | | | | | | | | | | | | | | |
|--------------|-------|---|---|---|------|------|---|------|------|---|-------|-------|------|---|------|-------|------|------|---|-------|--------|
| MM-26 | 6.07 | - | - | - | - | - | - | - | - | - | 3.14 | - | - | - | - | - | - | 0.14 | - | 2.80 | 46.09% |
| MM-27 | 12.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.36 | - | 11.64 | 96.97% |
| MM-28 | 18.08 | - | - | - | 0.41 | 4.98 | - | - | - | - | - | 2.74 | - | - | - | - | - | - | - | 9.94 | 55% |
| MM-29 | 3.34 | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.34 | - | - | - | - | - | - |
| MM-30 | 11.31 | - | - | - | 0.52 | 2.70 | - | - | - | - | - | - | 0.90 | - | - | 0.87 | 2.21 | - | - | 4.10 | 36.27% |
| MM-31 | 5.99 | - | - | - | - | - | - | - | - | - | - | - | 0.71 | - | - | 3.09 | - | 0.47 | - | 1.72 | 28.63% |
| MM-32 | 2.68 | - | - | - | - | - | - | - | - | - | 0.29 | - | - | - | - | - | - | - | - | 2.39 | 89.07% |
| MM-33 | 7.00 | - | - | - | 0.19 | - | - | - | - | - | 2.18 | - | - | - | - | - | - | - | - | 4.63 | 66.16% |
| MM-34 | 30.46 | - | - | - | - | - | - | - | - | - | 0.05 | 5.11 | 1.70 | - | - | 13.61 | - | 0.53 | - | 9.45 | 31.03% |
| MM-35 | 34.94 | - | - | - | 1.11 | - | - | - | - | - | - | 0.36 | 1.46 | - | - | 8.49 | - | 1.10 | - | 22.41 | 64.15% |
| MM-36 | 84.85 | - | - | - | 5.33 | 3.50 | - | 0.80 | 0.60 | - | - | 10.94 | 5.73 | - | - | 0.27 | 9.21 | 2.60 | - | 45.88 | 54.07% |
| MM-37 | 0.91 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.91 | 100% |
| MM-38 | 3.41 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.41 | 100% |
| MM-39 | 17.48 | - | - | - | - | - | - | - | - | - | 5.52 | 7.20 | - | - | - | - | - | 0.78 | - | 3.98 | 22.80% |
| MM-40 | 14.54 | - | - | - | - | - | - | - | - | - | - | 1.00 | - | - | - | - | - | 1.21 | - | 12.33 | 84.82% |
| MM-41 | 57.47 | - | - | - | - | - | - | - | - | - | 19.88 | 0.63 | - | - | - | - | - | 2.52 | - | 34.43 | 59.91% |

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------|-------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|------|---|---|---|---|-------|--------|
| MM-42 | 14.49 | - | - | - | - | - | - | - | - | - | - | - | 0.44 | - | - | - | - | - | - | - | 14.05 | 96.96% |
| MM-43 | 0.80 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.80 | 100% |
| MM-44 | 0.84 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.84 | 100% |
| MM-45 | 0.99 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.99 | 100% |
| MM-46 | 0.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 100% |
| MM-47 | 1.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.00 | 100% |
| MM-48 | 1.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.00 | 100% |
| MM-49 | 1.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.00 | 100% |
| MM-50 | 1.04 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.04 | 100% |
| MM-51 | 1.22 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.22 | - | - | - | - | - | - |
| MM-52 | 1.08 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.08 | 100% |
| MM-53 | 1.24 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.24 | 100% |
| MM-54 | 0.90 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.90 | 100% |
| MM-55 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-56 | 1.10 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.10 | 100% |
| MM-57 | 0.94 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.94 | 100% |

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|--------------|------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|------|---|---|------|---|------|------|
| MM-58 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-59 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-60 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-61 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-62 | 0.83 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.83 | 100% |
| MM-63 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-64 | 0.90 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.90 | 100% |
| MM-65 | 0.76 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.76 | 100% |
| MM-66 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-67 | 2.09 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.09 | - | - | - |
| MM-68 | 0.81 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.81 | 100% |
| MM-69 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-70 | 1.07 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.07 | 100% |
| MM-71 | 1.34 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.34 | 100% |
| MM-72 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-73 | 1.22 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.22 | - | - | - | - | - | - |

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|--------------|-------|---|---|---|------|---|---|---|---|---|---|------|------|---|---|-------|---|---|------|------|--------|
| MM-74 | 0.75 | - | - | - | 0.02 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.73 | 97.08% |
| MM-75 | 0.75 | - | - | - | 0.03 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.72 | 96.49% |
| MM-76 | 0.75 | - | - | - | 0.02 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.73 | 96.98% |
| MM-77 | 0.75 | - | - | - | 0.02 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.73 | 97.35% |
| MM-78 | 33.29 | - | - | - | 0.12 | - | - | - | - | - | - | 2.23 | 4.17 | - | - | 22.62 | - | - | - | 4.14 | 12.45% |
| MM-79 | 3.75 | - | - | - | 0.05 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.70 | 98.57% |
| MM-80 | 2.71 | - | - | - | 0.07 | - | - | - | - | - | - | - | - | - | - | 0.01 | - | - | 1.53 | 1.10 | 40.73% |
| MM-81 | 2.59 | - | - | - | 0.18 | - | - | - | - | - | - | - | - | - | - | 0.01 | - | - | 2.39 | - | - |
| MM-82 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-83 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-84 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-85 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-86 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-87 | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0.75 | 100% |
| MM-88 | 2.01 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.01 | 100% |
| MM-89 | 2.17 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.17 | 100% |

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|------------------|---------------|----------|--------------|----------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|-------------|---------------|--------------|--------------|-------------|---------------|---------------|------|--------|
| MM-90 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 100% | |
| MM-91 | 2.26 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.26 | 100% |
| MM-92 | 2.36 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.36 | 100% |
| MM-93 | 3.56 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.56 | 100% |
| MM-94 | 1.68 | - | - | - | 0.11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.58 | 93.66% |
| MM-95 | 7.25 | - | - | - | 0.44 | - | - | - | - | - | - | - | - | - | - | 6.82 | - | - | - | - | - | - | - |
| MM-96 | 1.99 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.99 | 100% |
| MM-97 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-98 | 2.35 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.35 | 100% |
| MM-99 | 3.18 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3.18 | 100% |
| MM-100 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 100% |
| MM-101 | 15.13 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 15.13 | - | - | - | - | - | - | - |
| MM-102 | 15.77 | - | - | - | 3.25 | - | - | - | - | - | - | - | 0.37 | - | - | 11.97 | - | - | - | - | - | 0.18 | 1.12% |
| MM-103 | 27.69 | - | - | - | 1.72 | - | - | - | - | - | - | - | 0.33 | 22.98 | - | 1.64 | - | - | - | - | - | 1.02 | 3.70% |
| SUB-TOTAL | 877.71 | - | 24.92 | - | 21.04 | 14.69 | 5.15 | 1.80 | 0.60 | 1.00 | 40.72 | 58.71 | 22.18 | 22.98 | 2.45 | 186.65 | 25.70 | 20.56 | 3.92 | 421.90 | 48.07% | | |
| MM-R01 | 4.93 | - | - | 4.93 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

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|------------------|---------------|-------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|-------------|---------------|--------------|--------------|-------------|---------------|---------------|
| MM-R02 | 3.82 | - | - | 2.55 | - | - | 0.35 | - | - | - | - | 0.57 | - | - | - | - | - | - | - | 0.36 | 9.33% |
| MM-R03 | 6.65 | - | - | 4.25 | - | 0.34 | - | - | - | - | - | 0.42 | - | - | - | 0.07 | 0.79 | - | - | 0.77 | 11.61% |
| MM-R04 | 3.68 | 0.60 | - | 1.72 | - | 0.37 | - | - | - | - | - | - | 0.07 | - | - | 0.42 | 0.51 | - | - | - | - |
| MM-R05 | 0.95 | - | - | 0.95 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R06 | 5.50 | - | - | 5.50 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R07 | 0.75 | - | - | 0.75 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R08 | 0.54 | - | - | 0.54 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R09 | 0.12 | - | - | 0.12 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R10 | 0.30 | - | - | 0.30 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R11 | 0.24 | - | - | 0.24 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R12 | 1.12 | - | - | 1.12 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MM-R13 | 0.33 | - | - | 0.33 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUB-TOTAL | 28.93 | 0.60 | - | 23.30 | 21.04 | 15.40 | 5.50 | - | - | - | - | - | - | - | - | - | - | - | - | 1.13 | 3.90% |
| TOTAL | 906.64 | 0.60 | 24.92 | 23.30 | 21.04 | 15.40 | 5.50 | 1.80 | 0.60 | 1.00 | 40.72 | 59.69 | 22.25 | 22.98 | 2.45 | 187.14 | 27.01 | 20.56 | 3.92 | 423.03 | 46.66% |

