

Victorian Planning Authority

7 April 2026

Re: Merrimu PSP  
GPO Box 2392  
Melbourne VIC 3001

Via e-mail: [Merrimu@transport.vic.gov.au](mailto:Merrimu@transport.vic.gov.au)

Dear [REDACTED]

**Re: Merrimu Precinct Structure Plan**

Thank you for the opportunity to comment on the Public Exhibition documents for Amendment C109moor to the Moorabool Planning Scheme - Merrimu Precinct Structure Plan (PSP).

Council's submission on the Amendment C109moor documents was adopted by Council at its Ordinary Meeting on 1 April 2026.

Please find attached the following documents:

- Council Minutes – 1 April 2026
- Council submission – 1 April 2026

We have also attached a submission that was made to Council on 1 April 2026 by the landowner of [REDACTED] Road, Merrimu.

Should you have any questions about the submission, please contact [REDACTED], Coordinator Growth Area Planning on [REDACTED] or [REDACTED] or [REDACTED].

Yours sincerely,

[REDACTED]

[REDACTED]  
Executive Manager Community Planning and Development



# **MINUTES**

## **Ordinary Council Meeting Wednesday, 1 April 2026**

**Date:** Wednesday, 1 April 2026

**Time:** 6.00pm

**Location:** Council Chambers, 15 Stead Street, Ballan &  
Online

## 10 PRESENTATIONS/DEPUTATIONS

| Item | Report name                                                                                              | Speaker/s | Position | Attendance |
|------|----------------------------------------------------------------------------------------------------------|-----------|----------|------------|
| 11.1 | Amendment C109moor to the Moorabool Planning Scheme - Merrimu Precinct Structure Plan Council Submission |           | Neutral  | In person  |



## 11 COMMUNITY PLANNING AND DEVELOPMENT REPORTS

██████████ addressed Council in relation to item 11.1

## 11.1 AMENDMENT C109MOOR TO THE MOORABOOL PLANNING SCHEME - MERRIMU PRECINCT STRUCTURE PLAN COUNCIL SUBMISSION

**Author:**

Authoriser:

**Attachments:**

1. Amendment C109 Moor Public Exhibition Documents (under separate cover)
2. Merrimu Precinct Structure Plan Public Exhibition Submission (under separate cover)

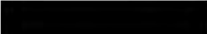
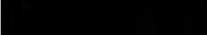
## PURPOSE

To consider Council's submission to Planning Scheme Amendment C109moor to the Moorabool Planning Scheme – Merrimu Precinct Structure Plan, which has been prepared by the Department of Transport and Planning – New Communities.

## EXECUTIVE SUMMARY

- In October 2024, the Department of Transport and Planning – New Communities (DTP-NC) formerly known as the Victorian Planning Authority (VPA) announced that the Merrimu Precinct Structure Plan (PSP) was back on the 2025 work program.
- DTP-NC has recently placed Amendment C109moor – Merrimu Precinct Structure Plan (PSP), Development Contributions Plan (DCP), and Native Vegetation Precinct Plan (NVPP) on public consultation.
- The PSP (Appendix 1) was prepared over a six-year period in consultation with Council, State agencies, and other key stakeholders.
- The PSP plans for approximately 1,800 direct jobs, 8,000 homes and a population of 24,000 people. The PSP provides four schools, two community centres, one indoor recreation centre, three sports reserves, two local town centres and one local convenience centre.
- Merrimu PSP was placed on public consultation by DTP-NC on 6 March 2026, with consultation ending on 7 April 2026. The proposed submission (Appendix 2) has been prepared by Strategic Planning officers in consultation with internal Council teams including Engineering, Environment, Open Space, Recreation, Community Activation and Heritage.
- The report provides an overview of the proposed draft Planning Scheme Amendment and the PSP and outlines the key issues that Council officers consider need to be addressed prior to the finalisation of the amendment documentation.
- It is anticipated that DTP-NC will continue to consult with submitters to resolve issues and DTP-NC will seek advice on key unresolved issues through a Standing Advisory Committee hearing.



**RESOLUTION****Moved:** **Seconded:** **That Council:**

1. Adopts the submission at Appendix 2 as Council's submission to the Department of Transport and Planning – New Communities (DTP-NC), requesting changes to planning scheme amendment C109moor to the Moorabool Planning Scheme.
2. Authorises the Executive Manager Community Planning and Development to advance negotiation with DTP-NC and other stakeholders in respect of the issues raised in the submission at Appendix 2, and submissions received by DTP-NC from other stakeholders.
3. Notes that:
  - (a) DTP-NC is likely to refer unresolved submissions to a Standing Advisory Committee (SAC) for advice.
  - (b) A further submission will be prepared for presentation at any SAC hearing addressing issues in respect of the amendment that have not been resolved through negotiations.
  - (c) Officers will provide further briefings to Council in respect to the SAC hearing and SAC submission.

**CARRIED**

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**BACKGROUND****Bacchus Marsh Urban Growth Framework**

The Bacchus Marsh Urban Growth Framework (UGF) identifies four strategic growth areas, Merrimu, Parwan Station, Parwan Employment and Hopetoun Park North (Figure 1).

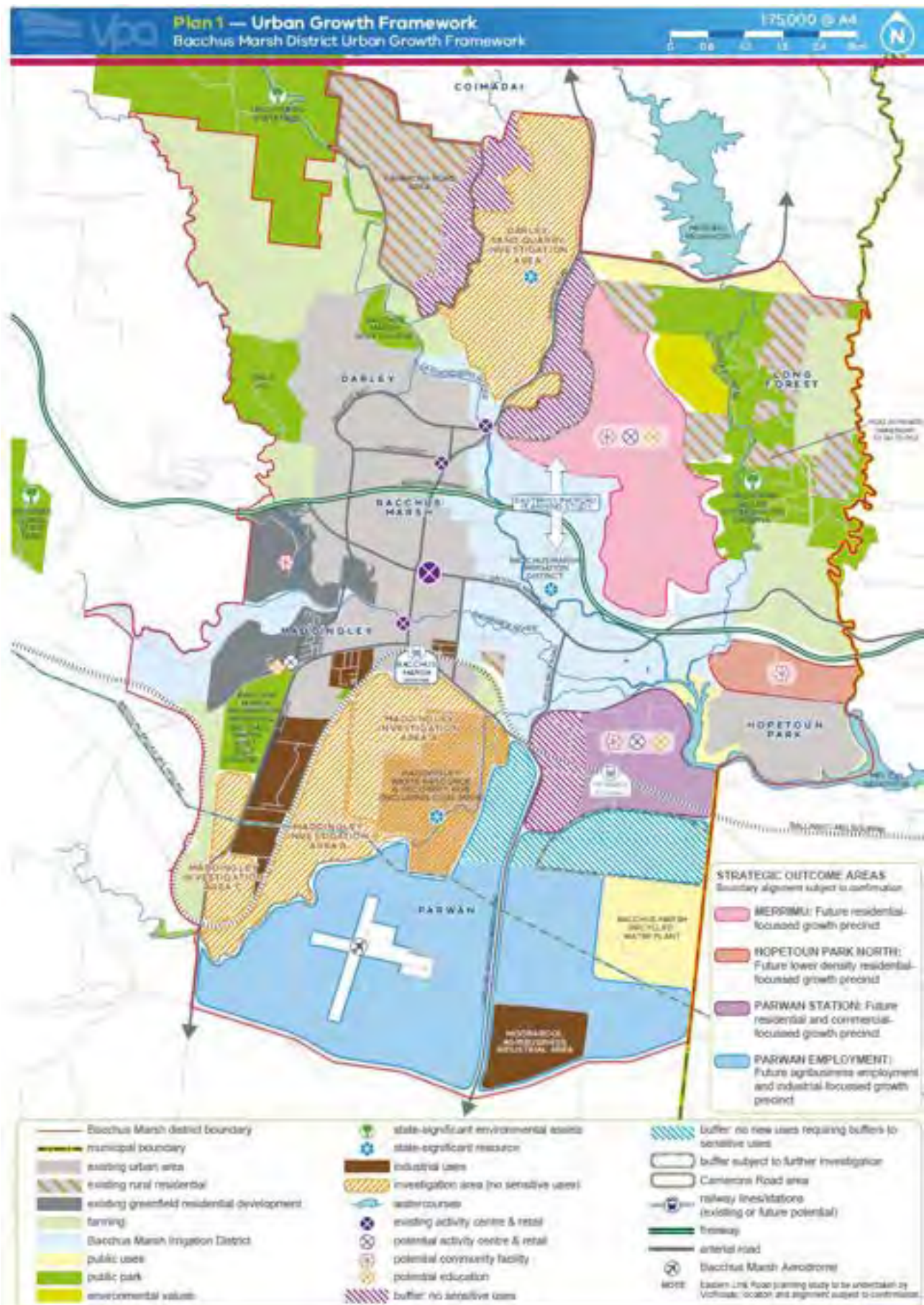


Figure 1: Bacchus Marsh Growth Areas

**Merrimu Precinct Structure Plan Preparation**

The Department of Transport and Planning – New Communities (DTP-NC) commenced work on the Merrimu, Parwan Employment and Parwan Station PSPs in 2020.

The three Bacchus Marsh PSPs (Merrimu, Parwan Station, and Parwan Employment Precinct) were paused in July 2023 following discovery of the Victorian Grassland Earless Dragon (VGED) in January 2023.

In October 2024, the Victorian Planning Authority announced that the Merrimu PSP was included in the 2025 work program.

Over the past six years, Council officers have been providing ongoing input into the preparation of the PSP.

**Merrimu Precinct**

The PSP area is located on the top of a plateau and is located north-east of the Bacchus Marsh township and covers approximately 907 hectares of land. It is generally defined by the Western Freeway and the Bacchus Marsh Irrigation District to the South, the Long Forest Conservation Reserve east, Diggers Rest – Coimadai Road to the north, and Gisborne Road to the west.

The Merrimu PSP is included in Plan Victoria as a key regional housing precinct in Victoria.

**Planning Scheme Amendment**

Planning Scheme Amendment C109moor proposes to incorporate the Merrimu PSP, Merrimu DCP, Merrimu NVPP, and the Small Lot Housing Code into the Moorabool Planning Scheme (Ordinance at Appendix 1). Specifically, it proposes the following changes:

- Inserts the Urban Growth Zone (UGZ) to the Moorabool Planning Scheme.
- Inserts Schedule 1 to Clause 37.07 Urban Growth Zone (UGZ1) and rezones the precinct to facilitate urban development.
- Amends the Schedule to Clause 45.01 Public Acquisition Overlay to insert PAO6 and PAO7.
- Applies PAO6 to reserve land for drainage outfalls and nominates Melbourne Water as the acquiring authority to the land addresses as follows:
  - o Tipperary Flats Merrimu 3340
  - o 206 Gisborne Road Darley 3340
  - o 26 Lerderderg Park Road Merrimu 3340
  - o Lerderderg Park Road Merrimu 3340
  - o Lerderderg Gorge Road Merrimu 3340
  - o Lerderderg Park Road Merrimu 3340
- Applies PAO7 to reserve land for road upgrades and intersections, and identifies Moorabool Shire Council as the acquiring authority to the land addresses as follows:
  - o 705 Bacchus Marsh Road Merrimu 3340
  - o 15 Flanagans Drive Merrimu 3340
  - o 13 Lindsay Avenue Merrimu 3340
  - o 17 Lindsay Avenue Merrimu 3340
  - o 25 Lindsay Avenue Merrimu 3340
  - o 27 Lindsay Avenue Merrimu 3340
  - o Flanagans Drive Merrimu 3340



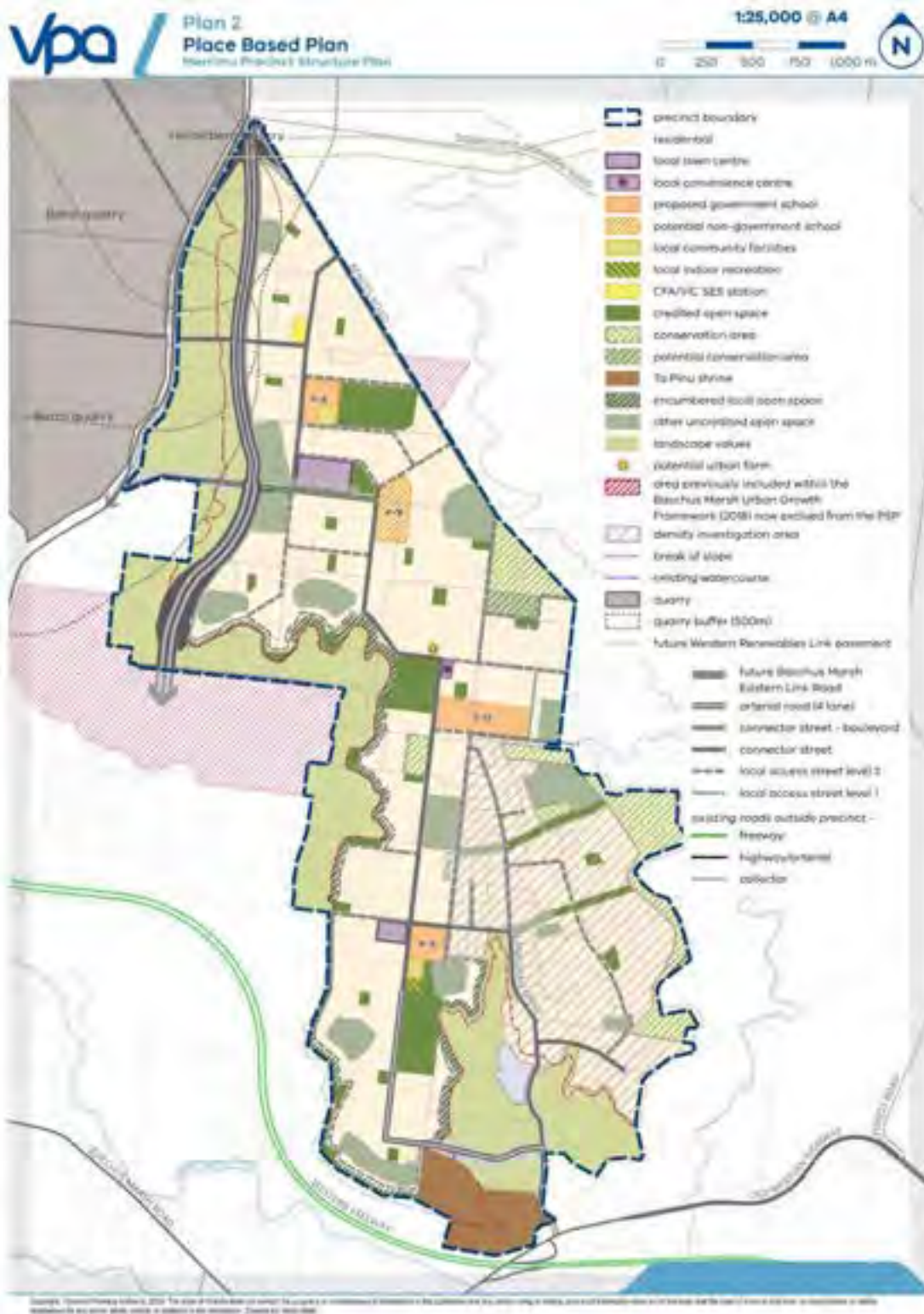
- o 8 Flanagans Drive Merrimu 3340
  - o 81 Flanagans Drive Merrimu 3340
  - o 107 Flanagans Drive Merrimu 3340
  - o Streeton Drive Merrimu 3340
  - o 8 Streeton Drive Merrimu 3340
  - o 109 Flanagans Drive Merrimu 3340
  - o 731 Bacchus Marsh Road Merrimu 3340
  - o 735 Bacchus Marsh Road Merrimu 3340
  - o Gisborne Road Merrimu 3340
- Applies Clause 45.03 Environmental Audit Overlay (EAO) to land identified as having high for potential contamination.
- Inserts Clause 45.06 Development Contributions Plan Overlay into the Moorabool Planning Scheme.
- Inserts Schedule 1 to Clause 45.06 Development Contributions Plan Overlay (DCPO1) to all land within the precinct to fund new infrastructure in the precinct.
- Amends the Schedule to Clause 52.16 Native Vegetation Precinct Plan to manage removal and retention of native vegetation in the precinct.
- Amends the Schedule to Clause 66.04 Referral of Permit Applications under Local Provisions to insert a new determining referral for Head, Transport for Victoria for applications within one hundred metres of land shown for the Bacchus Marsh Eastern Link Road.
- Amends the Schedule to Clause 72.03 to include the revised list of maps in the Moorabool Planning Scheme.
- Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to incorporate four new documents:
  - o Merrimu Precinct Structure Plan (February 2026)
  - o Merrimu Development Contributions Plan (February 2026)
  - o Merrimu Native Vegetation Precinct Plan (February 2026)
  - o Small Lot Housing Code (November 2024)
- Deletes Design and Development Overlay Schedule 1 (DDO1) from the precinct as it is not consistent with the anticipated scale and nature of the new development in the precinct facilitated by the PSP.

### **Precinct Structure Plan (PSP) Overview**

The Amendment is required to implement the Merrimu PSP, which facilitates the use and development of the PSP area as a predominately residential precinct comprising 8,063 dwellings for approximately 24,188 people, and the creation of 1,800 direct jobs.

To put this in context, the Victorian government's housing targets for Moorabool are the delivery of 20,000 new dwellings by 2051 and this PSP equates to 40% of that housing target.

To service this new population, the amendment provides for four schools, two community centres, one indoor recreation centre, three sports reserves, two local town centres and one local convenience centres, approximately 382.8 hectares of open space including a linear open space reserve along the escarpment edge, five conservation areas, and the provision of a Drainage Services Scheme.



**Figure 2: Merrimu PSP Place Based Plan**

### **Development Contributions Plan (DCP)**

The DCP is the associated mechanism that is required to ensure collecting agencies can lawfully collect development contributions from landowners.

The exhibited Development Infrastructure Levy (DIL) has been set at \$549,779 per net developable hectare and will fund the acquisition of land and construction of specified roads, specified

intersections, community centres, and sports reserves in the PSP area. The DIL will also fund land acquisition for the indoor recreation centre.

The exhibited Community Infrastructure Levy (CIL) has been set at \$1,365 per dwelling which is below the maximum levy rate permitted by the Victorian government at \$1,530 per dwelling. The CIL will be used for the construction of the three sports pavilions in the PSP area.

### **Native Vegetation Precinct Plan (NVPP)**

The NVPP is the associated mechanism for managing native vegetation in the precinct.

The NVPP identifies what native vegetation should be retained and removed in the precinct. It also identifies what offsets are required for the removal of native vegetation.