Appendix 3 Activity Centre Design Principles and Concept Plans

Table 36 Activity Centre Design Principles

| DESIGN PRINCIPLES | DESIGN OUTCOMES |
|--|--|
| <p>Principle 1</p> | <ul style="list-style-type: none"> • Deliver a fine grain distribution pattern of highly accessible Local Town Centres generally on a scale of one Local Town Centre for every neighbourhood of 8,000 to 10,000 people. • Locate Local Town Centres with a distribution pattern of around one Local Town Centre for every square mile (approx. 2.6km²) of residential development. • Deliver a network of economically viable Local Town Centres including a supermarket and supporting competitive local shopping business, medical, leisure, recreation and community needs while allowing opportunities for local specialisation. |
| <p>Principle 2</p> <p>Locate Local Town Centres on a connector street intersection with access to an arterial road and transit stop.</p> | <ul style="list-style-type: none"> • Locate the Local Town Centre on an arterial/connector intersection and ensure that the Local Town Centre is central to the residential catchment that it services while optimising opportunities for passing trade. • Locate the Local Town Centre with public transport stops to benefit the Local Town Centre, to offer convenience for public transport passengers, and to minimise walking distance between transit stops and the town centre core. |
| <p>Principle 3</p> <p>Locate Local Town Centres in an attractive setting so that most people live within a walkable catchment of a Local Town Centre and relate to the centre as the focus of the neighbourhood.</p> | <ul style="list-style-type: none"> • Ensure that 80-90% of households are within a 1km walkable catchment of a local or higher order Town Centre. • Locate Local Town Centres in attractive settings and incorporate natural or cultural landscape features such as creeks and waterways, linear open space, pedestrian and cycle links and areas of high aesthetic value. • The design of the Local Town Centre should respect existing views and vistas to and from the Local Town Centre location. |
| <p>Principle 4</p> <p>Provide a full range of local community and other facilities including a supermarket, shops, medical and recreation uses.</p> | <ul style="list-style-type: none"> • Land uses should be located generally in accordance with the locations and general land use terms identified on the • Local Town Centre Concept Plan. • Promote designs which offer a high degree of community interaction and provision of a vibrant and viable mix of retail, recreation and community uses. • Encourage smaller grain individual tenancies and land ownership patterns to attract participation of local business investment and encourage opportunities for greater diversity. • Incorporate flexible floor spaces (including floor to ceiling heights) into building design to enable localised commercial uses to locate amongst the activity of the local town centre. • Supermarkets and other commercial or community anchors or secondary anchors within the local town centre should generally be located diagonally opposite one another across the main street and/or town square to promote pedestrian desire lines that maximise movement within the public realm. • Active building frontages should address the main-street and town square to maximise exposure to passing trade and promote pedestrian interaction. |

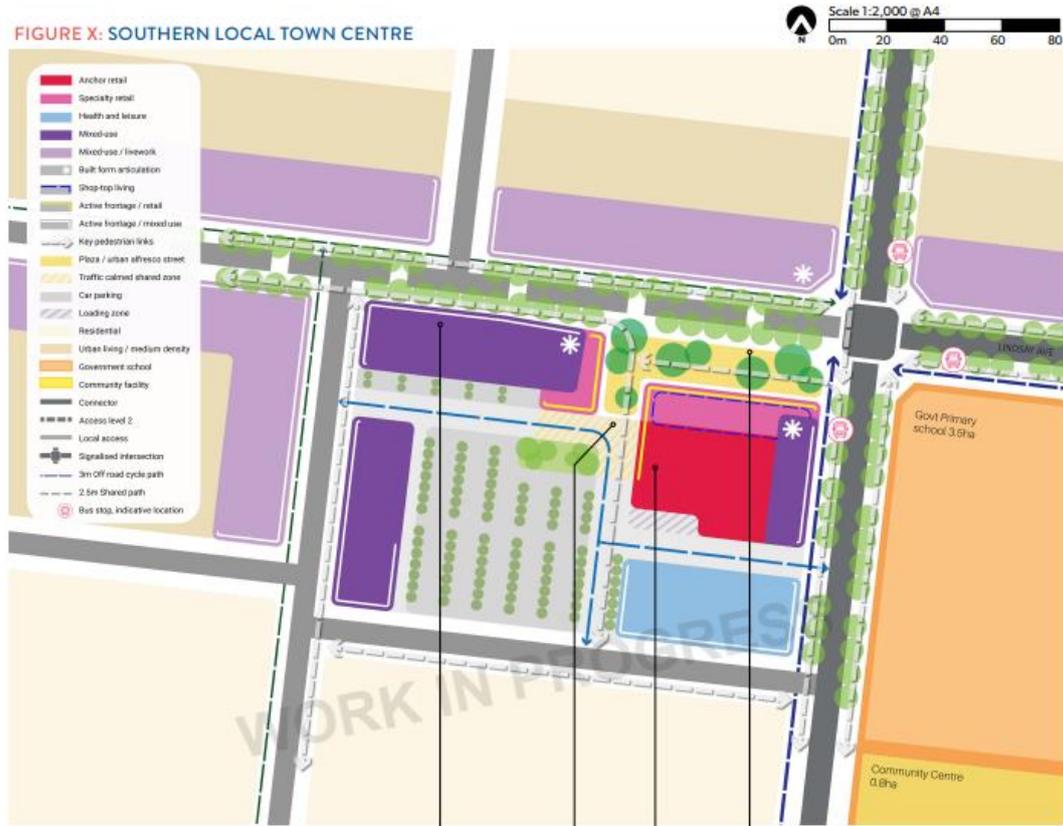
| DESIGN PRINCIPLES | DESIGN OUTCOMES |
|--|---|
| | <ul style="list-style-type: none"> • Provide retail and/or office at ground level, and office, commercial and residential above ground level in Mixed Use precincts • Locate childcare, medical centres and specialised accommodation (for example, aged care, nursing home, student accommodation, and serviced apartments) within or at the edge of the local town centre to contribute to the centre's activity and the resident's access to services. • Locate car parking areas centrally to development sites and to the rear and or side of street-based retail frontages. • Design car parking areas to accommodate flexible uses and allow for long term development opportunities. • Provide public toilets in safe and accessible locations within the managed area of the property. |
| <p>Principle 5</p> <p>Focus on a public space as the centre of community life.</p> | <ul style="list-style-type: none"> • Provide a public space which acts as the central meeting place within the local town centre. This space may take the form of a town square, town park, public plaza space, public marketplace or a similar locally responsive option designed to function as the identifiable 'centre' or 'heart' with a distinctive local character for both the local town centre and the broader residential catchment. • Key uses of the LTC are to be positioned where they front public spaces to ensure it is a dynamic and activated space. • Design flexible and adaptable public spaces so that a range of uses can occur within them at any one time. Such uses may include people accessing daily shopping and business needs as well as social interaction, relaxation, celebrations and temporary uses (such as stalls, exhibitions and markets). • Design the public space so that it is well integrated with pedestrian and cycle links around and through the local town centre so that it acts as a 'gateway' to the activity of the centre. • The main public space or town square should have a minimum area of 500 square metres. Smaller public spaces which are integrated within the built form design, surrounded by active frontages and facilitate high levels of pedestrian movement are also encouraged. • Footpath widths within and around the public space as well as along the main street should be sufficient to provide universal access as well as outdoor dining and smaller gathering spaces. |
| <p>Principle 6</p> <p>Integrate local employment and service opportunities in a business-friendly environment.</p> | <ul style="list-style-type: none"> • Provide a variety of employment and business opportunities through the provision of a broad mix of land uses and commercial activities. • Provide a range of options and locations for office-based businesses. • Consider appropriate locations for small office/home office housing which maximise access and exposure to the activity of the local town centre. • Provide services and facilities to support home-based and smaller businesses within the local town centre. • Consider using these uses to sleeve loading areas and car parks where feasible. |
| <p>Principle 7</p> <p>Include a range of medium and high-density housing and other</p> | <ul style="list-style-type: none"> • Provide medium and high-density housing in and around the local town centre for passive surveillance and contributions to the centre's life and amenity. |

| DESIGN PRINCIPLES | DESIGN OUTCOMES |
|---|---|
| <p>forms of residential uses within and surrounding the local town centre.</p> | <ul style="list-style-type: none"> • Provide medium and high-density housing in locations of high amenity in and around the local town centre, connected to the activity of the local town centre through strong pedestrian and cycle links. • Provide a range of housing types for a cross section of the community (such as retirement living) in and around the local town centre. • Design the local town centre to avoid potential land use conflicts between residential and commercial uses by focusing on retail operations on the main street and around the town square and locating residential uses predominantly at the edge and/or on upper levels. • Refer to the Small Lot Housing Code for further information about housing requirements for small lots around local town centres. |
| <p>Principle 8</p> <p>Design the Local Town Centre to be pedestrian friendly and accessible by all modes including public transport, while enabling private vehicle access.</p> | <ul style="list-style-type: none"> • Design the local town centre to provide easy, direct and safe access for pedestrians, cyclists, public transport modes, private vehicles, service and delivery vehicles with priority given to pedestrian movement, amenity, convenience and safety. • Provide a permeable street network, walkways and public spaces that provide linkages throughout the centre and designated pedestrian crossing points. • Design the main and other streets to comply with the relevant cross sections found within the PSP. • A speed environment of 40 kilometres per hour or less should be designed for the length of the main street. • Provide public transport infrastructure facilities in convenient locations for commuters. • Provide bus stops in accordance with the Public Transport Guidelines for Land Use and Development, to the satisfaction of the Department of Transport. • Provide bicycle parking within the street network and public spaces in highly visible locations and close to key destinations. • Design supermarkets and other 'large format' buildings so they do not impede on the movement of people around the local town centre. • Encourage pedestrian movement along the length of the street and through public spaces by locating key buildings at strategic points/sites. • Design buildings so they have a positive relationship with the interface to the public street network and does not impede the pedestrian movement. • Design car parking areas with adequate positioning and lighting to ensure passive surveillance and public. Provide dedicated pedestrian routes and areas of landscaping within off street car park areas. • Provide on-street car parking to encourage short stay/convenience uses. • Group and limit the number of car park access crossovers. • Design heavy vehicle access points to limit the pedestrian and vehicle conflict. Loading and deliveries should be located to the rear and or side of street-based retail frontages. • All streets, public spaces and car parks to be lit to Australian standards and with pedestrian (generally white) light. Lighting should be designed to avoid unnecessary spill to the side or above. • Secondary access to the supermarket from car parking areas should only be considered where it facilitates |

| DESIGN PRINCIPLES | DESIGN OUTCOMES |
|--|---|
| <p>Principle 9</p> <p>Create a sense of place with high quality engaging urban design.</p> | <p>convenient trolley access and does not diminish the role of the primary access from the main street and or town square.</p> <ul style="list-style-type: none"> • Design developments to complement and enhance the character of the surrounding area by responding to key visual cues associated with the topography and other natural features of the local town centre location and its surrounds. • Minimise amenity and noise impacts resulting from the mix of uses by maintaining appropriate separation and transitional areas between retail and housing activities using open space, road networks and community facilities. • Use materials and design elements that contribute to a cohesive and legible character for the local town centre as a whole. • Designate sites in prominent locations (such as at key intersections, surrounding public spaces and terminating key view lines and vistas) for significant buildings or landmark structures. • Ensure that the design of corner sites, where the main street meets an intersecting and/or arterial road by: <ul style="list-style-type: none"> ○ Providing built form that anchors the main street to the intersecting road. This can be achieved through increased building height, scale and articulated frontages ○ Incorporating either 2 storey buildings or 2 storey elements (such as awnings and roof lines) ○ Providing an active ground floor frontage and active floor space components to the main street frontage ● Providing a consistent covered walkway or veranda for weather protection in the design of building frontages on main pedestrian routes. • Align built form with the property boundary to define the street edge. • Provide visually rich, interesting and well-articulated street interfaces and all visible side or rear facades finished in suitable materials and colours that contribute to the character of the local town centre. • The design and siting of supermarkets and other 'large format retail uses should provide an appropriate response to the entire public domain. This includes but is not limited to car parking areas, predominant routes and street level interfaces. • Design supermarkets and secondary anchors with frontages that directly address the main street and/or town square so that the use integrates with and promotes activity within the main street and public spaces/ thoroughfares. • Design supermarkets or large format retail uses with a direct frontage to the main street using clear glazing to allow view lines into the store from the street. (Planning permits for buildings and works should condition against the use of "white washed" or frosted glass windows, excessive window advertising and obtrusive internal shelving or 'false walls' offset from the glazing). • Retail uses along street frontages should generally include access points at regular intervals to encourage activity along the length of the street. |

| DESIGN PRINCIPLES | DESIGN OUTCOMES |
|--|---|
| | <ul style="list-style-type: none"> • Public spaces should be oriented to capture north sun and protect from prevailing winds and weather • Landscaping of all interface areas should be of a high standard as an important element to complement the built form design. • Urban art should be incorporated into the design of the public realm. • Street furniture should be located in areas that are highly visible and close to or adjoining pedestrian desire lines/gathering spaces and designed to add visual interest to the Local Town Centre. • Wrapping or sleeving of car parking edges with built form, to improve street interface, should be maximised. • Car parking areas should provide for appropriate landscaping with planting of canopy trees and dedicated pedestrian thoroughfares. • Screening of centralised waste collection points should minimise amenity impacts on adjoining areas and users of the centre. • Where service areas are accessible from car parks, they should present a well-designed and secure facade to public areas. • Mechanical plant and service structure roofs should be included within roof lines or otherwise hidden from view. |
| <p>Principle 10 Promote localisation, sustainability and adaptability.</p> | <ul style="list-style-type: none"> • The Local Town Centre should promote the localisation of services which will contribute to a reduction of travel distance to access local services and less dependence on private vehicles. • The Local Town Centre should be designed to be sympathetic to its natural surrounds by: <ul style="list-style-type: none"> ○ Investigating the use of energy efficient design and construction methods for all buildings ○ Including Water Sensitive Urban Design principles such as integrated stormwater retention and reuse (e.g. toilet flushing and landscape irrigation) ○ Promoting safe and direct accessibility and mobility within and to and from the Local Town Centre ○ Including options for shade and shelter through a combination of landscape and built form treatments ○ Ensuring buildings are naturally ventilated to reduce the reliance on plant equipment for heating and cooling ○ Promoting passive solar orientation in the configuration and distribution of built form and public spaces ○ Grouping waste collection points to maximise opportunities for recycling and reuse ○ Promoting solar energy for water and space heating, electricity generation and internal and external lighting ○ Investigating other opportunities for the built form to reduce greenhouse gas emissions associated with the ○ Occupation and the ongoing use of buildings. • Ensure the local town centre and building design has an inbuilt capacity for growth. |

FIGURE X: SOUTHERN LOCAL TOWN CENTRE



MIXED-USE MAIN STREET with ground floor activation to streetscape including small business and retail spaces. Flexible upper level with space for small business or shop-top apartments.