### **Small Lot Housing Code**

DTP-NC have created the Small Lot Housing Code (SLHC) which provides guidance for homes that will be constructed on lots smaller than three hundred square metres in area.

Houses that meet the SLHC design and siting standards are exempt from requiring a planning permit.

The SLHC provides standards to ensure new homes have high levels of amenity.

### **Public Consultation**

DTP-NC placed the Merrimu PSP, DCP and NVPP on Public Consultation from 6 March to 7 April 2025.

Letters and a newsletter were sent to landowners within the PSP area at the commencement of the consultation period and all relevant information was also accessible on the Engage Victoria website, as well as Council's Have Your Say page.

The following community consultation sessions were also hosted by DTP-NC during the consultation period, with Council officer attendance at most events:

- 17 – 19 March – Public Acquisition Overlay meetings with affected landowners
- 19 March (5.30pm-7.30pm) – Community Drop-In Session at Lerderderg Library
- 25 March (6.00-7.00pm) – online information session
- 28 March (9.30am-12:30pm) – pop up stand at The Village Shopping Centre
- 2 April (6.00pm-7.00pm) – online information session

All parties have an opportunity to make a submission during the consultation period to the DTP-NC on the draft PSP, DCP, NVPP and Amendment documentation.

The council submission (Appendix 2) has been prepared by Strategic Planning officers in consultation with a range of other internal Council teams including Engineering, Environment, Open Space, Recreation, Community Activation, and Heritage.

### **Key Issues**

There are several key issues, which are considered to have an impact on Council's ability to implement the PSP, DCP and NVPP that require resolution prior to Council providing full support for this Amendment. The issues are outlined below and detailed in Appendix 2 of this report:



### Traffic and Transport

- The Bacchus Marsh Eastern Link Road (BMELR) project should be referred to the Minister for Planning to determine whether an Environment Effects Statement is required, and a Public Acquisition Overlay should be applied to the BMELR to reserve land for the road.
- It is recommended that a new requirement be introduced to set a residential lot limit if in the event BMELR is not constructed. The requirement sets out potential external road network upgrades to be undertaken if BMELR has not been built and Council wishes to allow further residential development to ensure efficient movement in and out of the precinct. The list of preliminary external transport project upgrades has been prepared by Council in response to modelled congestion. Council will be testing the scope of external works to refine, or if required to augment the list of external projects required if the bypass is not delivered in a timely fashion.
- The Merrimu PSP should identify an active transport link between the new development in the PSP area and the existing development in Bacchus Marsh and Darley, to reduce car dependence in the new suburb.
- There are significant challenges in upgrading Flanagans Drive and Lindsay Avenue to a connector road standard, the submission recommends changes to the DCP to facilitate their upgrade.
- Additional land take may be required for the intersection of Bacchus Marsh Road and Flanagans Drive to accommodate the required earthworks.
- The alignment of Buckleys Road needs refinement. The road should be realigned to provide a regular intersection with Gisborne Road.
- The Development Contributions Plan should fund the construction of all four lanes of road project seven (RD-07) on Flanagans Drive.
- The Development Contributions Plan should provide include forward funding arrangements for the transport projects in the southern section of the PSP (RD-06, RD-07, IN-08 and IN-09), which would allow Council to deliver these projects early in the development of this PSP.
- The intersection designs should be examined to ensure that they have a size that ensures that they can function appropriately. Some of the intersection designs appear to have excessively long legs.

### Low Density Areas

- Guidance should be provided in the PSP to facilitate development of low-density properties in Davies Court, Drysdale Court, Flanagans Drive, Lindsay Avenue, Streeton Drive and Tucker Court.
- Special road cross-sections should be prepared for roads abutting the low-density properties in Flanagans Drive and Possumtail Run to provide an appropriate interface to these areas.

### Long Forest Residential Land

- The Place Based Plan should be amended to identify this as a residential area. The plans should show local access roads on the interface to the Long Forest Conservation Area, and the low density lots on Flanagans Drive and Streeton Drive.

### Conservation Areas

- Council does not support being the landowner or manager of the biodiversity conservation reserves.
- Council requests the preparation of conservation area concept plans for the conservation areas on the Rescom land to ensure that the biodiversity is adequately identified and the boundaries of the conservation areas are well resolved.

### Escarpment

- A linear open space is proposed along the edge of the escarpment to setback development from bushfire hazard, protect development from erosion, to protect development from agricultural amenity impact, and to ensure development is visually recessive to Bacchus Marsh.
- The cross-section should be modified in the PSP to show how the linear open space will be developed.

### Affordable Housing

- Council requests stronger guidance for the delivery of affordable housing.

### Development Contributions Plan

- Multiple designs and cost sheets have been provided for some projects. A single design and cost sheet should be adopted for all DCP projects.
- Land acquisition plans are required which clearly identifies what land is required for each transport project.
- The intersection designs should be overlaid on recent aerial photographs.
- A reconciliation is required on unit costs for all projects as some line items are using incorrect unit costs.

### Addition of Library Expansion Project

- The expansion of the Lerderderg Library (external project) should be included in the DCP as the Merrimu PSP generates demand for 936 sqm of additional library floor space.

### Pavilion Construction Costs

- Council has adapted the cost sheet for pavilions using the unit rates in the Bannockburn Southeast DCP, which increases the construction cost of pavilions to \$4.3 million per project and results in an increase to the CIL to its maximum rate of \$1,530 per dwelling.

### Indoor Recreation Centre

- The 0.6 Ha of land for the indoor recreation centre is not identified consistently through the DCP. Council requests this project be referenced in all the DCP tables.

### Quarry Buffers

- The Schedule to the Urban Growth Zone requires the preparation of an Air Pollution and Nuisance Dust Assessment to be prepared for the development of sensitive uses in the quarry buffer area, which is to be the satisfaction of the Responsible Authority. We request that the review of these assessments be done in consultation with the Environment Protection Authority (EPA).

- The Schedule to the Urban Growth Zone should be amended to include an application requirement for use, subdivision, construct or carry out works in Landscape Values areas.
- Additional planning scheme ordinance is required to implement the PSP:
  - o Schedule to Clause 52.33 Post boxes and dry-stone walls
  - o Schedule to Clause 53.01 Public open space contribution and subdivision
  - o Schedule to Clause 66.04 Referral of permit applications under local provisions
- Council has identified a discrepancy between the Land Capability Assessment and the proposed Environment Audit Overlay (EAO).

#### Implementation and Resourcing

- Council officers noted workforce and financial implications associated with the implementation of the PSP when approved.
- Council officers have identified the staff required to implement the PSP and have recommended that conversations will be required with the Victorian government to discuss how they can assist Council in the upskilling of staff and defray the cost of additional resources which are required to implement the PSP.

### **COUNCIL PLAN**

The Council Plan 2025-2029 provides as follows:

**Strategic Objective 3: Places and spaces that meet the needs of our many and varied communities**

**Priority 3.2: Align services to meet the needs of the community**

### **FINANCIAL IMPLICATIONS**

As a Victorian government-initiated planning scheme amendment, the Department of Transport and Planning – New Communities (DTP-NC) is required to pay statutory fees in accordance with the Planning and Environment (Fees) Regulations 2016. DTP-NC is also responsible for covering other costs associated with the Amendment as allowed under the Planning and Environment Act 1987, including advertising and panel costs.

Costs associated with the planning scheme amendment, including expert evidence and Councils legal representation during the standing advisory committee process are budgeted for in the recurrent budget of Council's Growth and Development department.

If the Amendment is ultimately approved, then the number of dwellings and residents in Bacchus Marsh Township will increase. Development contributions will provide significant contributions towards expanded transport and community infrastructure requirements generated by the proposed development. Ongoing maintenance costs for transport infrastructure, facilities and open space will need to be included in future Council budgets.

### **RISK & OCCUPATIONAL HEALTH & SAFETY ISSUES**

Should Council not endorse the draft submission prepared by Council officers and send to DTP-NC for consideration there is a risk that Council will not have sufficient opportunity to influence any post-consultation changes to the plans prior to the Standing Advisory Committee or finalisation of the PSP.

**VICTORIAN CHARTER OF HUMAN RIGHTS & RESPONSIBILITIES ACT 2006**

In developing this report to Council, the officer considered whether the subject matter raised any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted, or interfered with by the recommendations contained in the report. It is considered that the subject matter does not raise any human rights issues.

**OFFICER'S DECLARATION OF CONFLICT OF INTERESTS**

Under section 130 of the *Local Government Act 2020*, officers providing advice to Council must disclose any interests, including the type of interest.

*Executive Manager – Henry Bezuidenhout*

In providing this advice to Council as the General Manager, I have no interests to disclose in this report.

*Author – Matthew Milbourne*

In providing this advice to Council as the Author, I have no interests to disclose in this report.

**CONCLUSION**

There is existing strategic planning justification for the proposed amendment and development of the Merrimu PSP area will make an important contribution towards the State Government's housing targets. Changes have been recommended to Amendment C109 prior to finalisation of the Amendment.





# Merrimu Precinct Structure Plan – Public Exhibition

Moorabool Shire Council Submission

1 April 2026

Thank you for the opportunity to comment on the Public Exhibition documents for Amendment C109moor to the Moorabool Planning Scheme - Merrimu Precinct Structure Plan (PSP).

Please find attached comments on the agency validation documents:

| <b>Attachment</b> | <b>Agency Validation Sections</b>        |
|-------------------|------------------------------------------|
| 1                 | Merrimu Precinct Structure Plan          |
| 2                 | Merrimu Precinct Structure Plan – Plans  |
| 3                 | Merrimu Precinct Structure Plan – Tables |
| 4                 | Merrimu Development Contributions Plan   |
| 5                 | Merrimu Native Vegetation Precinct Plan  |
| 6                 | Planning Scheme Ordinance                |
| 7                 | Technical Reports                        |

Below is a summary of Council's high-level commentary on the Amendment C109moor documents circulated for review.

# Precinct Structure Plan

## Conditional Support for Amendment

The Amendment is strategically justified through the Bacchus Marsh Urban Growth Framework and the background work that supports the Amendment. However, as the Implementing Authority, there are important changes required to the Amendment prior to finalisation.

Despite the concerns raised in the submission, Council recognises the important role that the growth areas of Bacchus Marsh play in meeting the states housing targets, providing an opportunity for families to gain access to affordable housing and to provide for employment creation which has positive flow on effects for the community.

## Traffic and Transport

### Bacchus Marsh Eastern Link Road

We note that the planning work associated with the Bacchus Marsh Eastern Link Road (BMELR) project is still uncertain. We request the Victorian Government commences some of the planning work to provide greater clarity on the BMELR project:

- The BMELR project should be referred to the Minister for Planning to determine whether an Environment Effects Statement is required.
- A Public Acquisition Overlay should be applied to the BMELR to reserve the land for the purpose of a road.

### Transport Staging

The Strategic Modelling Transport Assessment (Clarity February 2026) identifies that the delivery of BMELR will be required before the Merrimu PSP is fully developed.

Clarity's Victorian Integrated Transport Model (VITM) run in 2056 (full development of the PSP) shows that without the BMELR, the local arterial road network, particularly Bacchus Marsh Road and Gisborne Road, moves from near capacity in places to at / over capacity on multiple links in the peak period.

For example:

- Bacchus Marsh Road east of Flanagans Drive (east bound, morning peak): volume to capacity (V/C) increases from 0.45 (with BMELR / full PSP) to 1.07 (no BMELR, full PSP)
- Bacchus Marsh Road east of Flanagans Drive (east bound, evening peak): volume to capacity (V/C) increases from 0.62 (with BMELR / full PSP) to 1.02 (no BMELR, full PSP)
- Gisborne Road north of Holts Land (south bound, morning peak): V/C rises from 0.94 (with ELR, full PSP) to 1.09 (no BMELR, full PSP)
- Gisborne Road north of Holts Land (south bound, evening peak): V/C rises from 0.84 (with ELR, full PSP) to 1.02 (no BMELR, full PSP)

Even before you add Merrimu, several sections in the wider Bacchus Marsh network are already modelled as near capacity in 2056 in the reference case which assumes BMELR exists, this would indicate there is limited capacity on the legacy corridors.

If BMELR is not constructed by 2056 the trips generated by the PSP and regional trips would be redistributed onto Gisborne Road, Flanagans Drive and Bacchus Marsh Road with large daily increases (for example an increase of 10,164 daily east bound vehicles on Bacchus Marsh Road east of Flanagans Drive).

This redistribution is not just a result of Merrimu PSP; it's the whole sub-regional catchment (including development in the Parwan Employment and Residential Precincts) trying to squeeze through the existing town road network in the absence of a bypass.



As Clarity identifies:

*The outputs from this scenario test demonstrate that the study area road network will be under significantly more strain in 2056 if the ELR is not built. Without the ELR, local roads such as Gisborne Road, Bacchus Marsh Road and Woolpack Road will be significantly more congested as the road network is not fully able to support proposed developments, including the Merrimu PSP and Parwan Employment Precinct PSP.*

*The 2056 Reference Case demonstrated that some road sections within the study area, such as Gisborne Road, are close to capacity despite the Reference Case scenario assuming that the ELR is built. This suggests that without the ELR, the local network would be under considerable strain even if new developments such as Merrimu PSP were not to occur. The outcomes of the strategic modelling assessment indicate that the ELR is an important and essential component of the future 2056 transport network.*

*There are changes on Western Freeway, with some evidence of improvements in the VC ratio, which would be at the expense of more traffic and congestion on the local road network. In proximity to the PSP, if the ELR was not built, upgrades and further mitigation would need to be considered at locations such as Flanagans Drive and along Gisborne Road. (page 42).*

Clarity's work has identified that the PSP can be supported with, or without, the BMELR, however without BMELR additional upgrades would be required to the external road network to facilitate the traffic movements that would have otherwise used BMELR.

We recommend the addition of a new requirement in the PSP if in the event BMELR is not constructed. This requirement sets out potential external road network upgrades to be undertaken if BMELR has not been built and Council wishes to allow further residential development to ensure efficient movement in and out of the precinct.

The maximum number of dwellings should be determined through additional runs of the traffic model at 1,500 lot intervals to determine the tipping point of the level of service and volume capacity if BMELR is not delivered. It is recommended that they be run at 6,500 lots, 5,000 lots and 3,500 lots.

The list of preliminary external transport projects has been prepared by Council in response to modelled congestion. Council will be testing the scope of external works to refine, or if required to augment the list of external projects required if the bypass is not delivered in a timely fashion.

*A maximum of x,xxx dwellings may be delivered within the Merrimu PSP area unless either:*

- a. The Bacchus Marsh Eastern Link Road has been fully constructed between Diggers-Rest Coimadai Road and the Western Freeway and opened to traffic; or*
- b. The traffic-movement capacity of the surrounding road network has been enhanced through the delivery of all works listed in **Table x External Transport Network Works Required to Exceed x,xxx Dwellings** are completed to the satisfaction of the responsible authority in consultation with the Head, Transport for Victoria (Head, TfV)*

**Table x External Transport Network Works Required to Exceed x,xxx Dwellings**

| Item | Required Works                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Bacchus Marsh Road and Flanagans Drive intersection upgrade | Construction of MM-IN-09 Bacchus Marsh Road, Flanagans Drive and Western Freeway off-ramp signalised four-way intersection                                                                                                                                                                                                                                                                                                       |
| 2    | Gisborne Road corridor capacity enhancements                | <p>Works may include:</p> <ul style="list-style-type: none"> <li>Duplication of Gisborne Road between Diggers Rest – Coimadai Road and the Western Freeway;</li> <li>The construction of a bicycle lane between Buckleys Road and Albert Street in Darley;</li> <li>Auxiliary right- and left-turn lanes at Lerderderg Park Road and Albert Street;</li> <li>The upgrade of the Western Freeway interchange; and / or</li> </ul> |



|   |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                   | <ul style="list-style-type: none"> <li>Corridor signal improvements</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3 | Bacchus Marsh Road corridor capacity enhancements | <p>Works may include:</p> <ul style="list-style-type: none"> <li>Duplication of Bacchus Marsh Road between the west-bound off ramp of the Western Freeway and Tipperary Springs Road;</li> <li>Auxiliary turning lane additions or extensions;</li> <li>The construction of an east-bound on ramp to the Western Freeway; and / or</li> <li>Intersection upgrades at Bacchus Marsh Road / Western Freeway off-ramp, Old Western Highway / Hopetoun Park Road, and / or the Hopetoun Park Road / Western Freeway on ramp.</li> </ul> |
| 4 | Strategic Walking and Cycling Links               | Construction of shared paths and active transport connections linking residential areas to centres, schools, bus stops, and PSP connector roads.                                                                                                                                                                                                                                                                                                                                                                                    |

### Active Transport Linkages

The Merrimu PSP should identify an active transport link between the new development in the PSP, and the existing development in Bacchus Marsh and Darley, to reduce car dependence in the new suburb.

We recommend the following changes in the PSP to address this:

- An addition of a new requirement in the PSP:  
*Subdivision must allow for bicycle access to key activity nodes in and around the immediate surrounds of the precinct including local employment centres, community centres, primary and secondary schools.*
- Amend Plan 4 Movement to include a bicycle route along Gisborne Road between Buckleys Road and Albert Street, Darley.

### Upgrade of Flanagans Drive and Lindsay Avenue (RD-05, RD-06 and IN-07)

It is proposed to upgrade existing rural local roads in the south of the precinct to connector roads to facilitate safe and efficient traffic movements to the Western Freeway, these are transport projects:

- RD-05 - upgrade of Lindsay Avenue;
- RD-06 - upgrade of Flanagans Drive north of IN-08; and
- IN-07 - intersection of Lindsay Avenue and Flanagans Drive.

The upgrades of these roads necessitate the use of the Public Acquisition Overlay to widen the roads to make them suitable for a connector road cross-section (existing rural access roads with a width of 20-metres) and to enable earthworks to reduce the gradient of the road to comply with Austroads Standards.

We have identified significant challenges in upgrading these roads:

- Significant earthwork is required to flatten the gradient of RD-06.
- The upgrade is in an area where limited development is proposed and there is no developer in this area which could construct these projects through a works-in-kind agreement.
- Large property acquisition is required from multiple landowners to build the project. As the Public Acquisition Overlay Council will be exposed to land acquisition overruns through the *Land Acquisition and Compensation Act (LACA)*.
- Vehicle access to 81 Flanagans Drive would be located within a cutting which presents logistical problems in retaining property access from the road.
- There are logistical challenges in maintaining property access while the road works are underway, as deep and extensive cuttings are required which will take significant time to construct.
- There are logistical challenges in moving services currently located within the road reserve.



The following changes will need to be made to the Development Contributions Plan:

- Lindsay Avenue should adopt a 20-metre road cross-section to reduce the amount of land required to be acquired from the properties to the south. The connector road cross-section can be based on Figure 12 Rural Connector in the PSP.
- The land values for the land acquisition will need to be increased to consider the likely cost of land acquisition through the LACA.
- The volume of soil to be moved to construct RD-06 and IN-08 should be quantified and included in the DCP.
- The cost of utility service relocation (power, potable water, sewerage and telecommunications) should be quantified and included as line items in the DCP.
- The cost of constructing new vehicle access to 81 Flanagans Drive should be identified as a line item in the DCP.

#### Secondary Arterial Road – Flanagans Drive to Lindsay Avenue (RD-09 and IN-08)

- We support RD-09 (escarpment secondary arterial road between Lindsay Avenue and Flanagans Drive) between IN-06 (intersection of Lindsay Avenue and escarpment secondary arterial road) and IN-08 (intersection of Flanagans Drive and escarpment secondary arterial road) being identified as a secondary arterial road.
- Given extensive earthworks will be required to construct this road, the volume of soil to be moved to construct RD-09 should be quantified and included in the DCP. The DCP should fund the earthworks for the interim and ultimate road configurations.
- We support the application of the Public Acquisition Overlay on this section of road to ensure that the road can be delivered as it is located on land that is unlikely to be developed.

#### Secondary Arterial Road – southern section of Flanagans Drive (RD-07)

Based on the traffic volumes in the strategic transport model we recommend that the DCP costing for transport project RD-07 should be amended to fund all four-lanes of the road. The first two lanes should be funded in the short term, and the second two lanes should be funded in the medium term.

#### Flanagans Drive (RD-07) and Bacchus Marsh Road and Flanagans Drive Intersection (IN-09)

We note that the interim and ultimate designs have different land takes. The ultimate land take should be acquired at the interim stage.

We have identified that additional land will be required on the eastern side of Flanagans Drive for earthworks (cut or fill) to construct the secondary arterial road (RD-07) and IN-09. Both the road and intersection concept plans and cost sheets should reflect the land required outside of the PSP area for the construction of these projects.

#### Forward Funding Arrangements

The DCP should be amended to include line items for the forward funding of transport projects in the Merrimu PSP area, as Council will need to borrow money early in the development of the PSP area and insufficient money would have been collected to fund the land acquisition and construction costs.

The following projects should be forward funded:

- Ultimate land acquisition of RD-06 and RD-07;
- Ultimate land acquisition of IN-08 and IN-09;
- Interim construction of IN-08 and IN-09;
- Construction of RD-06; and
- Construction of the first two lanes of RD-07.



### Buckleys Road (RD-02)

Two designs have been provided for RD-02 – Buckleys Road. One design has been provided by Arcadis which adopts a road gradient that exceeds Austroads Standards, which is not supported by Council.

One design has been provided by SMEC which includes extensive earthworks to reduce the gradient. We support the reduction in gradient of the road, and the application of the Public Acquisition Overlay (PAO) to ensure land can be acquired to construct the road.

We support the realignment of RD-02 to move the intersection with Gisborne Road (IN-03) further north or south, so the intersection is more regular.

We prefer an alignment to the north which would remove the need for a PAO.

Prior to the approval of the amendment the alignment of RD-02 will need to be refined, and a determination will need to be made on the extent of the PAO.

### Extended Intersection Legs

We have identified that many of the intersections in the PSP and DCP have extended legs, which result in larger intersection sizes and reduced road lengths.

In some instances, the length of the legs results in the DCP funding lengths of roads which should be funded by the developer as part of their developer works (not by the DCP).

A close examination is required on the size of intersections and their leg lengths to ensure they are appropriately sized.

Specifically, a close examination is required on the following intersections:

- IN-01 Bences Road, Dodemaide Circuit and North-south Connector Road
- IN-04 Buckleys Road and Connector Road
- IN-05 Connector Road and Connector Road
- IN-06 Lindsay Avenue, Lindsay Avenue Extension and Secondary Arterial Road
- IN-08 Flanagans Drive and Escarpment Connector Road
- IN-10 Gisborne Road, Diggers-Rest Coimada Road and Bences Road

## Existing Low-Density Areas

We have identified four low-density areas in the Merrimu PSP area, two of which need special subdivision controls:

1. Wells Road Area – low density properties on Wells Road and McKenzie Court
2. Oconnell Road Slope Area – properties located between Lerderderg Park Road and Oconnell Road
3. Streeton Drive Area – pocket of low-density properties located on Streeton Drive and Flanagans Drive. The properties are 1.6 Ha to 3.7 Ha in size
4. Flanagans Drive Area – pocket of low-density properties located north of Streeton Drive on Davies Court, Drysdale Court, Flanagans Drive, Lindsay Avenue and Tucker Court. The properties are 0.75 Ha to 1.87 Ha in size

### Land between Lerderderg Park Road and Oconnell Road

We agree that the Wells Road Area and the Oconnell Road Slope Area should be excluded from the Merrimu PSP.

The areas have limited development potential and are highly constrained. The exclusion of these areas appropriately responds to the landscape and environment constraints identified in the following background reports prepared for the PSP:

- Bushfire Assessment – Southern Cross Town Planning – April 2021
- Existing Ecological Conditions – Ecology and Heritage Partners – November 2025
- Landscape and Visual Character Assessment – Peer Review – Hansen – April 2024
- Landscape Character Assessment – Tract – June 2025
- Sodic Soils Report – Coffey – November 2020

Additional challenges in this area include:

- Amenity impact from the Bacchus Marsh Irrigation District.
- The Bacchus Marsh Eastern Link Road bisects the Oconnell Road Slope Area which presents development challenges.
- Transport constraints relating to development requiring the upgrade of Lerderderg Park Road, Oconnell Road, and the Lerderderg Park Road / Gisborne Road intersection.

### Streeton Drive Area

The properties in the Streeton Drive area are identified as a ‘density investigation area’.

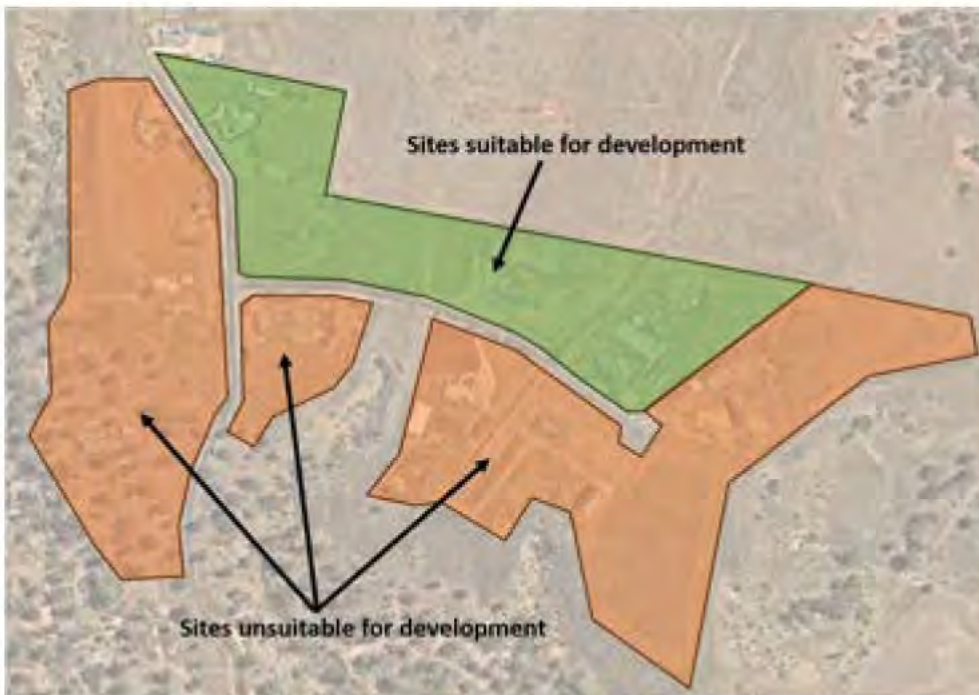
We request properties that directly abut the break of slope be excluded from development as they are exposed to landscape and environmental constraints that make them unsuitable for development:

- Bushfire Assessment – Southern Cross Town Planning – April 2021
- Existing Ecological Conditions – Ecology and Heritage Partners – November 2025
- Landscape and Visual Character Assessment – Peer Review – Hansen – April 2024
- Landscape Character Assessment – Tract – June 2025
- Sodic Soils Report – Coffey – November 2020

The remaining properties should have the Low-Density Residential Zone applied to them and have a minimum lot size of 1.0 Ha, which would allow the four identified lots suitable for development to be subdivided and create one additional lot (creating eight lots in total). This retains the character of this area which is typified by large houses on large lots.

The following image shows the properties suitable for development in green, and properties unsuitable for development in orange.





#### Flanagans Drive Area

We recommend that the PSP be amended to include guidance that allows the creation of additional lots in the Flanagans Drive Area.

We recommend that lots with a minimum size of 1,000 sqm be allowed on the outer interface of the precinct to create homes on roads abutting this area. The outer interfaces are shown with blue arrows below:



The PSP should be amended as follows to provide this guidance:

- Include a concept plan that shows this area and identifies locations where 1,000 sqm lots could be created.
- Include a requirement or guideline which identifies development in this area to be generally in accordance with the concept plan.

Add special road cross-sections for roads abutting existing low-density areas (Bences Road and road proposed to abut the Possumtail Run properties).

## Long Forest Residential Land

We request the Long Forest Residential Land be changed from a 'density investigation area' to a 'conventional density housing area' in the PSP at a yield of 15 dwellings per Net Developable Hectare (NDHa).

The Place Based Plan should be amended to include a local access road on the interface with the conservation areas and the low-density properties fronting Flanagans Drive and Streeton Drive.

We support the use of a decreased density of properties in areas with a direct interface with Long Forest as this is an area with an elevated bushfire risk.



## Conservation Areas

We support the identification of conservation areas and movement corridors in the Merrimu PSP.

Conservation areas are identified on land owned by Bacchus Marsh Developments to protect Plains Grassland vegetation communities, Spiny Rice Flower and Golden Sun Moths.

Conservation areas are identified on Long Forest Residential Land to protect Rocky Chenopod Woodland / Plains Grassland vegetation communities, Fragrant Saltbush and Golden Sun Moths.

Biodiversity movement corridors have been identified on Long Forest Residential Land to link the gullies on the west side of the Merrimu PSP development with the existing Long Forest Nature Conservation Reserve.

Conservation Area Concept Plans have been prepared for the conservation areas identified on land owned by Bacchus Marsh Developments.

We have recommended in the following attachments that:

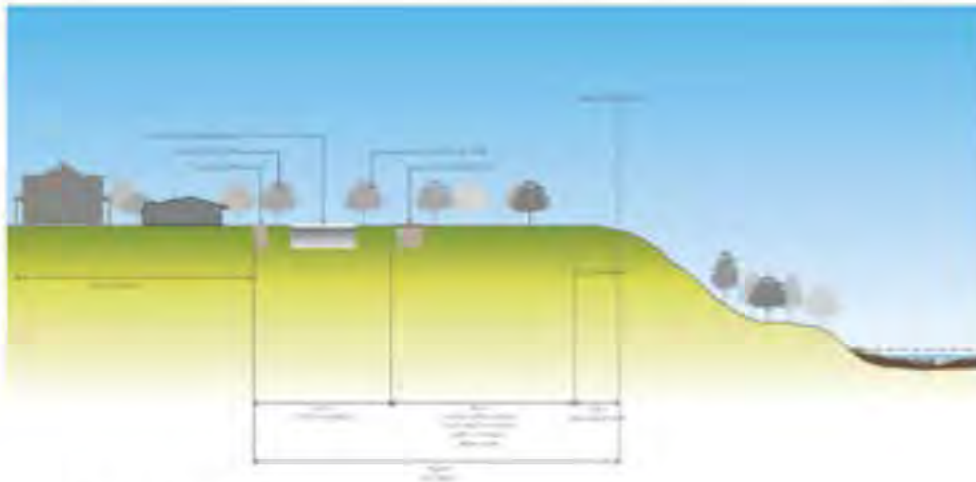
- The land identified as a 'potential conservation area' in the Place Based Plan be shown as residential land, unless the landowner consents to a conservation area being identified on their land (Attachment 2).
- Conservation Area Concept Plans be prepared for the conservation areas on Long Forest Residential Land to ensure that the biodiversity is adequately identified and the boundaries of the conservation areas are well conceived, and it is known how the conservation areas will be protected and managed (Attachment 2).
- Conservation Area road cross-sections are prepared for the conservation areas on Long Forest Residential Land to identify how roads adjoining the conservation areas will be appropriately constructed to protect and respond to the conservation areas (Attachment 2).

We do not consent to being the landowner and manager of conservation areas in the Merrimu PSP area, as the maintenance and reporting obligations under the EPBC Act are beyond Council's resourcing capability.



## Escarpments

We request Figure 15 Drainage Reservation Interface Street be modified to be like Section 28 in the Sunbury South PSP:



The cross-section should show:

- The break of slope
- The width of the linear open space (varies according to the identified bushfire hazard setback)
- A 1.5-metre-high black mesh fence adjacent the break of slope
- A 3.0-metre shared path near the road
- The frontage road
- Vehicle exclusion treatment between the road and the shared path
- Development abutting the frontage road

## Bushfire Hazard

The Bushfire Plan has identified that development should be setback 150-metres from the Long Forest Nature Conservation Reserve. The Bushfire Report undertaken by Southern Cross in 2021 bases this 150-metre setback from the Bacchus Marsh Urban Growth Framework. It does not appear that Southern Cross has done any work to identify whether this 150-metre setback is strategically justified. We request Southern Cross undertake an assessment of the Long Forest Conservation Reserve and provide information on whether the 150-metre setback should be revised based on the risk assessment of the vegetation and slope in this area.

## Biodiversity and Threatened Species

We recommend that some of the objectives, requirements and guidelines in the 'High Quality Public Realm' section be relocated to the 'Biodiversity and Threatened Species' section.

We have recommended the deletion of some requirements and guidelines as the controls are replication of other requirements and guidelines in the PSP, or conditions in the Urban Growth Zone Schedule.

## Affordable Housing

We request stronger guidance for the delivery of affordable housing.

We request the Victorian Government strengthens its controls regarding the delivery of affordable housing through improved mechanisms such as inclusionary zoning.



# Development Contributions Plan

## General Concerns

### Multiple Designs for some Projects

The background material exhibited provide multiple designs and cost sheets for some projects, for example:

- RD-06 has a concept plan prepared by Arcadis and a plan prepared by SMEC.
- IN-03 has a concept plan prepared by Arcadis and a plan prepared by Traffix Group.

A single document should be prepared which only provides one concept plan and one cost sheet for each project.

### Land Acquisition Plans

The road and intersection concept plans should be amended to include plans that identify what land is required for each project. The plans should identify the land required for acquisition, the property number and the project the land is being acquired for. See example from the Toolern DCP – Amendment C232melt:



### Intersection Designs

The intersection designs should be overlaid on a recent NearMap image (like that used in the Road concepts).

### Road and Intersection Costs

A reconciliation is required on the unit costs being used in the road and intersection cost sheets.

We have identified that some cost sheets are using secondary arterial road unit costs for connector road projects.

### RD-05, RD-06 and IN-07

As identified earlier in this submission we have concerns about the costs of these projects and request that they be amended to include the true value of constructing these transport projects.

## Library Expansion

The Community Infrastructure Needs Assessment (CINA) identifies a potential need for the expansion of the existing library in Bacchus Marsh (Lerderderg Library).



According to the CINA report the population of 24,000 would generate a demand for 936 sqm of floor space. We have adapted the VPA benchmark cost sheet for a Level 3 Community Centre and has identified that the expansion of the library would cost \$4.76 million which should be included in the DCP.

### **Pavilion Construction Costs**

A bespoke design has been prepared for the pavilion, which is supported by Council.

We note that there is a significant cost difference between pavilion construction costs in Council areas and the VPA benchmark costs.

We have adapted the VPA benchmark cost sheet and have used the unit rates used in the Bannockburn South East DCP, which increases the construction cost of pavilion projects to \$4.3 million. The CIL should be increased to support the construction costs.

### **Indoor Recreation Centre**

An indoor recreation centre project is identified on Plan 4 in the DCP; however, it is missing from Table 3 and Table 6 in the DCP.

This project is the purchase of 0.6 Ha of land for an indoor recreation centre which would be delivered in the long term.

## Planning Scheme Ordinance

### Quarry Buffers

We defer to Victorian Government Authorities such as the Environment Protection Authority and Earth Resources Victoria, and the Quarry operators, on whether the quarry buffers shown in the Merrimu PSP are correct, and what type of development is permitted within the quarry buffers.

We note that the Urban Growth Zone Schedule identifies an application requirement for quarry buffer areas. The requirement identifies that an application to use or subdivide land for a sensitive use in the quarry buffer must be accompanied by an Air Pollution and Nuisance Dust Risk Assessment to the satisfaction of the responsible authority. We requested that this be amended to include “in consultation with the EPA” as We do not have expertise in making decisions arising from Air Pollution and Nuisance Dust Risk Assessments.

### Landscape Values

We request the inclusion of an application requirement for applications to use, subdivide, construct or carry out works for Landscape Values land.

The application requirement would require the preparation of a weed management plan, an erosion management plan, and a revegetation plan that uses indigenous species.

The inclusion of this would provide a clean line of sight to what is required for subdivision that creates the landscape values parcel or works undertaken in these areas.

### Additional Ordinance Required

The following planning scheme ordinance is missing:

- Schedule to Clause 52.33 Post boxes and dry stone walls, which is required to identify the protection of dry stone walls in the Merrimu PSP area.
- Schedule to Clause 53.01 Public Open Space Contribution and Subdivision, which will identify the public open space contribution rate for the precinct.
- Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions, which will identify referrals to the Head, Transport for Victoria for works within 100 metres of the BMELR

### Environment Audit Overlay

We have identified a potential mapping error associated with the EAO, as the mapping does not match what is shown in the Land Capability Assessment.



## Implementation, resourcing and budget implications

We note that the implementation of Precinct Structure Plans (PSPs) and growth in non-PSP areas has significant workforce and financial implications for peri-urban councils, particularly in the current fiscal environment.

Peri-urban councils are required to undertake complex and resource-intensive activities associated with growth area planning and delivery, including structure planning, infrastructure coordination, development contributions planning, statutory assessment, and ongoing asset management. These responsibilities are occurring in an environment characterised by:

- Rate capping, which constrains Council's ability to generate additional own-source revenue in response to growth-related demand.
- Limited capacity to increase borrowings, including because of state-imposed debt limits and onerous prudential financial management requirements, while remaining compliant with Council's long-term financial sustainability obligations.
- Constrained and often competitive State and Commonwealth funding opportunities, which are not always aligned with the timing, sequencing or scale of growth-related infrastructure delivery.