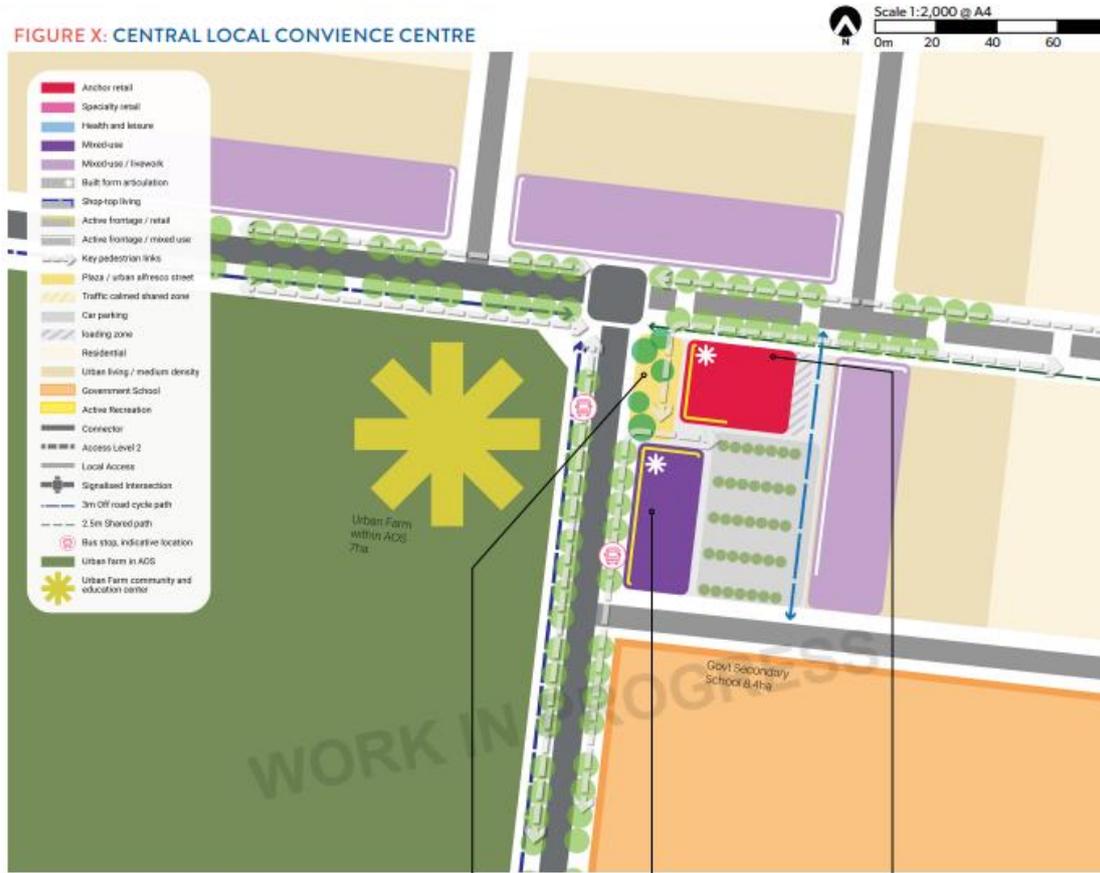
NORTH FACING URBAN PLAZA with food and beverage specialty retail activating the space and creating an arrival experience for the southern village

PEDESTRIAN LINK connecting internal carparking area to urban plaza space and mixed-use main street area.

ANCHOR RETAIL with primary entrance facing towards carparking areas and pedestrian link to urban plaza space

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FIGURE X: CENTRAL LOCAL CONVIENCE CENTRE



URBAN PLAZA with food and beverage specialty retail activating

MIXED-USE MAIN STREET with ground floor activation to streetscape including takeaway, dining

ANCHOR MINI-MART RETAIL activating urban space with

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Appendix 4 Road Cross Sections & Functional Layout Plans