These structural fiscal constraints have direct flow-on impacts for Council's workforce capacity. The planning, engineering, infrastructure delivery and asset management functions required to support growth are labour-intensive and require specialised skills. Council's ability to establish, fund and sustain additional positions to support growth precincts is therefore limited and must be carefully managed within existing budgetary and organisational constraints.

In this context, it is critical that development contributions frameworks and permit conditions appropriately recognise the full cost of growth, including the costs associated with planning, coordination, administration, delivery and the long-term management and renewal of infrastructure assets. Failure to adequately account for these impacts risks placing additional pressure on Council's financial position and workforce capacity, which may in turn affect the timely and orderly delivery of infrastructure and services to growing communities.

We therefore consider it is essential that growth-related development, whether within PSP areas or non-PSP precincts, is supported by appropriate, transparent and equitable development contributions arrangements. Such arrangements should assist in funding the infrastructure, resourcing and capability required to meet the needs of both existing and future communities, while ensuring Council can continue to operate in a financially sustainable manner over the long term.

We have identified that it will need to upskill staff to deal with the following assessments as these are new disciplines that we have not received assessments on before:

- Acoustic
- Air Pollution and Nuisance Dust
- Environmentally Sustainable Design
- Land Contamination
- Sodic and Dispersive Soils
- Water Sensitive Urban Design

We seek assistance from the Victorian Government to upskill staff to deal with the above assessments, this could be through the Regional Planning Hub or the Department of Transport and Planning Teams to assist with growth area assessments.

We would welcome a conversation with the Victorian Government to discuss how Council can be supported to upskill staff and help defray the costs of additional resources which are required to enable development to meet the State Governments ambitious target of 20,000 new dwellings in the Shire of Moorabool by 2051.

[www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au)  
[info@ moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)  
03 5366 7100



# Attachment 1 – Precinct Structure Plan Text



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Council Comments     |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|         | <b>Acknowledgement of Country</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
|         | <p><b>The Victorian Planning Authority proudly acknowledges</b> Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.</p> <p><b>We acknowledge</b> Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.</p> <p><b>We recognise and value</b> the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.</p> <p><b>We embrace</b> the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><b>We acknowledge</b> the Wurundjeri Woi-wurrung People as the Traditional Custodians of the land to which the Precinct Structure plan applies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested. |
| 1       | <b>Context</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 1.1     | <p><b>How to read this document</b></p> <p>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.</p> <p><b>Part 1: Context</b></p> <p>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.</p> <p><b>Part 2: PSP outcomes</b></p> <p>Part 2 contains the outcomes this PSP is seeking to achieve.</p> <p>A planning application and subsequent planning permit must implement the outcomes of this PSP.</p> <p>The outcomes are expressed as:</p> <ul style="list-style-type: none"> <li>• The <b>Vision</b> - the overarching unique place-based outcome intended for this PSP.</li> <li>• The <b>Purpose</b> - how the PSP will facilitate the vision for the precinct.</li> <li>• The <b>Place-based Plan</b> - outlines the intended urban structure for the precinct.</li> </ul> <p><b>Part 3: Implementation</b></p> <p>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 <b>hallmarks</b>.</p> <p>Each hallmark is implemented according to the following sub-structure:</p> <ul style="list-style-type: none"> <li>• <b>PSP objectives:</b> 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.</li> </ul> | No change requested. |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Council Comments    |
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|         | <ul style="list-style-type: none"> <li>• <b>PSP implementation and delivery:</b> The PSP provides guidance in the form of plans, tables and diagrams to help with interpretation and implementation of the requirements and guidelines.</li> <li>• <b>Place-based requirements:</b> 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.</li> <li>• <b>Place-based guidelines:</b> 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.</li> </ul> <p>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.</p> <p><a href="#">Part 4: Appendices</a></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Precinct infrastructure plan and table.</li> <li>• Summary land use budget and property-specific land use budget.</li> <li>• Cross-sections.</li> <li>• Activity centre performance requirements and guidelines.</li> <li>• Various concept plans</li> <li>• Canopy street tree calculation methodology</li> <li>• Glossary of terms.</li> </ul> <p>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 <i>Generally in Accordance Guidance Note</i> is available on the VPA website to provide direction in the application of discretion where a PSP applies.</p> <p>Development must comply with all other relevant Acts and approvals.</p> |                     |
| 1.2     | <p><b>Function of the PSP</b></p> <p>The function of the PSP is to:</p> <ul style="list-style-type: none"> <li>• Provide the planning conditions for private industry delivery</li> <li>• Identify and, where appropriate, provide shared funding for a diverse range of open spaces and community infrastructure</li> <li>• Ensure development will generate the necessary population to support investment in critical infrastructure.</li> <li>• Provide certainty for community members and developers by providing a long-term vision for how an area will develop in the future.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested |
| 1.3     | <p><b>Objectives, Requirements and Guidelines</b></p> <p>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.</p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|         | <p>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.</p> <p>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.</p> <p>Meeting the Requirements and Guidelines will implement the Vision, Purpose and Objectives of the PSP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1.4     | <p><b>Regional context</b></p> <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Merrimu Residential Growth Precinct,</li> <li>• Parwan Employment Growth Precinct,</li> <li>• Parwan Residential &amp; Commercial Precinct, and</li> <li>• Hopetoun Park North Residential Expansion Area.</li> </ul> <p>The framework also establishes a district boundary for Bacchus Marsh to contain development within suitable areas, thereby protecting valuable cultural and environmental assets.</p> <p>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.</p> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1.5     | <p><b>Precinct features</b></p> <p>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.</p> <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Minor changes requested to reflect the changes to the revised boundary of the PSP:</p> <ul style="list-style-type: none"> <li>• The precinct is bounded by Bences Road to the north, Long Forest Nature Reserve to the east, the Bacchus Marsh Irrigation District and <del>Lerderderg Park Drive</del> <del>Oconnell Road</del> to the south and Gisborne Road to the west</li> <li>• Existing road alignments – Bences Road, Buckleys Road, <del>O'Connell Road</del>, Lindsay Avenue, Streeton Drive, <del>Lerderderg Park Road</del> and Flanagans Drive should all be considered in development of a new and efficient transport network.</li> <li>• 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, <del>O'Connell Road</del>, <del>Wells Road</del>, Lindsay Avenue, <del>and</del> Streeton Drive <del>and Lerderderg Park Road</del>.</li> </ul> |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Council Comments                                                                                                                                                                                                                                                              |
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|         | <p>Plan 2 – Precinct Features illustrates the existing precinct features that guide and influence the future urban structure of the precinct:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Bacchus Marsh Eastern Link Road (BMELR) - The precinct includes a key section of the proposed BMELR alignment that traverses the precinct area.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Baccus 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Transmission Line Easement – The Western Renewables Link alignment is located within the northern extern of the precinct. An easement will apply to this area.</li> <li>• 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.</li> </ul> |                                                                                                                                                                                                                                                                               |
| 1.6     | Cultural & historical context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                               |
| 1.6.1   | <p><b>Cultural context</b></p> <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested.                                                                                                                                                                                                                                                          |
| 1.6.2   | <p><b>Historical context</b></p> <p>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:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Change as the boundary of the PSP has now changed:</p> <p>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:</p> |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|         | <p>Heritage Overlay:</p> <ul style="list-style-type: none"> <li>HO179 – Farmhouse “Lerderderg Park”, concrete silo and concrete water tank, 20 Lerderderg Park Road</li> <li>HO178 – Bacchus Marsh-Gisborne Road Bridge, Bacchus Marsh-Gisborne Road</li> </ul> <p>Victorian Heritage Register and/or Inventory:</p> <ul style="list-style-type: none"> <li>HO10 / H0907 (VHR) – Former Leahy’s Residence, 35 Bacchus Marsh Road</li> <li>HO16 / HO2059 (VHR) / H7722-0024 (VHI) – Hopetoun Cemetery, Bacchus Marsh Road</li> <li>HO147 / H7722-0025 (VHI) – Former W Symington House and Symington’s Brewery Industrial Archaeological Site, 705 Bacchus Marsh Road</li> </ul>                                                                                                                                  | <p>Heritage Overlay:</p> <ul style="list-style-type: none"> <li>HO179 – Farmhouse “Lerderderg Park”, concrete silo and concrete water tank, 20 Lerderderg Park Road</li> <li>HO178 – Bacchus Marsh-Gisborne Road Bridge, Bacchus Marsh-Gisborne Road</li> <li><b>HO180 – Dwelling (former Djerriwarrh State School/ Djerriwarrh Creek School), 21 Lerderderg Park Road</b></li> </ul> <p>Victorian Heritage Register and/or Inventory:</p> <ul style="list-style-type: none"> <li>HO10 / H0907 (VHR) – Former Leahy’s Residence, 35 Bacchus Marsh Road</li> <li>HO16 / HO2059 (VHR) / H7722-0024 (VHI) – Hopetoun Cemetery, Bacchus Marsh Road</li> </ul> <p>HO147 / H7722-0025 (VHI) – Former W Symington House and Symington’s Brewery Industrial Archaeological Site, 705 Bacchus Marsh Road</p> |
| 1.7     | <p><b>Strategic policy context</b></p> <p>This PSP is informed by:</p> <ul style="list-style-type: none"> <li>The Planning Policy Framework set out in the Moorabool Planning Scheme</li> <li><i>Bacchus Marsh Urban Growth Framework, 2018</i></li> <li><i>Victoria’s Housing Statement – the decade ahead 2024-2034</i></li> <li><i>Plan for Victoria – A Plan by Victorians, for Victorians, 2025</i></li> <li><i>Precinct Structure Planning Guidelines: New Communities in Victoria, 2021</i></li> </ul>                                                                                                                                                                                                                                                                                                    | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1.8     | <p><b>Development Contributions Plan (DCP)</b></p> <p>This PSP is supported by the <i>Merrimu Development Contributions Plan</i> (DCP) and is incorporated into the Moorabool Planning Scheme.</p> <p>The DCP sets out the essential infrastructure requirements and expected contributions arrangements delivered as part of the planning permit process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1.9     | <p><b>Native Vegetation Precinct Plan</b></p> <p>The incorporated Merrimu Native Vegetation Precinct Plan (the NVPP) has been prepared concurrently with the PSP. The NVPP identifies:</p> <ul style="list-style-type: none"> <li>Native vegetation to be protected,</li> <li>Native vegetation that can be removed, destroyed or lopped without a planning permit, and</li> <li>The offsets that must be sourced by landowners, prior to the removal of native vegetation mapped for removal as per the NVPP.</li> </ul> <p>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.</p> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1.10    | <p><b>Background information</b></p> <p>The <i>Merrimu PSP Background Report, 2026</i> 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.</p> <p>Technical studies are available at <a href="https://vpa.vic.gov.au/project/merrimu/">https://vpa.vic.gov.au/project/merrimu/</a></p>                                                                                                                                                                    | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Council Comments                                                                                                                                                                                                                                                                                     |
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| 1.11    | <p><b>Implementation Notes</b></p> <p><b>Progressive certainty</b></p> <p>The Merrimu PSP includes land set aside for Development Services Scheme (DSS) assets.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested                                                                                                                                                                                                                                                                                  |
| 2       | <b>PSP Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                      |
| 2.1     | <p><b>PSP vision</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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. With the future Bacchus Marsh Eastern Link Road to provide improved arterial road access and safety by reduce heavy vehicle frequency through the Bacchus Marsh Town Centre.</p> <p>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.</p> | <p>Minor change requested:</p> <ul style="list-style-type: none"> <li>The PSP uses the terms ‘town centre’ and ‘activity centre’ interchangeably. They also interchangeably refer to ‘neighbourhood’ and ‘local’ for these centres. The PSP should use consistent terms for these centres</li> </ul> |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Council Comments    |
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| 2.2     | <p><b>PSP purpose</b></p> <p>The Merrimu PSP aims to facilitate:</p> <ol style="list-style-type: none"> <li>1. Place WWHAC cultural values at the centre of the precinct by recognising and protecting areas of cultural significance.</li> <li>2. A unique and contextually appropriate urban environment that responds to its surrounding landscape character, topography and environmental constraints.</li> <li>3. Diverse housing types to meet a range of affordability needs.</li> <li>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.</li> <li>5. Well located activity centres, education and community facilities, and public spaces that provide convenient access to everyday economic and social needs and services.</li> <li>6. An integrated network of open space, parkland and conservation areas that support a healthy and thriving local community and environment.</li> <li>7. The timely delivery of integrated transport options, including public and active transport.</li> <li>8. Development of an integrated stormwater and erosion management strategy informed by site hydrology and geotechnical conditions.</li> <li>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.</li> <li>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.</li> <li>11. A safe, resilient and environmentally sustainable urban environment that holistically manages natural hazards such as climate change, bushfire, erosion, landslide and other hazards.</li> <li>12. An integrated and sustainable approach to management of water that responds holistically to drainage considerations and prioritises sustainable consumption and blue-green infrastructure.</li> <li>13. The timely delivery of key community, recreation and drainage infrastructure by identifying staging of the precinct.</li> <li>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.</li> </ol> | No change requested |
| 3       | <b>Implementation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 3.1     | <b>Viable densities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 3.1.1   | <b>Objectives – viable densities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
| O1      | To facilitate subdivision and development that contributes to delivery of higher density and diversity of housing options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| O3      | To facilitate a mechanism for the voluntary provision of affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested |
| O4      | To ensure subdivision and development delivers contextually responsive, and attractive urban form that is well integrated with the surrounding environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested |
| O6      | To provide a range of housing options that will support a diverse and inclusive community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Council Comments    |
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| O7      | To provide appropriate interfaces with existing development and adjoining rural land, conservation areas and nature reserves.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested |
| O8      | To ensure future subdivision responds appropriately to existing hazards including bushfire and extractive industry buffers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested |
| 3.1.2   | 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"> <li>• Topographical features and slopes</li> <li>• Landscape and environmental values</li> <li>• Break of slope and associated bushfire risk</li> <li>• Existing rural residential lot layout</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested |
| R2      | <p>Subdivision design must respond to the existing precinct features and surrounding uses, in particular:</p> <ul style="list-style-type: none"> <li>• Topographical features, slopes and break of slope</li> <li>• Areas of ecological and cultural significance</li> <li>• Any current and future Victorian Aboriginal Heritage Register places, objects and values</li> <li>• Existing native vegetation, including but not limited to high and critical retention value trees</li> <li>• Existing native fauna areas, including but not limited to Golden Sun Moths</li> <li>• Existing and future drainage and waterway areas</li> <li>• Existing landscape values and framed vistas</li> <li>• Historic heritage, including existing structures and dry stone walls</li> <li>• Existing rural residential lot layout</li> <li>• Future arterial roads, including the Bacchus Marsh Eastern Link Road</li> <li>• Rural interfaces</li> <li>• Transmission easement</li> <li>• Extractive Industry separation distances</li> <li>• Bushfire threat</li> </ul> | No change requested |
| R3      | <p>Subdivision layouts, lot diversity and housing typologies must respond to the core features of the place-based plan including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Providing appropriate density around activity centres to promote walkable catchments</li> <li>• Providing appropriate interfaces to POS and Landscape Value interface areas</li> <li>• Key gateway approaches</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| R4      | Residential development must be generally in accordance with the density, distribution and diversity targets set in Plan 3 - 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| R5      | <p>Subdivision design and road layout and design must respond to the core features of the place-based plan including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Promote walking and cycling throughout the precinct</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Council Comments    |
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|         | <ul style="list-style-type: none"> <li>• Provide areas for landscaping including Street trees</li> <li>• Provide opportunities for 'rear loaded' lots to maximise landscaping and pedestrian spaces to primary street network</li> <li>• Maintain rural character</li> </ul>                                                                                                                                                                                                                                                                                                                        |                     |
| R6      | <p>Subdivision applications for residential development must suitably demonstrate:</p> <ul style="list-style-type: none"> <li>• A diverse neighbourhood character by providing a range of lot sizes, frontage widths and dwelling types</li> <li>• Potential dwelling yield</li> <li>• Active interfaces with the adjacent street, open space, waterways, conservation areas and drainage reserves</li> <li>• Servicing arrangements</li> <li>• Treatments for sensitive interfaces</li> <li>• Consideration to maximise passive solar design</li> </ul>                                            | No change requested |
| R7      | 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 at Appendix 4 – Road Cross Sections and Functional Layout Plans.                                                                                                                                                                                                                                                                                                                                                     | No change requested |
| R8      | Lots facing drainage reserves must have a road or open space buffer between them and a wetland or waterway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested |
|         | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 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.                                                                                                                                                                                                                            | No change requested |
| 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                                                                                                                                                                                                                                                                                                  | No change requested |
| G3      | Affordable housing, including social housing, where provided should be encouraged in areas where services, public transport and community facilities will be provided                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested |
| G4      | Affordable housing, including social housing, where provided should consider meeting the needs of the local community including housing type, size and income range                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |
| G5      | <p>Specialised housing forms, such as lifestyle communities, retirement living, or aged care should:</p> <ul style="list-style-type: none"> <li>• Respond to and integrate with adjoining development, avoiding inactive interfaces and blank facades to the public street network</li> <li>• Be located within a walkable catchment area shown on Plan 3 – Housing</li> <li>• Be accessible by public transport and shared path networks</li> <li>• Not present a barrier to movement through the surrounding road, public transport, pedestrian and active transport movement network.</li> </ul> | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| G7      | <p>Lots should front (in order of priority where a lot fronts multiple elements):</p> <ul style="list-style-type: none"> <li>• Public open space including conservation areas and drainage reserves</li> <li>• Landscape areas</li> <li>• Local access streets</li> </ul>                                                                                                                                                                                                                                                                                                                           | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|         | <ul style="list-style-type: none"> <li>Connector roads</li> <li>The siding of lots to the above must be kept to a minimum.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| G8      | <p>Subdivision design should respond and provide a transition in density from the:</p> <ul style="list-style-type: none"> <li>Remaining low density properties along Flanagans Drive, Lindsay Avenue, Streeton Drive, Davies Court and Drysdale Court.</li> <li>Existing development adjoining the PSP including Possumtail Run and Dodemaide Circuit.</li> <li>Bushfire threats and setbacks</li> <li>Long Forest Conservation Reserve.</li> </ul>                                                                                                                                                                                                                                           | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| G9      | <p>Subdivision applications for super-lots identified for future medium density, high density, or integrated housing should demonstrate:</p> <ul style="list-style-type: none"> <li>Expected dwelling yield</li> <li>Connections and active interfaces with adjacent streets, open space, conservation areas and waterways</li> <li>Indicative treatments for sensitive interfaces, as identified in Plan 3 - Housing</li> <li>Safe and effective internal vehicle and pedestrian circulation</li> <li>Indicative treatments for sensitive interfaces, as identified in Plan 3 – Housing</li> <li>The delivery of dwelling diversity and lot sizes</li> <li>Servicing arrangements</li> </ul> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Streeton Drive Area</b></p> <p>Include guidance in the PSP about residential development in in the Streeton Drive area.</p> <p>The properties in the Streeton Drive area are identified as a ‘density investigation area’.</p> <p>We request properties that directly abut the break of slope be excluded from development as they are exposed to landscape and environmental constraints that make them unsuitable for development:</p> <ul style="list-style-type: none"> <li>Bushfire Assessment – Southern Cross Town Planning – April 2021</li> <li>Existing Ecological Conditions – Ecology and Heritage Partners – November 2025</li> <li>Landscape and Visual Character Assessment – Peer Review – Hansen – April 2024</li> <li>Landscape Character Assessment – Tract – June 2025</li> <li>Sodic Soils Report – Coffey – November 2020</li> </ul> <p>The remaining properties should have the Low-Density Residential Zone applied to them and have a minimum lot size of 1.0 Ha, which would allow the four identified lots suitable for development to be subdivided and create one additional lot (creating eight lots in total). This retains the character of this area which is typified by large houses on large lots.</p> <p>The following image shows the properties suitable for development in green, and properties unsuitable for development in orange.</p> |