Figure 2 Local Access Street – Rear Loaded

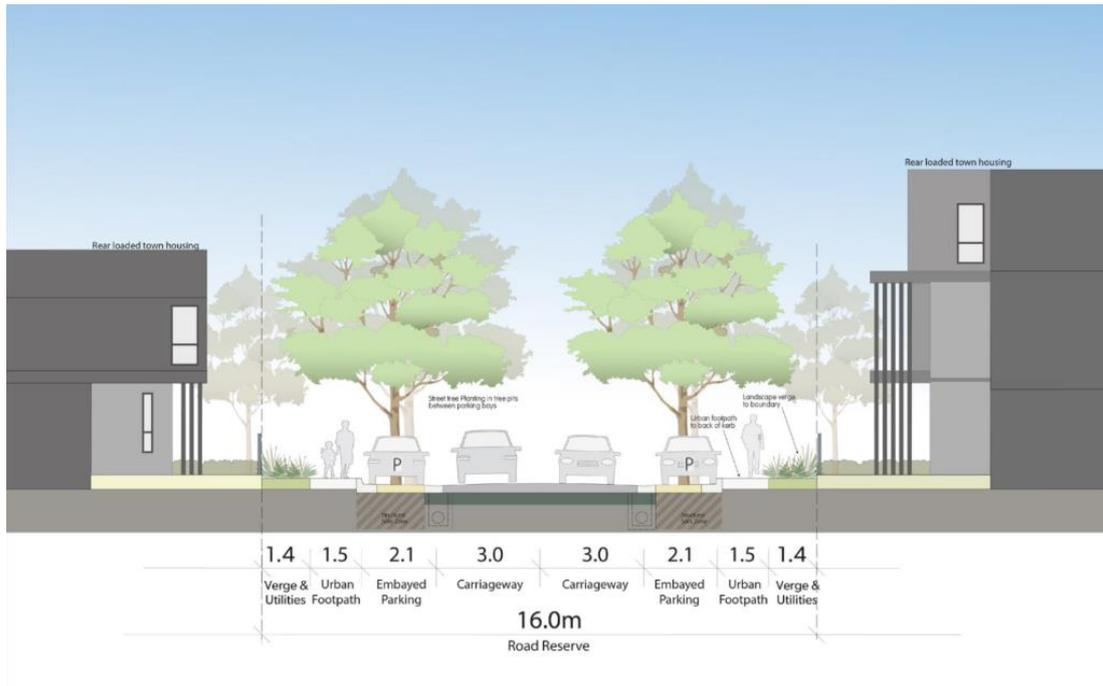


Figure 3 Local Access Street – Rear Loaded



Figure 4 Access Level 2

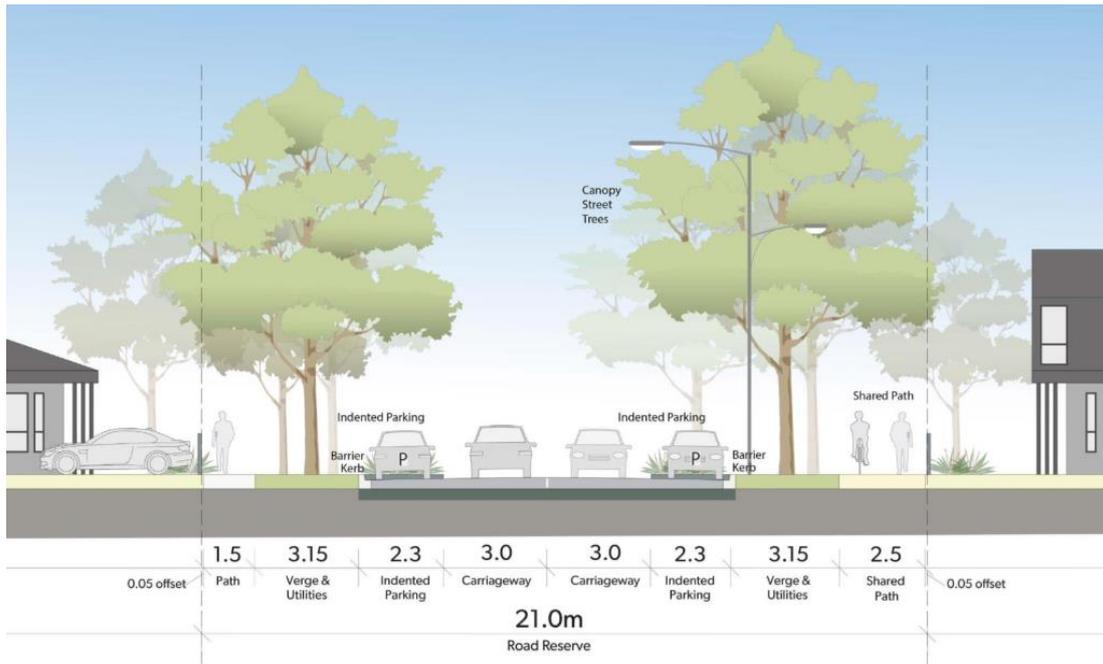


Figure 5 Urban Access Street – Rear Loaded

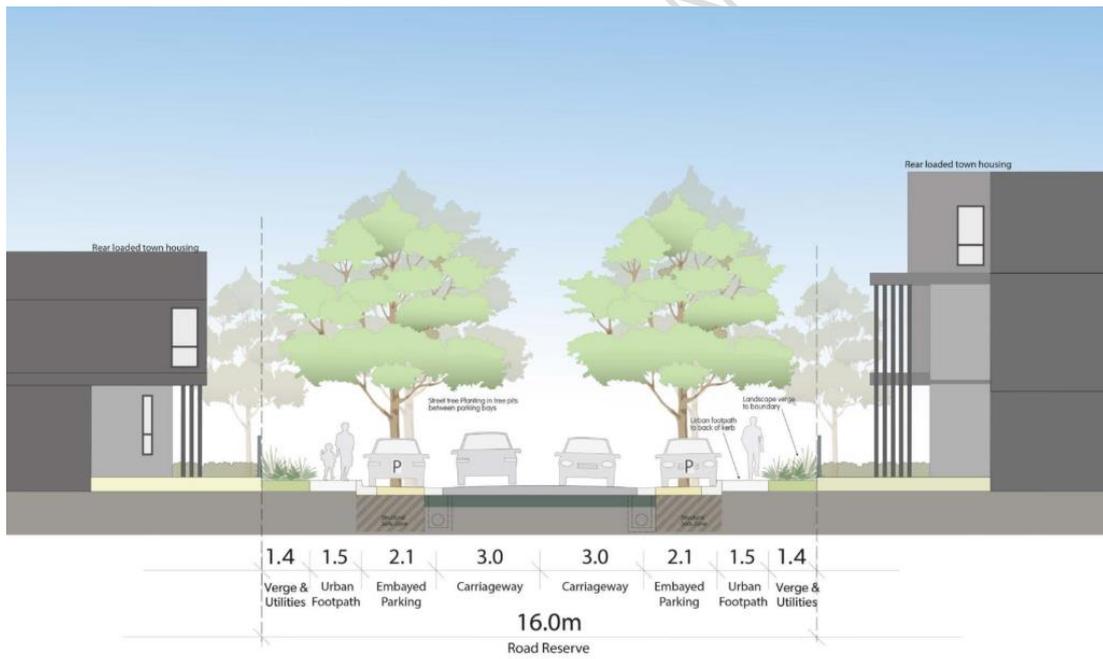


Figure 6 Local Access Street – Widen Verge

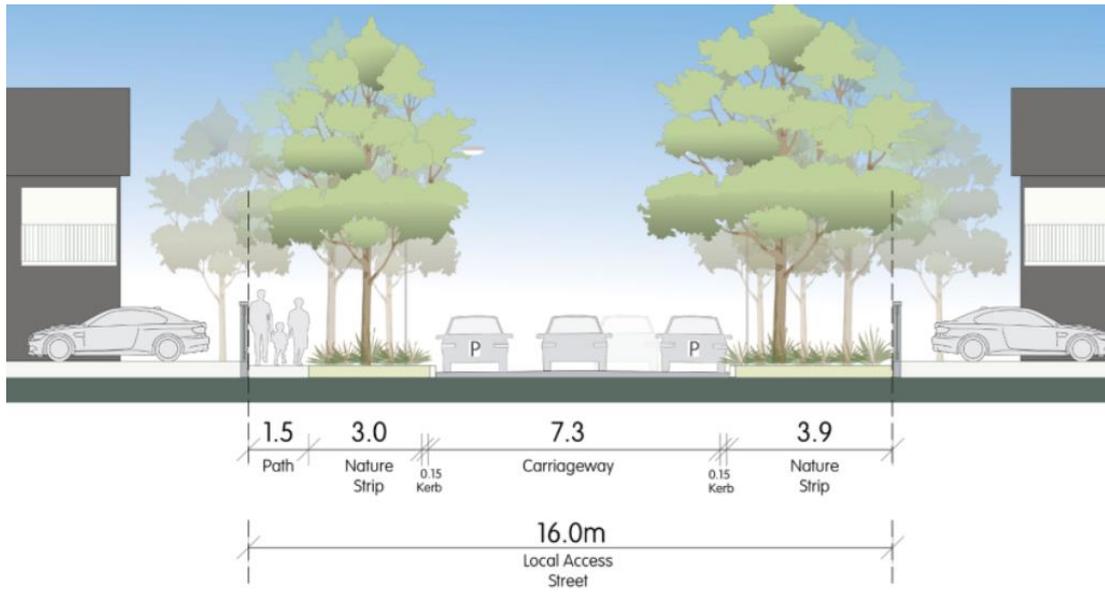


Figure 7 Town Centre Avenue

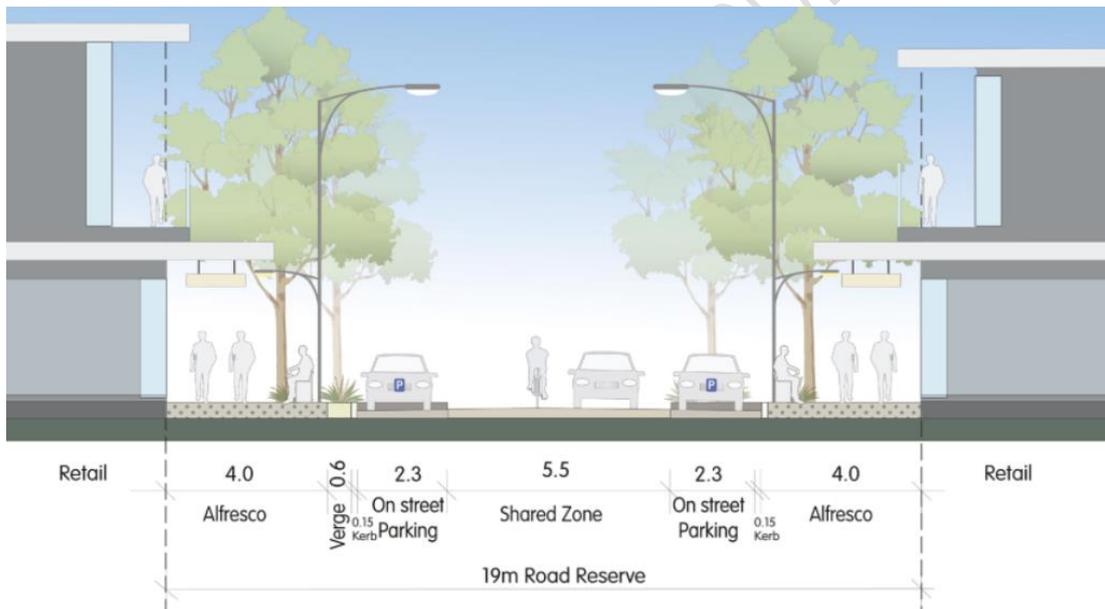


Figure 8 Mixed Use Retail Street

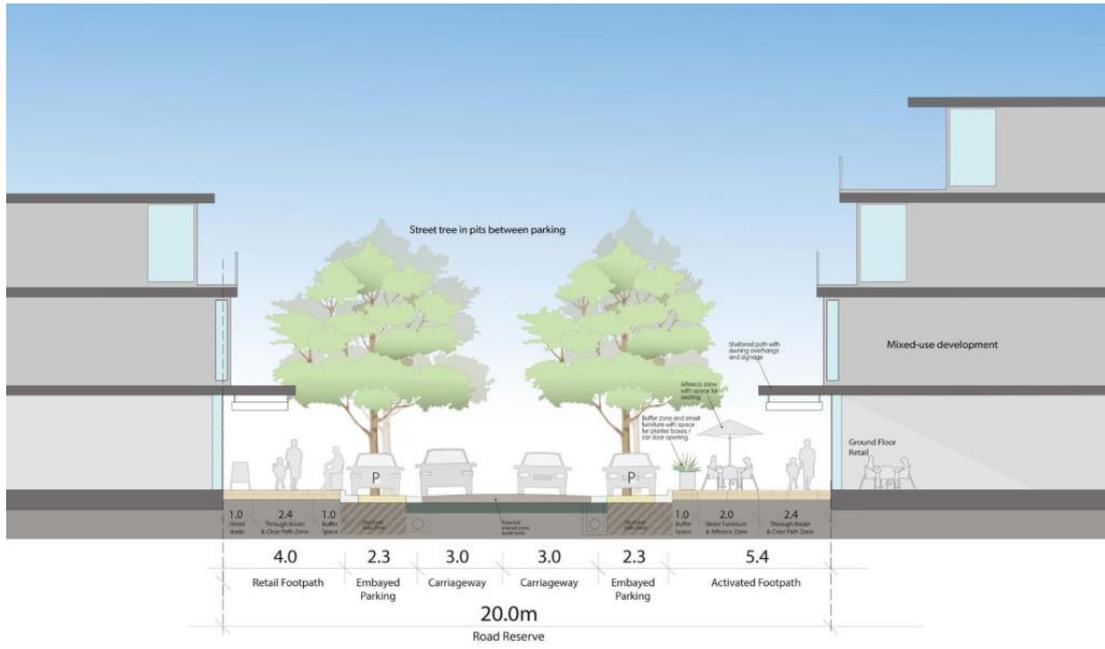


Figure 9 Connector Street



Figure 10 Boulevard Connector



Figure 11 Rural Access

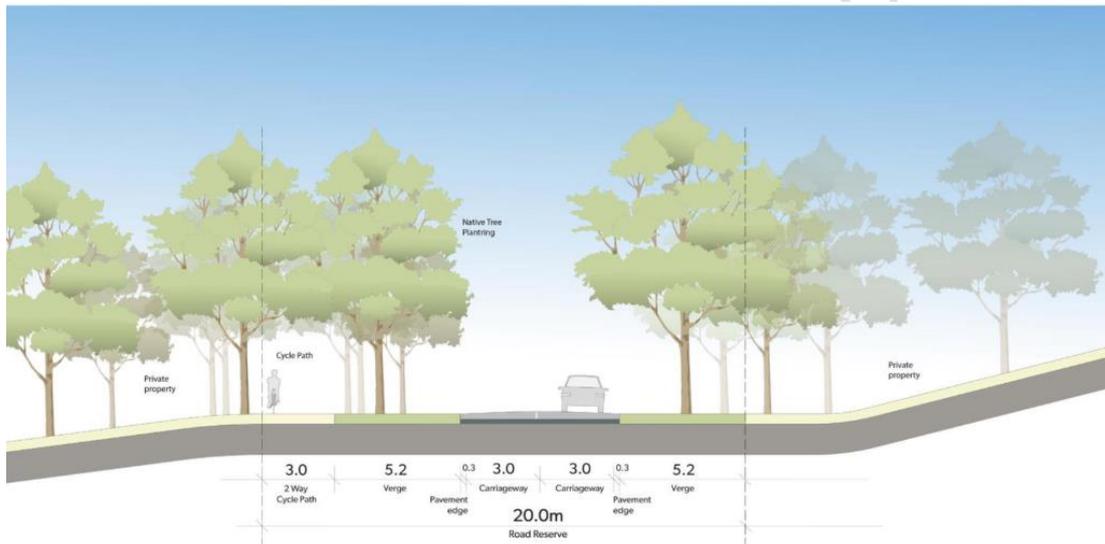


Figure 12 Rural Connector

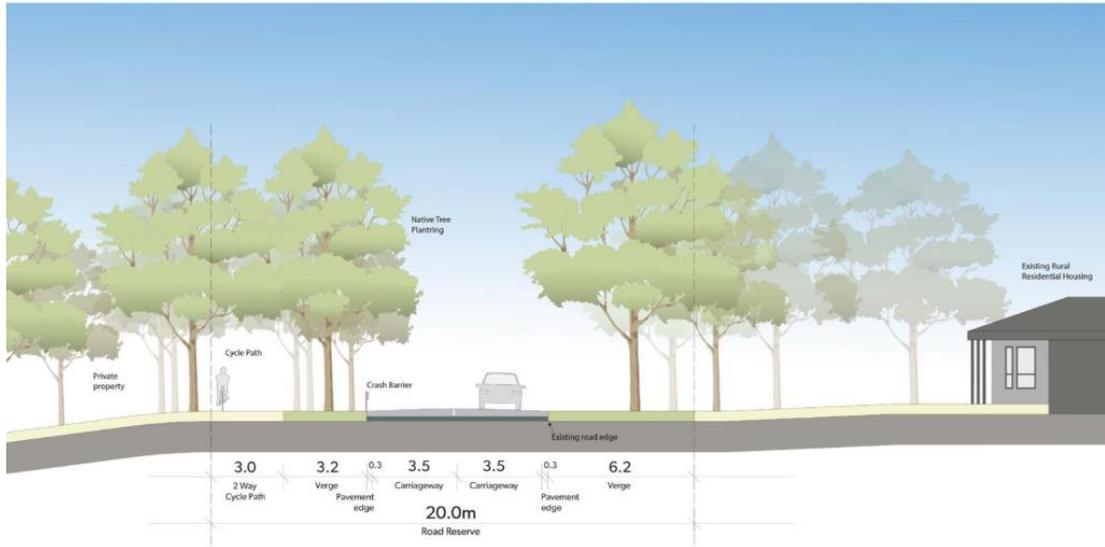


Figure 13 Rural Arterial



Figure 14 7m Single Sided Laneway

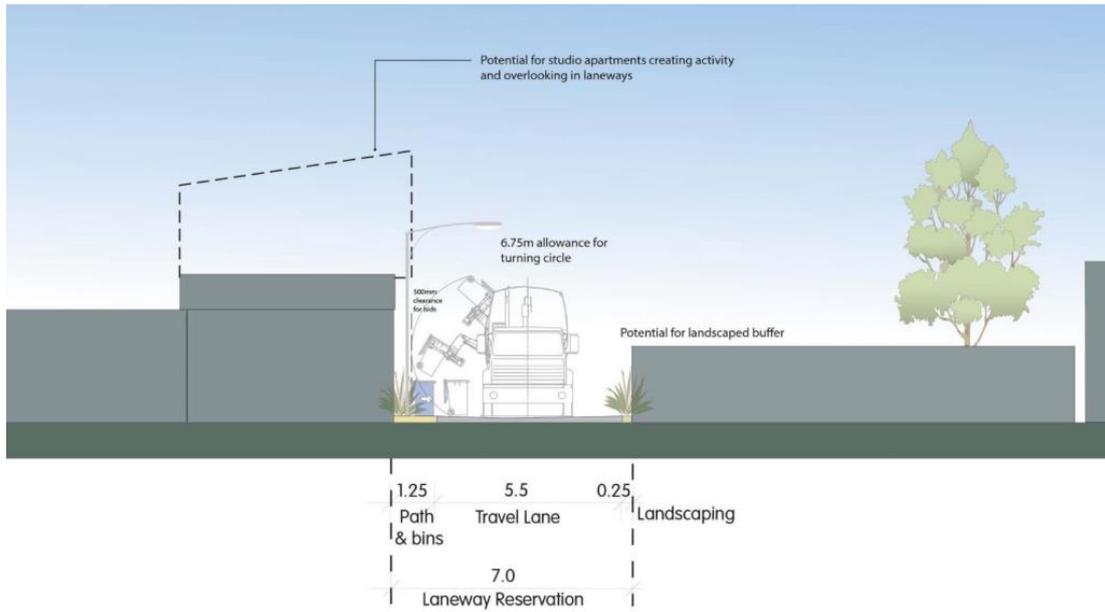


Figure 15 8m Double Sided Laneway

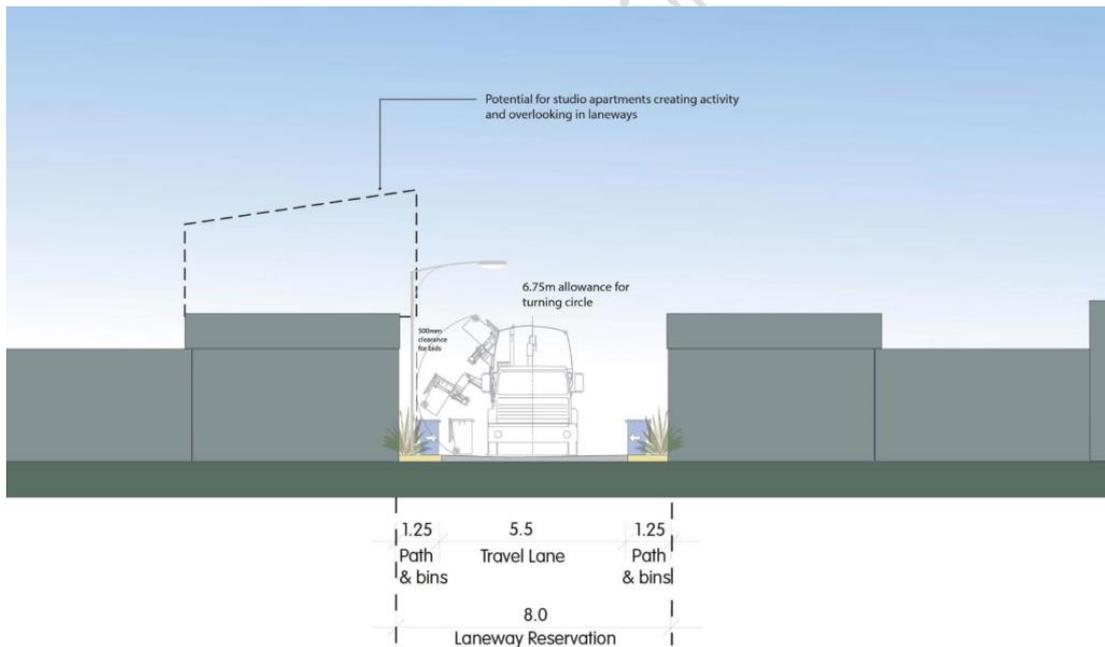


Figure 15 Drainage Reservation Interface Street

DRAINAGE RESERVATION INTERFACE STREET

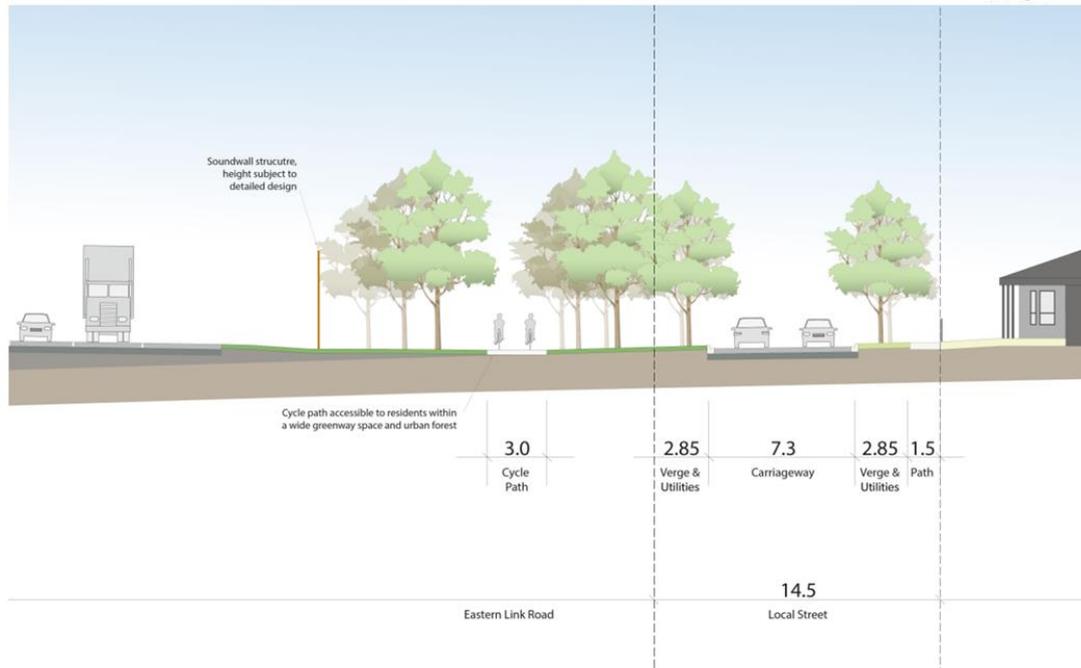
1:250 @ A4



Figure 16 Planned Bacchus Marsh Eastern Link Road Interface Street

ELR INTERFACE

1:300 @ A4



Appendix 5 Conservation Area Concept Plans

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FIGURE 13: CONSERVATION AREA 01

LEDGEND

CONTEXT

- Precinct boundary
- Break of slope
- Conservation area boundary
- 20m no-build buffer zone

CONNECTIVITY

- Post & wire boundary fence
- Shared path in road reservations
- Off-road cycle path in road res.
- Connector street with cycle path
- Avenue streets with shared paths

CONSERVATION

- Significant Vegetation (EHP, 2017)
- Spiny Rice Flower (EHP, 2017)
- Golden Sun Moth (EHP, 2017)

ACTIVATION

- Boundary walking path
- Low impact gravel path
- Entry treatments, indicative locations only
- Pedestrian priority crossing treatments
- Rest stop areas with interface planting
- Local park with direct interface to conservation areas, indicative design only
- Indicative tree planting
- Existing trees to be retained

Scale 1:2,500 @ A4



RESPONSE TO DESIGN PRINCIPLES

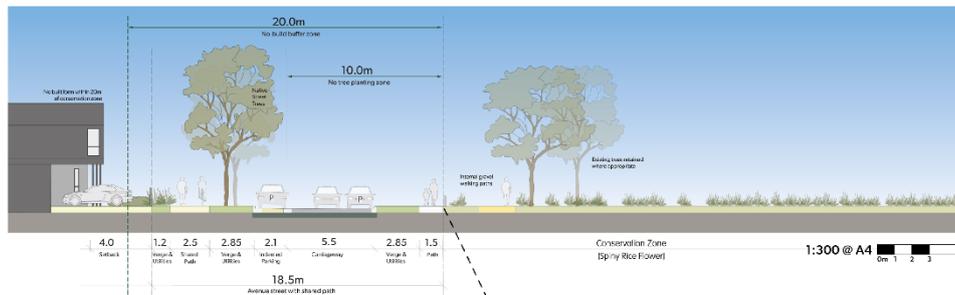
PASSIVE RECREATION In areas of low-conservation value and ensure location is accessible. Potential for small picnic area and limited sensitive tree planting to create a pleasant micro-climate.

INTEGRATE the grasslands into the broader open space network by providing access to local shared and cycle paths. Defined entry points with pedestrian prioritised street crossing treatments.

ENCOURAGE ACCESS through areas of lower-conservation value to acknowledge 'desire lines' and to enable low impact exploration of the grasslands.

INTERFACE TREATMENTS to encourage the community to be closer to, and discover, the grassland. Using planting as buffers will help keep out weeds, and enhance the streetscape character.

LOCATE passive open space and recreation opportunities adjacent to the grasslands to maintain positive connections between the grasslands and every day activities of the local community.



CONSERVATION INTERFACE ZONE

- Trees should not be planted within 10m of the conservation area boundary.
- The conservation area must be fenced appropriately to protect bioheritage values to the satisfaction of the Department of Environment, Land, Water & Planning.
- All necessary tree breaks must be located outside the conservation area.
- Indigenous grasses or referred on nature strips adjacent to conservation areas.
- Streetscape plantings must be Australian natives and should be indigenous to the area adjacent to conservation areas to the satisfaction of the responsible authority.