| Section | PSP Text | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|         |          | <p><b>Long Forest Residential Land</b></p>  <p>Council supports the development of this area at a yield of 15 dwellings NDHa.</p> <p>No requirements or guidelines are required to implement this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         |          | <p><b>Oconnell Road Slope</b></p> <p>We agree that the Wells Road Area and the Oconnell Road Slope Area should be excluded from the Merrimu PSP.</p> <p>The areas have limited development potential and are highly constrained. The exclusion of these areas appropriately responds to the landscape and environment constraints identified in the following background reports prepared for the PSP:</p> <ul style="list-style-type: none"> <li>• Bushfire Assessment – Southern Cross Town Planning – April 2021</li> <li>• Existing Ecological Conditions – Ecology and Heritage Partners – November 2025</li> <li>• Landscape and Visual Character Assessment – Peer Review – Hansen – April 2024</li> <li>• Landscape Character Assessment – Tract – June 2025</li> <li>• Sodic Soils Report – Coffey – November 2020</li> </ul> <p>Additional challenges in this area include:</p> <ul style="list-style-type: none"> <li>• Amenity impact from the Bacchus Marsh Irrigation District.</li> <li>• The Bacchus Marsh Eastern Link Road bisects the Oconnell Road Slope Area which presents development challenges.</li> </ul> |



| Section      | PSP Text                                                                                                                                                                                                                                                                                                                                            | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|              |                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Transport constraints relating to development requiring the upgrade of Lerderderg Park Road, Oconnell Road, and the Lerderderg Park Road / Gisborne Road intersection.</li> </ul> <p>If this area was to be included in the PSP we recommend the following:</p> <ul style="list-style-type: none"> <li>The low-density properties in Wells Road and Mckenzie Court should have a minimum lot size of 1.5 Ha and should be subject to an applied Low Density Residential Zone</li> <li>The large farming properties between Lerderderg Park Road and Oconnell Road should have a minimum lot size of 6.0 Ha and have an applied rural zone that allows a development of a house on each lot.</li> <li>Requirements and guidelines pertaining to development on steep sloped land should be included in the PSP to guide the development of this land. Refer to: <ul style="list-style-type: none"> <li>The topography section in the Beveridge North West PSP (R5 / Table 4)</li> <li>development on steep slope guidance on the Lancefield Road PSP (R14, R17, and G14-19)</li> </ul> </li> </ul> |
| <b>3.2</b>   | <b>Safe, Accessible, and Well-connected</b>                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>3.2.1</b> | <b>Objectives – Safe, Accessible, and Well-connected</b>                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>O9</b>    | To deliver a safe, accessible, and well-connected walkable neighbourhood.                                                                                                                                                                                                                                                                           | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O10</b>   | To establish strong connections to activity centres, community facilities, active open spaces, and schools, as well as the urban farm and conservation areas.                                                                                                                                                                                       | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O11</b>   | 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.                                                                                                                                                | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O12</b>   | To deliver a safe, accessible and well-connected walkable neighbourhood.                                                                                                                                                                                                                                                                            | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O13</b>   | To establish strong active transport connections to the two local town centres and critical social infrastructure.                                                                                                                                                                                                                                  | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O14</b>   | To support integration and delivery of the future Bacchus Marsh Eastern Link Road (BMELR)                                                                                                                                                                                                                                                           | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O15</b>   | To safeguard from encroachment the route and alignment of the future Bacchus Marsh Eastern Link Road                                                                                                                                                                                                                                                | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>O16</b>   | To provide a transport network that is integrated with adjoining established areas                                                                                                                                                                                                                                                                  | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>3.2.2</b> | <b>Requirements and guidelines</b>                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|              | <b>Requirements</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>R9</b>    | 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.                                                                                                                                                           | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>R10</b>   | <p>Pedestrian and cyclist crossings must be provided generally in accordance with those indicated in Plan 4 – Movement.</p> <p>Additional pedestrian and cycle crossings must be provided every 400–800m, where appropriate, along arterial roads, rail lines, waterways, and any other accessibility barriers.</p>                                 | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>R11</b>   | 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.                      | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>R12</b>   | Pedestrian and cyclist infrastructure must be provided in accordance with those items indicated in Plan 4 – Movement and relevant cross sections in Appendix 4.                                                                                                                                                                                     | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>R13</b>   | <p>Design of all subdivisions, streets, connector roads, and arterial roads must give priority to the requirements of pedestrians and cyclists by providing:</p> <ul style="list-style-type: none"> <li>Footpaths of at least 1.5 metres in width on both sides of all streets, roads and bridges unless otherwise specified by the PSP.</li> </ul> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Council Comments                                                                       |
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|         | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Pedestrian and cycle priority on all slip lanes.</li> <li>Safe and convenient transitions between on- and off-road bicycle networks.</li> </ul> <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"> <li>A permeable, direct and safe street network prioritising walking and cycling, particularly to key destinations such as schools, town centres and open space</li> <li>Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing waterways</li> <li>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</li> <li>Safe and convenient transition between on- and off-road bicycle networks</li> <li>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.</li> <li>Direct and convenient walking access to public transport services</li> <li>Demonstrate how any proposed dedicated shared paths will integrate and connect in a safe and convenient manner</li> <li>Passive surveillance of public open space and transport corridors</li> </ul> <p>All to the satisfaction of the responsible authority.</p> | No change requested                                                                    |
| R15     | The design of the internal connector network must provide direct access to the arterial network whilst ensuring that regional traffic flows are discouraged from utilising the precinct as a through route.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested                                                                    |
| R16     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested                                                                    |
| R17     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested                                                                    |
| R18     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested                                                                    |
| R19     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Minor change requested:<br>Change <del>Flanagans drive</del> to <u>Flanagans Drive</u> |
| R20     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested                                                                    |
| R21     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested                                                                    |
| R22     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested                                                                    |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Council Comments    |
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| R23     | Development must respond to land that has been reserved within the PSP for the future delivery of the Bacchus Marsh Eastern Link Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| R24     | Subdivision and development must not encroach on the route and alignment of the future Bacchus Marsh Eastern Link Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| R28     | Streets must be the primary interface between development and waterways, conservation areas and open space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested |
|         | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| G10     | <p>A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character.</p> <p>Alternative cross sections should ensure that:</p> <ul style="list-style-type: none"> <li>• Relevant minimum road reserve widths for the type of street are maintained.</li> <li>• Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm.</li> <li>• The performance characteristics of standard cross sections are maintained, including provision for pedestrian and cycle use.</li> <li>• Minimum carriageway dimensions are maintained to ensure safe and efficient operation of buses on identified bus capable roads.</li> </ul> <p>All to the satisfaction of the responsible authority.</p> | No change requested |
| 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 <i>Movement and Place in Victoria</i> (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.                                                                                                                                                                                                                                                                                                                                                                   | No change requested |
| G12     | Slip lanes should be avoided in areas of high pedestrian activity (including schools and the Local Town Centre) and only provided at intersections between connector streets and arterial roads where they are necessitated by high traffic volumes with pedestrian priority crossings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested |
| G14     | The street network should be designed to ensure all households have direct and convenient walking access to public transport services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| G15     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |
| G16     | Off-road bicycle paths should be designed for cyclists travelling up to 30km/hr.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| 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 Town Centres, local activity centres, schools, community facilities and across the open space network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested |
| G18     | The delivery of the regional escarpment park should include the provision of a three-metre-wide shared use path along its entire length.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments    |
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| 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.                                                                                                                                                                                                                                                                                                                                                                   | No change requested |
| G20     | Cul-de-sac should not detract from convenient pedestrian, cycle and vehicular connections.                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
| G21     | <p>Direct vehicle access to lots from connector roads should be minimised through:</p> <ul style="list-style-type: none"> <li>• Rear loaded lots with laneway access</li> <li>• Vehicular access from the side streets</li> <li>• Combined or grouped crossovers</li> <li>• Increased lot widths.</li> </ul>                                                                                                                                                                                                                  | No change requested |
| 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 VicRoads and the responsible authority.                                                                                                                                                                                                                                                                         | No change requested |
| 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"> <li>• Average interval: 8-10 metres; 10-12 metres; 12-15 metres</li> </ul> <p>Tree Size: small trees (less than 10 metre canopy); medium trees (10-15 metre canopy); large trees (canopy larger than 15 metres)</p>                                                    | No change requested |
| G24     | Cross sections utilised in subdivision should respond to the Infrastructure Design Manual (IDM).                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested |
| 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.                                                                                                                                                                                                                                                                                          | No change requested |
| G26     | <p>Laneway design and layout should:</p> <ul style="list-style-type: none"> <li>• Provide a laneway length between 50 metres to 80 metres</li> <li>• Service a maximum of 8 to 10 dwellings per side</li> <li>• Provide good passive surveillance into, along and through the laneway</li> </ul> <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> | No change requested |
| 3.3     | Connect People to Jobs and Higher Order Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| 3.3.1   | Objectives - Connect People to Jobs and Higher Order Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| O17     | To increase access to jobs and services by walking, cycling and public transport.                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| O18     | To reduce the need for local workers to travel out of the region for employment.                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested |
| 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, Bacchus Marsh Train Station and the future Parwan Employment Precinct.                                                                                                                                                                                                                                                                                         | No change requested |
|         | 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"> <li>• Contribute a design response generally in accordance with the performance standards and objectives in Appendix 3 – Activity Centre Design Principles and Concept Plans.</li> </ul>                                                                                     | No change requested |



| Section        | PSP Text                                                                                                                                                                                                                                                                                                                                                         | Council Comments                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|                | <ul style="list-style-type: none"> <li>Where appropriate, demonstrate how the use contributes to delivering local jobs anticipated in Table 10 – Employment Generation.</li> </ul>                                                                                                                                                                               |                                                         |
| 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.                                                                                                                                                     | No change requested                                     |
| R31            | Bus stops must be provided which enable convenient pedestrian access to Town Centres, schools, community facilities and active open space reserves.                                                                                                                                                                                                              | No change requested                                     |
| 3.4            | High Quality Public Realm                                                                                                                                                                                                                                                                                                                                        |                                                         |
| 3.4.1          | Objectives - High Quality Public Realm                                                                                                                                                                                                                                                                                                                           |                                                         |
| O20            | To facilitate the development of streetscapes, parks, sports reserves, and recreational facilities that are safe, functional and enjoyable.                                                                                                                                                                                                                      | No change requested                                     |
| 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.                                                                                                                                                                            | No change requested                                     |
| O22            | To create a sustainable urban landscape that mitigates and adapts to climate change, enhances existing biodiversity, landscape and heritage values within the precinct.                                                                                                                                                                                          | No change requested                                     |
| 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.                                                                                                                | No change requested                                     |
| O24            | To provide a continuous linear parkland along the escarpment edge with integrated active transport links.                                                                                                                                                                                                                                                        | No change requested                                     |
| O25            | To provide high accessibility to open space through a high frequency distribution of smaller passive open spaces throughout the residential neighbourhoods.                                                                                                                                                                                                      | No change requested                                     |
| 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.                                                                                                                                        | No change requested                                     |
| O27            | To facilitate productive landscapes in the public realm where practical and required.                                                                                                                                                                                                                                                                            | No change requested                                     |
| <del>O28</del> | <del>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.</del>                                                                                                                                    | Move to new biodiversity and threatened species section |
| 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.                                                                                                                                                                                 | No change requested                                     |
| 3.4.2          | 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>                                                                                                                                                                                                               | No change requested                                     |
| 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).                                                                                                                                                                            | No change requested                                     |
| 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. | No change requested                                     |
| R35            | <p>Trees in parks, roads and streets must be:</p> <ul style="list-style-type: none"> <li>Suitable for local conditions.</li> <li>Planted in modified and improved soil to support tree establishment and longevity.</li> </ul> <p>Consistent with any guidance provided by the responsible authority.</p>                                                        | No change requested                                     |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R36     | <p>All public open space (other than where improvements are included in Table 24) 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"> <li>• Removal of all existing and disused structures, foundations, pipelines, and stockpiles</li> <li>• 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</li> <li>• Clearing of rubbish, weeds and rocks, levelled, topsoiled and grassed with warm climate grass</li> <li>• Provision of water tapping, and potable water connection points</li> <li>• Sewer, <del>gas</del> and electricity connection points to land identified as sports reserves and community facilities</li> <li>• Adequate protection of existing trees that are to be retained including exclusion zones as appropriate</li> <li>• Trees and other plantings</li> <li>• Vehicle exclusion devices (fence, bollards, or other suitable method)</li> <li>• Maintenance access points</li> <li>• 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.</li> <li>• Soil testing and geotechnical analysis prior to the commencement of works</li> <li>• Removal of any soil contamination</li> </ul> | <p>Minor change requested:</p> <ul style="list-style-type: none"> <li>• Remove reference to gas as gas is no longer provided in new estates</li> <li>• Separate the following into two dot points: <ul style="list-style-type: none"> <li>○ 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)</li> <li>○ 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.</li> </ul> </li> </ul> |
| R37     | <p>Sports reserves must be vested in the relevant authority in the following condition:</p> <ul style="list-style-type: none"> <li>• Free from surface and protruding rocks and structures</li> <li>• Reasonably graded and/or top soiled to create a safe and regular surface, with a maximum 1:6 gradient</li> <li>• Any bare, patchy and newly graded areas seeded, top-dressed with drought resistant grass.</li> </ul> <p>Free from any soil contamination</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| R38     | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| R39     | <p>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.</p> <p>The HCMP must:</p> <ul style="list-style-type: none"> <li>• Prioritise ecological function and species movement, including retention and enhancement of native vegetation and habitat features</li> <li>• Locate public access on the outer edge of corridors rather than within core habitat</li> <li>• Apply wildlife-sensitive lighting and fencing to avoid entrapment and disturbance</li> <li>• Include weed and pest management and domestic pet controls</li> <li>• Integrate with water sensitive urban design to maintain habitat values</li> <li>• Specify construction-phase protections and interface with other management plans</li> <li>• Set performance indicators, monitoring and adaptive management</li> <li>• Address buffers and interfaces to ensure corridor functionality</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>New content added by DTP-NC</p> <p>No change requested</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| Section        | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments                                        |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 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.                                                                                                                                                                                                       | No change requested                                     |
| <del>R41</del> | <del>Streets abutting a conservation area must provide for the outcomes illustrated in Conservation Area Concept Plans and Interface Cross Sections in Appendix X.</del>                                                                                                                                                                                                                                      | Move to new biodiversity and threatened species section |
| <del>R42</del> | <del>A 50-metre setback must be provided around all edges of the conservation areas as shown in Plan 3 – Place-based Plan.</del><br><del>The setback must exclude buildings but may include roads, paths, nature strips, public open space and drainage infrastructure.</del><br><del>A frontage road must be provided between the conservation areas and adjacent development.</del>                         | Move to new biodiversity and threatened species section |
| <del>R43</del> | <del>Development within conservation areas must be in accordance with the Conservation Area Concept Plans in Appendix X, unless otherwise agreed to by DEECA and the responsible authority.</del>                                                                                                                                                                                                             | Move to new biodiversity and threatened species section |
| R44            | The design of the subdivision and development must facilitate the retention of existing canopy trees to contribute to the 30% canopy tree target, where practical.                                                                                                                                                                                                                                            | No change requested                                     |
| 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.                                                                                                                                      | No change requested                                     |
| <del>R46</del> | <del>Conservation areas identified in Plan 6 – Public Realm must be retained in accordance with this plan and relevant Commonwealth and State government legislation and policies unless otherwise agreed by the responsible authority.</del>                                                                                                                                                                 | Move to new biodiversity and threatened species section |
| <del>R47</del> | <del>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.</del>                                                                                                                                                                                                    | Move to new biodiversity and threatened species section |
| 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.                                                                                    | No change requested                                     |
| R49            | The land within the future Western Renewables Link transmission easement must not be used or developed for residential or commercial or industrial purposes                                                                                                                                                                                                                                                   | No change requested                                     |
| <del>R50</del> | <del>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.</del>                                                                                      | Move to new biodiversity and threatened species section |
|                | 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. | No change requested                                     |
| 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.                                                                                                                                                                                                                         | No change requested                                     |
| G29            | Passive irrigation of street trees should be provided.<br><br>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.                                                                                             | No change requested                                     |
| G30            | Subdivision layouts should include frontage roads to all edges of open spaces.<br><br>Where frontage roads are not provided, an access way should be provided to the satisfaction of the responsible authority.<br><br>This guideline does not apply where community hubs or drainage reserves front open spaces.                                                                                             | No change requested                                     |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments    |
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| G31     | <p>Alternative locations and configurations for local parks shown on Plan 5 – Public Realm, may be considered subject to:</p> <ul style="list-style-type: none"> <li>• Open space being retained within the same landownership, unless otherwise agreed with the affected landowners</li> <li>• Not diminishing the quality or usability of the space</li> <li>• Not adversely affecting walkable accessibility of the network</li> <li>• Not adversely affecting the overall diversity of the precinct's open space network</li> <li>• Being equal to or more than the local park provision outlined in Table 15 – Open Space Delivery</li> </ul> <p>To the satisfaction of the responsible authority</p>                                                                                                    | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| G33     | <p>Subdivision design should incorporate natural and built design elements which respond to local heritage and topography to assist in place making.</p> <p>Streets should be orientated to maximise view lines to high points, existing vegetation, planned open space, and waterways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested |
| G34     | Streets should be provided directly abutting waterways, reserves, open spaces and utility easements to ensure houses face these public spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested |
| G36     | Public landscaped areas should contribute to productive landscapes throughout the precinct, as required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| G37     | <p>The open space network should:</p> <ul style="list-style-type: none"> <li>• Include a range of open space typologies and sizes in accordance with Table 15 – Open space delivery and Plan 5 – Public Realm</li> <li>• Maximise the amenity and value of service open space through the provision of shared paths, trails, interpretative features and other recreational elements.</li> <li>• Respond to the values of adjoining open space, waterways, Aboriginal cultural heritage and values (tangible and intangible), and ideally avoid and/or mitigate harm to First Nation and post-contact heritage.</li> <li>• Provide flexible recreational opportunities that allow for the anticipated range of sporting reserves, and local parks and recreational uses required by the community.</li> </ul> | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested |
| G39     | Any fencing of open space should be low scale and visually permeable to facilitate public safety and surveillance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested |
| 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                                                                                                                                                                                                                                                                                                                                                              | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Council Comments                                          |
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| G43     | Crime Prevention Through Environmental Design (CPTED) principles, and in particular the provision of positive address and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure.                                                                                                                                                                                                        | No change requested                                       |
| G44     | Land identified as part of the linear parkland along the escarpment should be developed in accordance with relevant cross section in Appendix 4.                                                                                                                                                                                                                                                                                                             | No change requested                                       |
| 3.4.3   | <b>Objectives – Biodiversity and Threatened Species</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           |
| 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                                                                                                                                                                                                                                            | Content moved from High Quality Public Realm section      |
| O30     | To protect and enhance ecological communities and threatened species habitat within areas nominated for retention, including: <ul style="list-style-type: none"> <li>Natural Temperate Grassland of the Victorian Volcanic Plain</li> <li>Western (Basalt) Plains Grassland</li> <li>Rocky Chenopod Woodland/Open Scrub</li> <li>Grassy Woodland</li> <li>Red Gum Swamp</li> <li>Habitat for Spiny Rice Flower, Golden Sun Moth and Tussock Skink</li> </ul> | No change requested                                       |
| O31     | To maintain ecological connectivity and support the long term function of conservation areas and habitat corridors                                                                                                                                                                                                                                                                                                                                           | No change requested                                       |
| O32     | To integrate conservation areas into the public realm with interfaces that safeguard biodiversity and provide appropriate community access                                                                                                                                                                                                                                                                                                                   | No change requested                                       |
| 3.4.4   | <b>Requirements and Guidelines – Biodiversity and Threatened Species</b>                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |
|         | <b>Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |
| R41     | Streets abutting a conservation area must provide for the outcomes illustrated in Conservation Area Concept Plans and Interface Cross Sections in Appendix 5.                                                                                                                                                                                                                                                                                                | Content moved from High Quality Public Realm section      |
| R42     | A 50-metre setback must be provided around all edges of the conservation areas as shown in Plan 2 – Place-based Plan.<br><br>The setback must exclude buildings but may include roads, paths, nature strips, public open space and drainage infrastructure.<br><br>A frontage road must be provided between the conservation areas and adjacent development.                                                                                                 | Content moved from High Quality Public Realm section      |
| 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.                                                                                                                                                                                                                                                                       | Content moved from High Quality Public Realm section      |
| 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.                                                                                                                                                                                                                       | Content moved from High Quality Public Realm section      |
| 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.                                                                                                                                                                                                                                                              | Content moved from High Quality Public Realm section      |
| 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.                                                                                                                                                | Content moved from High Quality Public Realm section      |
| R51     | <del>Streets abutting conservation areas must include a frontage road and indigenous planting that avoids shading sensitive habitats</del>                                                                                                                                                                                                                                                                                                                   | Delete as this is a replication of content in R41 and R42 |