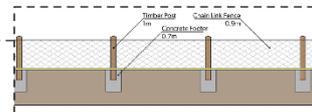


FIGURE 15: CONSERVATION AREA 02

LEDGEND

CONTEXT

- Precinct boundary
- Break of slope
- Conservation area boundary
- 20m no-build buffer zone

CONNECTIVITY

- Post & wire boundary fence
- Shared path in road reservations
- Off-road cycle path in road res.
- Avenue streets with shared paths
- Interface streets

CONSERVATION

- Significant Vegetation (EHP, 2017)
- Spiny Rice Flower (EHP, 2017)
- Golden Sun Moth (EHP, 2017)

ACTIVATION

- Boundary walking path
- Low impact gravel path
- Entry treatments, indicative locations only
- Pedestrian priority crossing treatments
- Rest stop areas with interface planting
- Local path with direct interface to conservation areas, indicative design only
- Indicative tree planting
- Existing trees to be retained

Scale 1:5,000 @ A4



RESPONSE TO DESIGN PRINCIPLES

INTEGRATE the grasslands into the broader open space network by providing access to local shared and cyclic paths. Defined entry points with pedestrian-prioritised street crossing treatments.

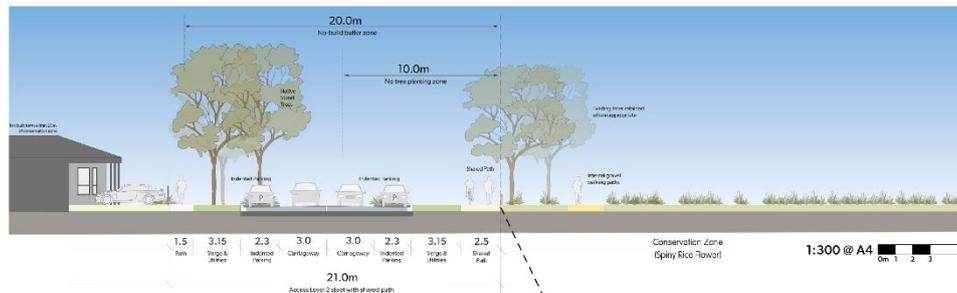
ENCOURAGE ACCESS through areas of lower conservation value to acknowledge 'desire lines' and to enable low impact exploration of the grasslands.

INTERFACE TREATMENTS to encourage the community to be closer to, and discover, the grassland. Using planting as buffers will help keep out weeds, and enhance the streetscape character.

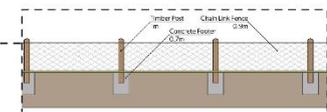
PASSIVE RECREATION in areas of low conservation value and ensure locations accessible. Potential for small picnic area and limited sensitive tree planting to create a pleasant micro-climate.

LOCATE passive open space and recreation opportunities nearby with shared path connections to the grasslands to maintain positive connections between the grasslands and everyday activities of the local community.

FIGURE 16: CONSERVATION AREA 02 - CROSS SECTION



- CONSERVATION INTERFACE ZONE**
- Trees should not be planted within 10m of the conservation area boundary.
 - The conservation area must be fenced appropriately to protect blocklers' values to the satisfaction of the Department of Environment, Land, Water & Planning.
 - All necessary tree breaks must be located outside the conservation area.
 - Indigenous grasses or other on nature strips adjacent to conservation areas.
 - Streetscape plantings must be Australian natives and should be indigenous to the area adjacent to conservation areas to the satisfaction of the responsible authority.



Appendix 6 Glossary of terms

| TERM | DEFINITION |
|---|---|
| Activity centre | Provides the focus for services, employment and social interaction. They are where people shop, work, meet, relax and live. Usually well-serviced by public transport, they range in size and intensity of use. |
| Affordable housing | Has the same meaning as Section 3AA of the <i>Planning and Environment Act 1987</i> . |
| Amenity area | Land within 400m walkable catchment of activity centres and train stations, and 50m of open space and the Principal Public Transport Network or similar. These areas provide high amenity values, facilities and/or services for residents. |
| Balance area | Areas in the precinct that are outside of or have not been included in other housing catchment areas. These areas facilitate the balance of housing densities across the precinct and allow for flexible application of housing densities to enable a place-based response for applying densities across the broader PSP. |
| Biodiversity Conservation Strategy (BCS) | The <i>Biodiversity Conservation Strategy for Melbourne Growth Corridors</i> (State Government of Victoria, 2013). |
| Canopy tree cover | The total area of a canopy tree's foliage (which comprises of the layer of leaves, branches, and stems) that covers the ground when viewed from above. |
| Canopy tree | A tree which has an average potential canopy of foliage of 6.4m in diameter or greater at maturity in the summer months. |
| Co-location | Adjoining land uses to enable complementary programs, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together. |
| Community infrastructure | <p>Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs, and activities. This includes:</p> <ul style="list-style-type: none"> • Facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres) • Early years (e.g. preschool, maternal and child health, childcare) • Health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services) • Community (e.g. civic centres, libraries, neighbourhood houses) • Arts and culture (e.g. galleries, museums, performance space) • Sport, recreation and leisure (e.g. swimming pools) • Justice (e.g. law courts) • Voluntary and faith (e.g. places of worship), and |

- Emergency services (e.g. police, fire and ambulance stations).

| | |
|---|---|
| Encumbered land | Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the availability of encumbered land when determining the open space requirement. |
| Fire threat edge | The interface between urban development and an area which presents a permanent potential for fire to impact on a community. |
| Frontage | The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces |
| Gross developable area | Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes. |
| Housing density (gross) | The number of houses divided by gross developable area. |
| Housing density (net) | The number of houses divided by net developable area. |
| Housing typologies | <p>A classification of the type of house based on its characteristics and features including number of rooms, spatial layout/division of areas, building form, lot size, ownership management, etc.</p> <p>The Guidelines describe the following housing typologies:</p> <ul style="list-style-type: none"> • Conventional front-loaded house & land (1-2 storeys) • Small lot front loaded duplex (1-2 storeys) • Semi-detached house & land (1-2 storeys) • Small lot front/rear-loaded townhouse (1-3 storeys) • Owners' corporation/strata title apartments (2+ storeys) • Integrated developments (2+ storeys) |
| Linear open space network | Corridors of open space, mainly along waterways that link together forming a network |
| Land use budget table | A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct |
| Local centre | An activity centre smaller than a neighbourhood activity centre which may include a small limited-line supermarket or convenience store of between 599 square metres and 1,500 square metres, plus non-retail uses. |
| Main street | A function of an activity centre, where vitality and activity are created by orienting uses towards the street and ensuring that the primary address of all retail stores is the street. This would normally be a connector street rather than an arterial road. |
| Native Vegetation Precinct Plan (NVPP) | A plan, as specified in Clause 52.16 of the Victorian Planning Provisions, relating to native vegetation within a defined area that may form part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and |

listed in the schedule to Clause 52.16. A native vegetation precinct plan can form part of a precinct structure plan.

| | |
|--|--|
| <p>Neighbourhood activity centre</p> | <p>Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres. This should be of sufficient size to accommodate a supermarket.</p> |
| <p>Net developable area (NDA)</p> | <p>Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space. It includes lots, local streets, and connector streets. Net developable area may be expressed in terms of hectare units (i.e. NDHa).</p> |
| <p>Passive open space</p> | <p>Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.</p> |
| <p>Principal public transport network</p> | <p>Incorporated document <i>Principle Public Transport Network 2017</i> (Victorian Government, 2017), and <i>Principle Public Transport Network Area Maps</i> (Victorian Government, August 2018).</p> |
| <p>Public open space</p> | <p>Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.</p> |
| <p>Social housing</p> | <p>A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.</p> |
| <p>Sensitive response</p> | <p>A design or engineered response that does not significantly contrast with the existing landform.</p> |
| <p>Unencumbered</p> | <p>Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).</p> |
| <p>Water sensitive urban design</p> | <p>A sustainable water management approach that aims to provide water quality, flood management and green landscapes. Key principles include:</p> <ul style="list-style-type: none"> • minimising water-resistant areas • recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground • encouraging onsite reuse of rain and incorporation of rain gardens • encouraging onsite treatment to improve water quality, and • removing pollution and using temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains. |

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