| Section    | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Council Comments                                             |
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| <b>R52</b> | <del>A Construction Environmental Management Plan (GEMP) must be prepared and implemented for any works within 50 metres of a conservation area</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Delete as this should be a condition within the UGZ Schedule |
| <b>R53</b> | Utilities must be located outside conservation areas unless no feasible alternative exists.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change recommended                                        |
|            | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                              |
| <b>G45</b> | Planting within and adjacent to conservation areas should use indigenous species and avoid environmental weeds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                          |
| <b>G46</b> | Shared paths and trails should be located on the outer edge of conservation areas and designed to minimise disturbance to native vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested                                          |
| <b>G47</b> | Integrated Water Management systems should be designed to protect ecological values and support habitat outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested                                          |
| <b>G48</b> | <del>Use wildlife-sensitive lighting near conservation areas</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Delete as this is a replication of content in R47            |
|            | <b>Objectives – Slope and Visual Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                              |
| <b>O33</b> | To minimise visual impact of development on sloping landforms with site responsive subdivision design, including larger lots as appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested                                          |
| <b>O34</b> | To minimise visual impact on the existing and surrounding rural landscape and ensure that urban development retains existing view lines wherever possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested                                          |
| <b>O35</b> | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested                                          |
|            | <b>Requirements and Guidelines – Slope and Visual Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |
|            | <b>Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              |
| <b>R54</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested                                          |
| <b>R55</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                          |
| <b>R56</b> | Subdivision on sloping land must incorporate larger lot sizes and frontages to minimise the need for retaining walls and excessive excavation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                          |
| <b>R57</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested                                          |
| <b>R58</b> | Any retaining structures within public and private spaces (except for those which are part of a building) must be: <ul style="list-style-type: none"> <li>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</li> <li>Set back at least 1.0 metres from any building envelope</li> <li>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</li> <li>Positioned so that associated drainage infrastructure and structural foundation are fully located within the same lot.</li> <li>No more than two metres in overall height to avoid unreasonable overshadowing of secluded private open space and habitable room windows.</li> </ul> | No change requested                                          |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Council Comments                            |
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| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested                         |
| R60     | <p>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:</p> <ul style="list-style-type: none"> <li>• Alignment of roads and streets</li> <li>• Orientation and size of lots.</li> <li>• Location, purpose and design of any open space</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested                         |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested                         |
| R62     | Residential development within landscape value areas must minimise visual impact on the existing landscape and environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested                         |
| R63     | Residential development within landscape value areas must not be visible from Bacchus Marsh Road or the Western Freeway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested                         |
| R64     | <p>In areas which contain slope more than 10% as identified on Plan 6 – Topography must:</p> <ul style="list-style-type: none"> <li>• Incorporate larger lot sizes and frontages; and/or</li> <li>• 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</li> <li>• Ensure an erosion management plan is approved by the responsible authority</li> <li>• 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.</li> </ul> <p>All to the satisfaction of the responsible authority.</p>                                                                                                                                                                                                    | No change requested                         |
| R65     | <p>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:</p> <ul style="list-style-type: none"> <li>• Widening the buffer distances between the core riparian zone and the outside vegetated buffers that allows sufficient tolerances for channel migration</li> <li>• Diversion of water away from sodic and/or dispersive materials</li> <li>• Minimising potential convergence and/or ponding of surface flows</li> <li>• Compacting to reduce pore spaces and minimise water movement through material</li> <li>• Physical and chemical soil ameliorants</li> <li>• Maintenance of topsoil across undisturbed land, preferably with grasses to provide surface soil stability and root anchorage</li> <li>• Minimise the amount of time land is exposed (eg by staging development)</li> <li>• Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive topsoil, gypsum stabilised and vegetated</li> </ul> | Sodic and dispersive soils should be mapped |
|         | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |
| G49     | Residential development should use a natural material and colour palette consistent with the existing rural character of the plateau and surrounding areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested                         |
| G50     | Subdivision should orientate lots to maximise views from the escarpment across the landscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested                         |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested                         |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Council Comments                            |
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| G52     | <p>Subdivision in sloped areas in excess of 10%, as identified in Plan 6 – Topography, should be designed such that:</p> <ul style="list-style-type: none"> <li>• Most street blocks generally run parallel to the contours</li> <li>• Road reserves can safely accommodate grade changes</li> <li>• Earth works between a building and the street are minimised</li> </ul> <p>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</p> | No change requested                         |
| 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 of erosion, both in the master planned design response to the subdivision, during construction phase, and on an ongoing process.                                                                                                                                                                                                                                                                    | Sodic and dispersive soils should be mapped |
|         | <b>Objectives – Environmental Constraints</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |
| O36     | To manage the relationship between existing quarry uses west of the precinct, and future residential uses within the Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested                         |
| O37     | To protect the sand quarry facilities from the encroachment of incompatible uses during their operational lifespan.                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested                         |
| 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                                                                                                                                                                                                                                                                                                                                             | No change requested                         |
|         | <b>Requirements and Guidelines – Environmental Constraints</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                             |
|         | <b>Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |
| 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.                                                                                                                                                                                                                                                                                                                                              | No change requested                         |
| 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.                                                                                                                                                                                                                                                                                         | No change requested                         |
|         | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             |
| G54     | Where quarry areas are visible from the site, development should be designed in a way that reduces visual amenity impacts from the quarry                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested                         |
| 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.                                                                                                                                                                                                                                                                                                                                                                                    | No change requested                         |
|         | <b>Objectives – Bushfire</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                             |
| O39     | Ensure that bushfire risk is considered in the layout, staging and design of development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested                         |
| O40     | Increase community resilience to bushfire by ensuring bushfire hazards are identified and bushfire risk is reduced to an acceptable level                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested                         |
|         | <b>Requirements and Guidelines – Bushfire</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |
|         | <b>Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |
| 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"> <li>• Roads must be constructed with a minimum trafficable width of 7.3 metres where cars park on both sides, or:</li> <li>• A minimum of 5.4 metres in trafficable width where cars park on one side only</li> </ul>                                                                                                     | No change requested                         |



| Section    | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Council Comments    |
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|            | <ul style="list-style-type: none"> <li>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.</li> </ul> <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"> <li>The average grade of a road must be no more than 1 in 7 (14.4 percent or 8.1 degrees)</li> <li>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</li> <li>Dips on the road must have no more than 1 in 8 grade (12.5 percent or 7.1 degrees) entry and exit angle</li> </ul> <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> |                     |
| <b>R69</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested |
| <b>R70</b> | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested |
| <b>R71</b> | <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"> <li>Grass must be maintained at a height less than 10 centimetres during the declared fire danger period</li> <li>All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period</li> <li>Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building</li> <li>Plants greater than 10 centimetres in height must be placed within three metres of a window or glass feature of the building</li> <li>Shrubs must not be located under the canopy of trees</li> <li>Individual and clumps of shrubs must not exceed five square metres in area and must be separated by at least 5 metres</li> <li>Trees must not overhang or touch any elements</li> </ul>                                                                           | No change requested |
| <b>R72</b> | Landscape design and plant selection in open spaces, including waterways and drainage corridors, must mitigate bushfire risk to the satisfaction of the responsible authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| <b>R73</b> | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested |
| <b>R74</b> | Any buffer established to minimise fire threat must be functional and able to be managed appropriately, to the satisfaction of the responsible authority and the CFA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
|            | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
| <b>G56</b> | Landscape design and plant selection in open spaces, including waterways and drainage corridors should not increase bushfire risk.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested |
| <b>G57</b> | Where a setback is required from a bushfire hazard the setback should be provided on public land where practical.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested |
| <b>G58</b> | Subdivision should include a network of streets that provide multiple evacuation routes away from bushfire risks and areas of bushfire hazard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested |
| <b>G59</b> | Subdivision adjoining a bushfire hazard area should include a publicly accessible perimeter road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Council Comments    |
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| G60     | All vegetation outside a bushfire hazard area shown on Plan 8 – Bushfire should be managed to ensure a low risk of bushfire.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested |
|         | Objectives – Heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| O41     | To contribute to the protection and integration of areas of cultural heritage and living cultural values throughout the precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
|         | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| R77     | Reinstatement of dry stone walls must use stone from (in order of priority): <ul style="list-style-type: none"> <li>The original wall in that location (including fallen stone adjacent the wall)</li> <li>A nearby section of the wall approved to be removed.</li> <li>Any adjacent paddock containing wall parts which can be recovered.</li> <li>Walls approved to be removed in the nearby area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested |
| 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"> <li>Be situated within public open space or road reserve to the satisfaction of the responsible authority.</li> <li>Have a suitable landscape interface.</li> <li>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.</li> <li>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.</li> <li>Be incorporated into the subdivision design to minimise disturbance to the walls (e.g. utilisation of existing openings for vehicle and pedestrian access).</li> </ul> | No change requested |
| R80     | Aboriginal cultural heritage and historic heritage sites (eg drystone walls) must be recognised through the design of public places, infrastructure and interpretive installations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
|         | Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| G61     | Subdivision and road layout should respond to significant landscape features, places of Aboriginal cultural heritage and existing vegetation in a way that: <ul style="list-style-type: none"> <li>Appropriately acknowledges Aboriginal cultural values and incorporates the traditional story of country, in consultation with relevant stakeholders.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested |



| Section    | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments                                                                                    |
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|            | <ul style="list-style-type: none"> <li>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)</li> </ul> <p>Ideally avoids and/or minimises harm to identified Aboriginal cultural heritage values.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                     |
| <b>G62</b> | <del>Adaptive reuse of the Former Djerriwarh State School (HO180) may be appropriate if it is demonstrated that it will contribute to the long-term conservation of the heritage place.</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Delete as this heritage place is no longer in the PSP area. The boundary of the PSP has been moved. |
| <b>G63</b> | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested                                                                                 |
| <b>G64</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested                                                                                 |
| <b>G65</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                                                                 |
| <b>G66</b> | <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"> <li>Protection of native vegetation and remnant endemic vegetation shown on Plan 9 Aboriginal Cultural Heritage</li> <li>Protection and incorporation of view lines shown on Plan 9 Aboriginal Cultural Heritage</li> <li>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</li> <li>Incorporation of interpretative signage at significant locations in development in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation</li> <li>Use of Wurundjeri Woi-wurrung place names in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation</li> </ul> | Plan 9 does not map some of these elements and should be updated.                                   |
| <b>G67</b> | A cultural heritage interpretation trail should be constructed along the proposed escarpment parkland in consultation with relevant stakeholders.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested                                                                                 |
|            | <b>Objectives – Drainage, waterways and integrated water management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                     |
| <b>O43</b> | To develop sustainable water, drainage and wastewater systems that protect, conserve, and improve biodiversity, waterways and other natural resources and maintain or enhances the safety, health, and wellbeing of people and property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                                                                 |
| <b>O44</b> | 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 contributing towards a sustainable and climate resilient environment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested                                                                                 |
|            | <b>Requirements and Guidelines – Drainage, waterways and integrated water management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                     |
|            | <b>Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                     |
| <b>R82</b> | Water sensitive urban design measures must be implemented to the satisfaction of the responsible authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested                                                                                 |
| <b>R83</b> | Drainage from stormwater 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                                                                 |
| <b>R84</b> | 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested                                                                                 |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Council Comments    |
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|         | <ul style="list-style-type: none"> <li>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,</li> <li>Overland flow paths and piping within road reserves will be connected and integrated across property/parcel boundaries</li> <li>Melbourne Water and the responsible authority freeboard requirements for overland flow paths will be adequately contained within the road reserves and waterways</li> <li>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</li> </ul> <p>to the satisfaction of Melbourne Water and the responsible authority.</p>                                                                                                                                                                                  |                     |
| R85     | <p>Drainage waterways are to be designed in accordance with Plan 10 – Water and the relevant Melbourne Water Development Services Scheme.</p> <p>Waterways must be delivered to:</p> <ul style="list-style-type: none"> <li>Provide safe drainage and flood protection</li> <li>Incorporate environmental, cultural and amenity value</li> <li>An open drainage system</li> <li>Recognise and respond to sodic soils</li> </ul> <p>All to the satisfaction of Melbourne Water and the responsible authority</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| R86     | <p>Applications must demonstrate, through Integrated Water Management Plans, the extent to which development will contribute towards:</p> <ul style="list-style-type: none"> <li>Outcomes identified in the DEECA Werribee Catchment IWM Forum Strategic Directions Statement and IWM Plan</li> <li>Stormwater volume reduction and infiltration targets in Melbourne Water’s Healthy Waterway Strategy (2018) as applicable to the PSP</li> <li>Stormwater risk management under the General Environmental Duty</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested |
|         | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| G68     | <p>Integrated water management systems should be designed to:</p> <ul style="list-style-type: none"> <li>Maximise habitat values for local flora and fauna species by incorporating indigenous vegetation, varied microhabitats, and connectivity to adjacent conservation areas</li> <li>Enable future harvesting and/or treatment and re-use of stormwater</li> <li>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)</li> <li>Enable any potential supply of treated stormwater for pre-European wetlands to be gravity fed</li> <li>Recognise and respond to Aboriginal cultural heritage significance</li> <li>Avoid and/or minimise harm to Aboriginal cultural heritage values should they be identified</li> <li>Recognise and respond to sodic soil</li> <li>Demonstrate, via a Functional Layout Plan, how IWM assets avoid and minimise impacts on native vegetation and habitat</li> </ul> | No change requested |
| G69     | <p>Landscape plans should demonstrate how integrated water management and water sensitive design outcomes will be implemented to the satisfaction of the responsible authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Council Comments                                                                                                          |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                      | No change requested                                                                                                       |
| 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                                                                                                                    | No change requested                                                                                                       |
| 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.                                                                                                                                                                                          | No change requested                                                                                                       |
| 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                                                                                                                                                                                                                                                                                             | No change requested                                                                                                       |
| G74     | Stormwater assets should be designed to maximise developable land area and be located as close to the escarpment edge as possible, subject to: <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                             | No change requested                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                           | No change requested                                                                                                       |
| G76     | Applications should consider a range of IWM options that may include but are not limited to: <ul style="list-style-type: none"> <li>Rainwater tanks on all commercial and residential lots</li> <li>Passive irrigation of trees in the public realm, including all streets and public open space</li> <li>Local stormwater harvesting systems to service the watering needs of future open spaces</li> <li>Use of Melbourne Water stormwater management assets to provide green corridors and community amenity</li> </ul> | No change requested                                                                                                       |
| 3.5     | Services and Destinations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                           |
| 3.5.1   | Objectives – Services and Destinations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                           |
| O45     | To facilitate education and community infrastructure by locating facilities equitably and efficiently maximising their accessibility for the precinct and the broader region.                                                                                                                                                                                                                                                                                                                                              | No change requested                                                                                                       |
| O46     | To provide convenient access to everyday community, education, and social needs, services, and spaces.                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested                                                                                                       |
| O47     | To enable an innovative approach to the early delivery of facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                                                                                       |
| O48     | To foster community engagement and participation in local food production through a range of productive landscapes initiatives                                                                                                                                                                                                                                                                                                                                                                                             | No change requested                                                                                                       |
| 3.5.2   | 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"> <li>Pedestrian movement.</li> <li>Two-way traffic and cycling movement.</li> <li>Student drop-off zones, and indented parking of cars and buses.</li> </ul>                                                                           | Council had requested the wording in this section. DTP-NC has accepted Council's preferred wording<br>No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments    |
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| R88     | Any lot created for a proposed government school site must be designed and serviced to the satisfaction of the Department of Education.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested |
| R89     | Any connector road or access street abutting a community or education infrastructure must be designed to achieve slow vehicle speeds and provide pedestrian crossing points in the vicinity of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| R90     | Education facilities must integrate to adjoining community centres and active open space areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested |
|         | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | No change requested |
| G79     | 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.<br><br>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.<br><br>Guidance on this can be found in the VPA's 'Non-government School Planning Guidance Note'. | No change requested |
| G80     | 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.<br><br>Alterations that may impact a proposed government school site must be to the satisfaction of the Department of Education.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested |
| G81     | Education, community facilities and sports reserves should be co-located and accessible by active and public transport routes and provide active street frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| G82     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
| G83     | Emergency service facilities should:<br><ul style="list-style-type: none"><li>Be located along the arterial and /or connector road network</li><li>Provide an address to the street and a legible entry and exit</li></ul> To the satisfaction of Emergency Services Victoria and the Department of Health.<br><br>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.                                                                                                                                                                                                       | No change requested |
| G84     | Public health and justice services should be located within or adjacent to a community hub or town centre and with access to public transport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested |
| 3.6     | <b>Thriving local economies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| 3.6.1   | <b>Objectives– Thriving Local Economies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Council Comments                  |
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| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested               |
| O51     | To facilitate investment in a local economy within a network of highly accessible activity centres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested               |
| O52     | To ensure that the hierarchy is maintained between the local town centres and the primacy of the existing Bacchus Marsh Town Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested               |
| 3.6.2   | Requirements and Guidelines – Thriving Local Economies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |
|         | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| R91     | The Local Activity Centre must be oriented towards the connector road and consider the relationship and interface with surrounding uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested               |
| 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"> <li>• Appropriately reflect and cater to the anticipated needs of the community</li> <li>• Complement the planned activity and community-related outcomes in adjoining neighbourhoods</li> <li>• Provide convenient, walkable access to everyday retail and commercial needs and services</li> <li>• Provide primary access to tenancies from the connector road</li> <li>• Provide active and articulated frontages to the adjoining street network</li> <li>• Have active frontages and must be designed in a way which contributes to the public domain</li> <li>• 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</li> <li>• Take into account the CPTED and Safer Design Guidelines.</li> </ul> | No change requested               |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested               |
| R95     | <p>Buildings as part of the Local Convenience Centre must:</p> <ul style="list-style-type: none"> <li>• Provide primary access to tenancies from the connector road.</li> <li>• Provided active and articulated frontages to the adjoining street network.</li> <li>• Have active frontages and must be designed in a way that contributes to the public domain.</li> <li>• 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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested               |
|         | Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |
| G85     | <p>The design of the Local Activity Centres and Local Convenience Centres should:</p> <ul style="list-style-type: none"> <li>• Provide for a mix of tenancies</li> <li>• Incorporate a range of uses including retail, offices, and medium density residential use</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested               |
| G87     | <p><del>The design of the Local Activity Centres and Local Convenience Centres should:</del></p> <ul style="list-style-type: none"> <li><del>• Provide for a mix of tenancies</del></li> <li><del>• Incorporate a range of uses including retail, offices, and medium density residential use</del></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Delete as this is a repeat of G85 |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Council Comments    |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| G88     | <p>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:</p> <ul style="list-style-type: none"> <li>• Green infrastructure</li> <li>• Roof and shading structures with cooling colours and finishes that have a solar reflective index (SRI) of: <ul style="list-style-type: none"> <li>○ For roofing with less than 15 degrees pitch, an SRI of at least 80</li> <li>○ For roofing with a pitch greater than 15 degrees, an SRI of at least 40</li> <li>○ A 40% tree canopy target (including in major hardstand areas such as carparks and plazas)</li> </ul> </li> </ul> | No change requested |
| G89     | <p>Subdivision and development involving the delivery and design of activity centres should:</p> <ul style="list-style-type: none"> <li>• Emphasise their role as focal points for the community.</li> <li>• Support the legibility and understanding of the urban structure.</li> <li>• Make a positive contribution to the emerging place identity</li> </ul>                                                                                                                                                                                                                                                                                                                                     | No change requested |
| G90     | <p>Car parking should be located away from the street frontage and designed to be provide:</p> <ul style="list-style-type: none"> <li>• shared, consolidated parking areas.</li> <li>• clear, safe and continuous paths for pedestrian travel.</li> <li>• minimal direct entrances from main streets and include alternative access from other streets.</li> <li>• Electric vehicle charging .</li> <li>• canopy tree cover and/or shade structures.</li> </ul> <p>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.</p>                               | No change requested |
| G91     | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested |
| G92     | <p>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 must be avoided</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested |
| 3.7     | Infrastructure coordination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
| 3.7.1   | Objectives – Infrastructure coordination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
| O53     | To plan for development that leverages existing and planned infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested |
| O54     | To encourage environmentally sustainable design and development and encourage the use of sustainable energy across the precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| O56     | To ensure development is staged in an orderly manner that is consistent with the planned and delivery of necessary infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| 3.7.2   | Requirements and Guidelines – Infrastructure and Utilities Coordination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
|         | Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
| R96     | <p>Staging of infrastructure and development must be generally in accordance with Plan 13 – Infrastructure and Development and must provide for the timely provision and delivery of infrastructure to the satisfaction of the responsible authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |                |             |   |                                                             |                                                                                                                            |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------|-------------|---|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                |             |   |                                                             |                                                                                                                            |
| R98     | <p>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.</p> <p>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.</p> <p>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.</p> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                |             |   |                                                             |                                                                                                                            |
| 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>                                                                                                                                                                                                                                                                                                                                                | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                |             |   |                                                             |                                                                                                                            |
| R100    | <p>Utilities and other infrastructure must not cross conservation areas and waterway corridors identified in Plan 5 – Public Realm and should ideally 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 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>                                                                                                                                                                                                                                                                                                            | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                |             |   |                                                             |                                                                                                                            |
| R101    | 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. Provision should be made for temporary vehicle turning until the inter-parcel connection is delivered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                |             |   |                                                             |                                                                                                                            |
| R102    | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                |             |   |                                                             |                                                                                                                            |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Add a new requirement that identifies a residential lot limit before the BMELR is constructed:</p> <ul style="list-style-type: none"> <li>A maximum of x,xxx dwellings may be delivered within the Merrimu PSP area unless either: <ul style="list-style-type: none"> <li>a) The Bacchus Marsh Eastern Link Road has been fully constructed between Diggers-Rest Coimadai Road and the Western Freeway and opened to traffic; or</li> <li>b) The traffic-movement capacity of the surrounding road network has been enhanced through the delivery of all works listed in <b>Table x External Transport Network Works Required to Exceed x,xxx Dwellings</b> are completed to the satisfaction of the responsible authority in consultation with the Head, Transport for Victoria (Head, TfV)</li> </ul> </li> </ul> <p><b>Table x External Transport Network Works Required to Exceed x,xxx Dwellings</b></p> <table> <tr> <th>Item</th><th>Required Works</th><th>Description</th></tr> <tr> <td>1</td><td>Bacchus Marsh Road and Flanagans Drive intersection upgrade</td><td>Construction of MM-IN-09 Bacchus Marsh Road, Flanagans Drive and Western Freeway off-ramp signalised four-way intersection</td></tr> </table> | Item | Required Works | Description | 1 | Bacchus Marsh Road and Flanagans Drive intersection upgrade | Construction of MM-IN-09 Bacchus Marsh Road, Flanagans Drive and Western Freeway off-ramp signalised four-way intersection |
| Item    | Required Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |                |             |   |                                                             |                                                                                                                            |
| 1       | Bacchus Marsh Road and Flanagans Drive intersection upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Construction of MM-IN-09 Bacchus Marsh Road, Flanagans Drive and Western Freeway off-ramp signalised four-way intersection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |      |                |             |   |                                                             |                                                                                                                            |



| Section     | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Council Comments    |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                   | Gisborne Road corridor capacity enhancements      | <p>Works may include:</p> <ul style="list-style-type: none"> <li>• duplication of Gisborne Road between Diggers Rest – Coimadai Road and the Western Freeway;</li> <li>• the construction of a bicycle lane between Buckleys Road and Albert Street in Darley;</li> <li>• auxiliary right- and left-turn lanes at Lerderderg Park Road and Albert Street;</li> <li>• the upgrade of the Western Freeway interchange; and / or</li> <li>• corridor signal improvements</li> </ul>                                                           |
|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3                   | Bacchus Marsh Road corridor capacity enhancements | <p>Works may include:</p> <ul style="list-style-type: none"> <li>• duplication of Bacchus Marsh Road between the west-bound off ramp of the Western Freeway and Tipperary Springs Road;</li> <li>• auxiliary turning lane additions or extensions;</li> <li>• the construction of an east-bound onramp to the Western Freeway; and / or</li> <li>• intersection upgrades at Bacchus Marsh Road / Western Freeway off-ramp, Old Western Highway / Hopetoun Park Road, and / or the Hopetoun Park Road / Western Freeway on-ramp.</li> </ul> |
|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 4                   | Strategic Walking and Cycling Links               | Construction of shared paths and active transport connections linking residential areas to centres, schools, bus stops, and PSP connector roads.                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>R103</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>R104</b> | All new electricity supply infrastructure (excluding substations and cables with voltage 66kv or greater) must be provided underground.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>R105</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>R106</b> | <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"> <li>• Underground services</li> <li>• Driveways and crossovers.</li> <li>• Intersection devices</li> <li>• Shared, pedestrian and bicycle paths</li> <li>• Streetlights</li> <li>• Street trees</li> </ul> <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> <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.</p> | No change requested |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



| Section     | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Council Comments                                                                                                                                                                                                                                                                                                                              |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                               |
|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Add a new requirement to facilitate an active connection between Merrimu and the existing township of Bacchus Marsh:<br><br><u>Subdivision must allow for bicycle access to key activity nodes in and around the immediate surrounds of the precinct including local employment centres, community centres, primary and secondary schools</u> |
| <b>R107</b> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested                                                                                                                                                                                                                                                                                                                           |
| <b>R108</b> | Outfall drainage must not connect into irrigation channels or pipes managed by Southern Rural Water.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested                                                                                                                                                                                                                                                                                                                           |
|             | <b>Guidelines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                               |
| <b>G93</b>  | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested                                                                                                                                                                                                                                                                                                                           |
| <b>G94</b>  | The staging of development should provide for the early delivery of community facilities to the satisfaction of the responsible authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested                                                                                                                                                                                                                                                                                                                           |
| <b>G95</b>  | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No change requested                                                                                                                                                                                                                                                                                                                           |
| <b>G96</b>  | <p>Staging of infrastructure and development should provide for the timely provision and delivery of the following infrastructure to the satisfaction of the responsible authority:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Connector streets and connector street bridges</li> <li>• Street connections between properties, constructed to the property boundary</li> <li>• On- and off-road pedestrian and bicycle network paths</li> <li>• 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</li> <li>• Drainage infrastructure</li> <li>• Essential infrastructure</li> <li>• Land for community infrastructure, sports fields, local open space including urban agriculture.</li> </ul> | No change requested                                                                                                                                                                                                                                                                                                                           |
| <b>G97</b>  | <p>Development staging should have regard to:</p> <ul style="list-style-type: none"> <li>• Proximity to existing or proposed development fronts or serviced land.</li> <li>• Proximity to significant existing public transport infrastructure or public transport service.</li> <li>• Proximity to existing or committed community infrastructure, such as schools.</li> <li>• Proximity to new or existing arterial or connector road infrastructure.</li> <li>• Its role in facilitating delivery of the above infrastructure.</li> </ul> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                    | No change requested                                                                                                                                                                                                                                                                                                                           |



| Section | PSP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Council Comments    |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| G98     | <p>Interim drainage solutions may be considered where it can be demonstrated to the satisfaction of the responsible authority and Melbourne Water that:</p> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>the interim drainage solution will not compromise the delivery of the ultimate DSS drainage assets</li> <li>the interim drainage solution will not result in any additional costs to the DSS</li> <li>there is a future developer(s) that can be reasonably expected to deliver the ultimate asset(s)</li> </ul> <p>the ultimate drainage assets will be delivered prior to the final stage of subdivision for the relevant PSP parcel.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested |
| G99     | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| G100    | <p>The delivery of underground services should be coordinated, located and bundled (utilising common trenching) to facilitate tree and other planting within road verges</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested |
| G101    | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change requested |
| G102    | <p>Subdivision of land within the PSP should provide and meet the total cost of delivering the following local infrastructure:</p> <ul style="list-style-type: none"> <li>Connector roads and local streets</li> <li>Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria)</li> <li>Landscaping of all existing and future roads and local streets, including canopy tree planting</li> <li>Intersection works and traffic management measures along arterial roads, connector streets, and local streets</li> <li>Council approved fencing and landscaping along arterial roads and reserves</li> <li>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</li> <li>Bicycle parking</li> <li>Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing public open space</li> <li>Basic improvements to local parks and open space as outlined in this PSP</li> <li>Local drainage system and water sensitive urban design (WSUD) features</li> <li>Connector and local street or pedestrian/cycle path crossings of waterways</li> <li>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.</li> <li>Construction of shared paths along waterways and open space</li> <li>Remediation and / or reconstruction of dry-stone walls where required.</li> </ul> <p>To the satisfaction of the responsible authority</p> | No change requested |



Attachment 2 –

Precinct Structure Plan – Plans and Figures



| PSP Plan / Figure              | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                | <p>Plans and Figures – General</p> <ul style="list-style-type: none"> <li>All plans and figures in the PSP should be increased in size to take up the whole page to improve their legibility</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Plan 1 Regional Context</b> | <p>Make the following changes</p> <ul style="list-style-type: none"> <li>Add the existing Bacchus Marsh major town centre</li> <li>Add Merrimu Reservoir</li> <li>Add Werribee River, Lerderderg River, and Pyrites Creek</li> <li>Add Bacchus Marsh train station</li> <li>Identify the location of the proposed future Western Renewables Link project</li> <li>Add Bacchus Marsh Eastern Link Road alignment for its whole extent</li> <li>Show more of the Moorabool Shire</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Plan 2 Place Based Plan</b> | <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Use correct spelling of ‘excluded’ in ‘<i>area previously included within the Bacchus Marsh Urban Growth Framework (2018) now excluded from the PSP</i>’</li> <li>Add a legend item for the blue properties located on Flanagans Drive south of Streeton Drive</li> </ul> <p><b>Potential Conservation Area</b></p> <ul style="list-style-type: none"> <li>Delete the ‘potential conservation area’ from the land at 295 Bences Road, as this land is not owned or managed by the majority landowner in this area unless the landowner consents to the area being identified as a conservation area</li> </ul> <p><b>Density Investigation Area</b></p> <ul style="list-style-type: none"> <li>Show the Flanagans Drive Area 3 as being residential</li> <li>Show the properties south of Lindsay Avenue as being residential</li> <li>Show the properties in Flanagans Drive Areas 1 and 2 as being a decreased density area (excluding the properties south of Lindsay Avenue)</li> </ul> <div data-bbox="899 1123 1145 1465" data-label="Image"> </div> <p><b>Flanagans Area 3 (Long Forest Residential Estate)</b></p> <div data-bbox="899 1528 1202 1913" data-label="Image"> </div> <ul style="list-style-type: none"> <li>Show a local access street level 1 on the boundary of the conservation area abutting the Long Forest Reserve</li> </ul> |



| PSP Plan / Figure             | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | <p><b>Secondary Arterial Road</b></p> <ul style="list-style-type: none"> <li>The section of road abutting the P-6 school, community centre and indoor recreation centre in the southern local town centre should be shown as a secondary arterial road</li> </ul> <p><b>Sports Reserves</b></p> <ul style="list-style-type: none"> <li>Confirm that the two 10-Ha active open space reserves are sufficiently dimensioned to allow their development with two senior size AFL ovals</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Plan 3 Housing</b></p>  | <ul style="list-style-type: none"> <li>Council generally supports the densities shown in housing plan.</li> <li>Introduce a decreased density area for Flanagans Drive Areas 1 and 2</li> </ul>  <ul style="list-style-type: none"> <li>Remove 'density investigation area' from Flanagans Drive Area 3. Council supports a decreased density outcome on the eastern edge of Flanagans Drive Area 3 which has a high bushfire threat.</li> <li>The plan shows amenity areas have not been applied to bushfire hazard areas and sodic / dispersive soil areas. Council supports this approach</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Plan 4 Movement</b></p> | <ul style="list-style-type: none"> <li>Missing intersections: <ul style="list-style-type: none"> <li>IN-07 Flanagans Drive and Lindsay Avenue (signalised in DCP)</li> <li>IN-09 Flanagans Drive and Bacchus Marsh Road (signalised in DCP)</li> </ul> </li> <li>Review bus capable roads. A section of bus capable road extends south of IN-01 along Bences Road and terminates north of the conservation area. The route should continue to connect to other roads. Possible routes shown in orange below:</li> </ul>  <ul style="list-style-type: none"> <li>Show a bicycle route along Gisborne Road between Buckleys Road and Bacchus Marsh Township (Albert Street in Darley).</li> <li>Add a local access street level 1 on the interface of the conservation area in Flanagans Area 3 given that this is a bushfire hazard area</li> <li>The section of road abutting the P-6 school, community centre and indoor recreation centre in the southern local town centre should be shown as a secondary arterial road</li> <li>Add typical cross-section numbers to the plan as per Kororoit PSP to identify the special cross-sections at the Possumtail Run interface, and Flanagans Area 2 (excerpt from Kororoit PSP below)</li> </ul> |



| PSP Plan / Figure                       | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Plan 5 Public Realm</b>              | <p>No changes requested</p> <ul style="list-style-type: none"> <li>Council does not consent to being the landowner of conservation areas as they contain EPBC listed species which have onerous reporting and management obligations</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Plan 6 Topography</b>                | <ul style="list-style-type: none"> <li>Remove from the legend “81.2392” as it is unclear what this refers to</li> <li>Remove land that has a slope of less than 10% from the legend and the plan as there are no controls for land with a slope less than 10% in the PSP</li> <li>In the legend what is meant by “band 1 (gray)”, does this need to be in the legend?</li> <li>Add the Sodic and Dispersive Soils extent from the WSP Peer Review as there are requirements and guidelines relating to sodic soils but they are not mapped</li> </ul>                                                                                                                                                                                                                                                                                                                               |
| <b>Plan 7 Environmental Constraints</b> | <ul style="list-style-type: none"> <li>Amend the extent of “high potential for contamination” to match what is shown in the Land Capability Assessment.</li> <li>Below is an extract of Figure 11 in the Land Capability Assessment which shows properties with potential for on-site contamination:  </li> <li>Review the designation of parcel 3 as it is shown as having a “high potential for contamination” in the land capability assessment but is shown as “medium” in the PSP.</li> <li>Land south of parcel 5 in Figure 11 is shown as having a “high potential for contamination” in the PSP which does not match what is shown in the PSP. The discrepancy is shown in blue below:  </li> </ul> |



| PSP Plan / Figure                                       | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Plan 8 Bushfire</b>                                  | <ul style="list-style-type: none"> <li>The 100-132 metre setback from the Long Forest Nature Reserve needs to be reviewed. The Bushfire Assessment adopted a 150-metre setback which was taken from the Bacchus Marsh Urban Growth Framework. An assessment should be undertaken to determine whether this setback can be reduced.</li> <li>The legend identifies the “Bushfire Management Overlay” (BMO) however this is not shown on the plan. Add the BMO extent to the plan</li> <li>Amend this plan to show all setbacks from the break adjacent the BMELR to demonstrate whether houses will be setback appropriately in this location (section between Oconnell Road and Diggers Rest-Coimadai Road)</li> </ul>  <p><b>Excerpt from Map 5 in the Bushfire Assessment</b></p> |
| <b>Plan 9 Cultural Heritage</b>                         | <ul style="list-style-type: none"> <li>Reconcile this plan with G66 as G66 references things which are not shown on this plan</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Plan 10 Water</b>                                    | No changes requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Plan 11 Community Infrastructure</b>                 | <ul style="list-style-type: none"> <li>An ‘existing community facility’ is mapped on 54 Wells Road, Merrimu. This appears to be an error. Is this meant to map the church at 85 Oconnell Road?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Plan 12 Employment and Activity Centres</b>          | No changes requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Plan 13 Development Sequencing</b>                   | <ul style="list-style-type: none"> <li>RD01 is missing from the plan</li> <li>RD02 is incorrectly labelled as RD01 on this plan</li> <li>Add a residential lot hold point associated with BMELR</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Plan 14 Precinct Infrastructure Plan</b>             | <ul style="list-style-type: none"> <li>RD01 is missing from the plan</li> <li>RD02 is incorrectly labelled as RD01 on this plan</li> <li>The intersection legs for multiple intersections are excessively long resulting in developers being reimbursed for some construction works that should be developer works: <ul style="list-style-type: none"> <li>IN-01</li> <li>IN-04</li> <li>IN-05</li> <li>IN-06</li> <li>IN-08</li> <li>IN-10</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Figure X Southern Local Town Centre Concept Plan</b> | <ul style="list-style-type: none"> <li>The figure needs to be named</li> <li>The plan is at a low resolution which makes it hard to read</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Figure X Northern Local Town Centre Concept Plan</b> | <ul style="list-style-type: none"> <li>The figure needs to be named</li> <li>The plan is at a low resolution which makes it hard to read</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Figure X Local Convenience Centre Concept Plan</b>   | <ul style="list-style-type: none"> <li>The figure needs to be named</li> <li>The plan is at a low resolution which makes it hard to read</li> <li>Delete urban farm from the active open space reserve</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

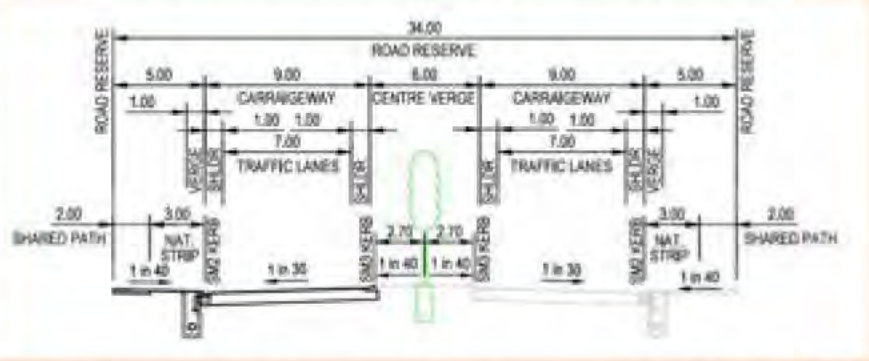


| PSP Plan / Figure                                                  | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Cross-Sections</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Figure 2 Local Access Street – Rear Loaded</b>                  | <ul style="list-style-type: none"> <li>• Council requests the footpaths be moved to be adjacent the property line.</li> <li>• Trees are also required to be planted in verges to be able to meet the minimum 30% tree canopy requirements.</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 12 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</u></li> </ul>                                                                          |
| <b>Figure 3 Local Access Street – <del>Rear</del> Front Loaded</b> | <ul style="list-style-type: none"> <li>• Change title to <u>Local Access Street – Front Loaded</u></li> <li>• Change the verge widths to 3.0 metres on one side and 2.7 metres on the other</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 12 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>Verge widths may be reduced where roads abut open space with the consent of the responsible authority</u></li> <li>• <u>The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</u></li> </ul> |
| <b>Figure 4 Access Level 2</b>                                     | <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 12 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>Verge widths may be reduced where roads abut open space with the consent of the responsible authority</u></li> <li>• <u>The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</u></li> </ul>                                                                                                                                                                                                        |
| <b>Figure 5 Urban Access Street – Rear Loaded</b>                  | <ul style="list-style-type: none"> <li>• Council requests the footpaths be moved to be adjacent the property line.</li> <li>• Trees are also required to be planted in verges to be able to meet the minimum 30% tree canopy requirements.</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 12 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</u></li> </ul>                                                                          |
| <b>Figure 6 Local Access Street – Widen Verge</b>                  | Delete – Council prefers footpaths to be provided on both sides of the street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Figure 7 Town Centre Avenue</b>                                 | <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 12 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>Verge widths may be reduced where roads abut open space with the consent of the responsible authority</u></li> <li>• <u>Road to be designed with traffic calming devices, including raised pedestrian crossings and roundabouts to achieve a speed limit of 30km/h to allow safe on road cycling</u></li> </ul>                                                                                                                                             |



| PSP Plan / Figure                       | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Figure 8 Mixed Use Retail Street</b> | <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 12 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>Verge widths may be reduced where roads abut open space with the consent of the responsible authority</u></li> <li>• <u>Road to be designed with traffic calming devices, including raised pedestrian crossings and roundabouts to achieve a speed limit of 30km/h to allow safe on road cycling</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Figure 9 Connector Street</b>        | <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 15 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> <li>• <u>Verge widths may be reduced where roads abut open space with the consent of the responsible authority</u></li> <li>• <u>Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement</u></li> <li>• <u>The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Figure 10 Boulevard Connector</b>    | <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Include a central median with large canopy trees to create a boulevard effect. Trees to be centrally planted in the median.</u></li> <li>• <u>Topsoil used in central medians is to be sandy loam, with a minimum depth of 200mm. The surface is to be free draining with a minimum cross-fall of 2% and is to be planted with warm season grasses.</u></li> <li>• <u>In areas where high pedestrian volumes are expected (e.g. around schools and town centres) central medians should be paved with hard wearing surfaces such as granitic sand</u></li> <li>• <u>Any garden beds in central medians should be setback 1.5 metres from the back of kerb</u></li> <li>• <u>Depending on the location of breaks in the central median, provide intermediate pedestrian crossing points to accommodate mid-block crossings</u></li> <li>• <u>Minimum street tree mature height 15 metres</u></li> <li>• <u>Tree outstands must meet a maximum interval of 100m</u></li> <li>• <u>All kerbs are to be SM2 Semi-Mountable Kerb</u></li> <li>• <u>Verge widths may be reduced where roads abut open space with the consent of the responsible authority</u></li> <li>• <u>Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement</u></li> <li>• <u>The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</u></li> </ul> |
| <b>Figure 11 Rural Access</b>           | <ul style="list-style-type: none"> <li>• Change the two-way bicycle path to a shared path</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 15 metres</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Figure 12 Rural Connector</b>        | <ul style="list-style-type: none"> <li>• Change the two-way bicycle path to a shared path</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <u>Minimum street tree mature height 15 metres</u></li> <li>• <u>All kerbs are to be B2 Barrier Kerb</u></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

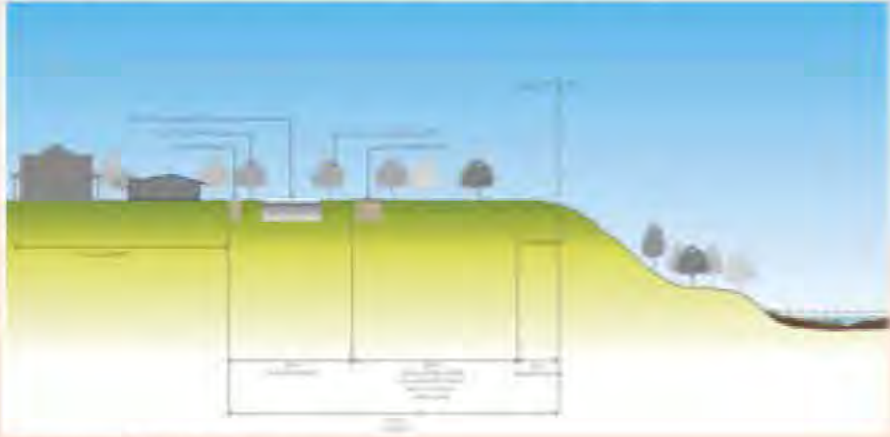


| PSP Plan / Figure                                 | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Figure 13 Rural Arterial</b></p>            | <ul style="list-style-type: none"> <li>This cross-section is suitable for use for RD-07 and the section of the road on the escarpment (Ta Pinu Shrine land).</li> </ul> <p>Make the following changes to the cross-section:</p> <ul style="list-style-type: none"> <li>Change the two-way bicycle path to a shared path</li> <li>The 1.8 metre verge beside the shared path is too narrow for tree planting. Increase the 1.8 metre verge to 3.0 metres – the 1.2 metres of extra width can be taken the central median and / or other verges</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li><u>Minimum street tree mature height 15 metres</u></li> <li><u>Large trees within the road reserve to be protected by safety barriers where required</u></li> <li><u>Tree outstands must meet a maximum interval of 100m</u></li> <li><u>All kerbs are to be SM2 Semi-Mountable Kerb</u></li> </ul> |
|                                                   | <ul style="list-style-type: none"> <li>Add a secondary arterial road cross-section for the section of the road within the residential areas in the PSP.</li> <li>Use the VPA's benchmark design for a secondary arterial road:</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Figure 14 - 7m Single Sided Laneway</b></p> | <p>Request drain be in the centre of the lane pavement and a fall of 1 in 30 to the central drain.</p> <p>No vegetation should be shown on the cross-section as there is insufficient room provided. Add a note that if vegetation is proposed it should be provided in the private domain like that in Teddy Walk in Aintree:</p>  <p>Add the following notes:</p> <ul style="list-style-type: none"> <li><u>Mid-block pedestrian links to be provided for laneways greater than 60 metres in length</u></li> <li><u>Access shall be via a heavy duty vehicular crossing</u></li> <li><u>Street trees (where proposed) should be provided on private property.</u></li> </ul>                                                                                                                                                                  |

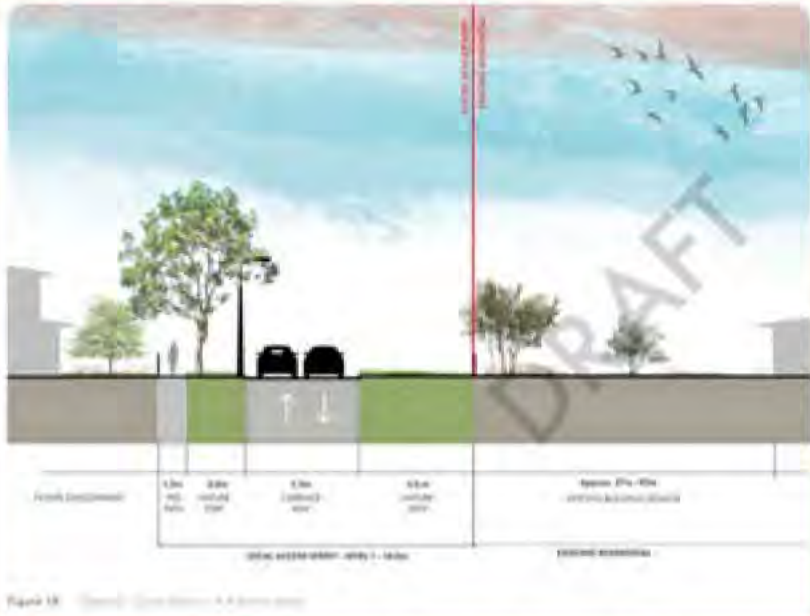
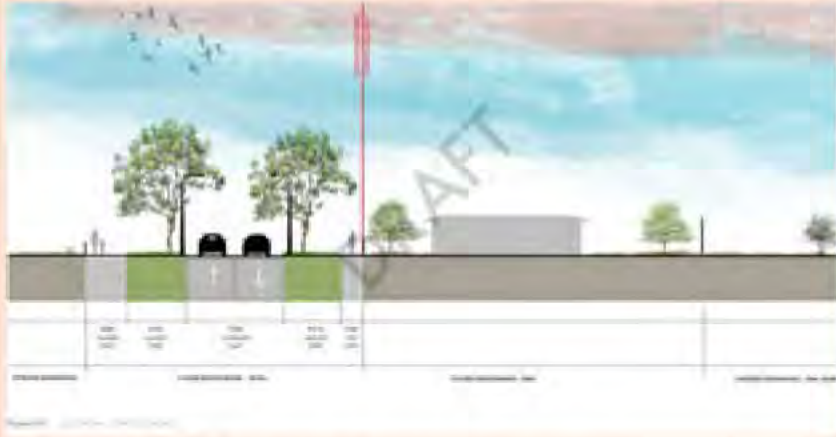


| PSP Plan / Figure                   | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Figure 15 - 8m Double Sided Laneway | <p>Request drain be in the centre of the lane pavement and a fall of 1 in 30 to the central drain.</p> <p>No vegetation should be shown on the cross-section as there is insufficient room provided. Add a note that if vegetation is proposed it should be provided in the private domain like that in Teddy Walk in Aintree:</p>  <p>Add the following notes:</p> <ul style="list-style-type: none"><li>• <u>Public lighting (where provided) to be protected by bollards and kerb returns</u></li><li>• <u>Mid-block pedestrian links to be provided for laneways greater than 60 metres in length</u></li><li>• <u>Access shall be via a heavy duty vehicular crossing</u></li><li>• <u>Street trees (where proposed) should be provided on private property.</u></li></ul> |



| PSP Plan / Figure                                                                                        | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p><b>Figure 15 <del>Drainage Reservation Interface</del><br/>Street-Linear Escarpment Interface</b></p> | <p>Change title to <a href="#">Linear Escarpment Interface</a></p> <p>Modify to be similar with Section 28 in Sunbury South</p>  <p>The plan should show:</p> <ul style="list-style-type: none"> <li>• The irrigation district at the base of the slope rather than a waterway</li> <li>• The break of slope</li> <li>• The width of the linear open space varies between 19 and 50 metres</li> <li>• A 1.5-metre-high black mesh fence adjacent to the break of slope</li> <li>• A 3.0-metre shared path near the road</li> <li>• The frontage road</li> <li>• Vehicle exclusion treatment between the road and the shared path</li> <li>• Development abutting the frontage road</li> </ul> <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <a href="#">Minimum street tree mature height 15 metres</a></li> <li>• <a href="#">Trees, shrubs and grass plantings within the open space should be Australian natives, indigenous to the area, and to the satisfaction of the responsible authority</a></li> <li>• <a href="#">A 1.5 metre black mesh fence is to be provided adjacent to the break of slope</a></li> <li>• <a href="#">Vehicle exclusion treatment measures are required between the shared path and the road such as fencing or bollards</a></li> <li>• <a href="#">All kerbs are to be B2 Barrier Kerb</a></li> </ul> |
| <p><b>Figure 16 Planned Bacchus Marsh Eastern Link Road Interface Street</b></p>                         | <p>Add the following notes:</p> <ul style="list-style-type: none"> <li>• <a href="#">BMELR wall should be delivered by the Victorian Government</a></li> <li>• <a href="#">Minimum street tree mature height 12 metres</a></li> <li>• <a href="#">All kerbs are to be B2 Barrier Kerb</a></li> <li>• <a href="#">Verge widths may be reduced where roads abut open space with the consent of the responsible authority</a></li> <li>• <a href="#">Location of the cycle path within the Eastern Link Road reserve to be determined by the Head of Transport for Victoria.</a></li> <li>• <a href="#">Shared paths to be delivered as developer works.</a></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



| PSP Plan / Figure | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>Add a cross-section on the interface of the properties in Possumtail Run:</p>  <p>The cross-section should be modified to show vegetation in the widened verge to soften the interface with the Possumtail Run properties. Use a combination of trees and shrubs with no grass.</p> <p>Use the following notes on the cross-section:</p> <ul style="list-style-type: none"><li>• <a href="#">Minimum street tree mature height 12 metres</a></li><li>• <a href="#">Trees and shrubs in the widened verge should be Australian natives, indigenous to the area, and the satisfaction of the responsible authority</a></li><li>• <a href="#">All kerbs are to be B2 Barrier Kerb</a></li></ul> |
|                   | <p>Add a Bences Road cross-section on the interface of the properties in Flanagans Drive:</p>  <p>Use the following notes on the cross-section:</p> <ul style="list-style-type: none"><li>• <a href="#">Minimum street tree mature height 12 metres</a></li><li>• <a href="#">All kerbs are to be B2 Barrier Kerb</a></li><li>• <a href="#">The street is to be designed to manage and control vehicle speeds to prioritise pedestrian and cyclist safety</a></li></ul>                                                                                                                                                                                                                       |
|                   | <p>Add new cross-sections for connector and local access level 2 roads that show angled parking on the side of the road adjacent schools and local town centres.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



| PSP Plan / Figure                              | Council Comments                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Southern Conservation Area Concept Plan</b> | <p>Update figure numbers</p> <p>The plan is at a low resolution which makes it hard to read</p> <p>On the cross-section remove the trees on the conservation reserve side</p> <p>Council requests no changes to the:</p> <ul style="list-style-type: none"> <li>• Concept plan</li> <li>• Design principles</li> <li>• Cross-section notes</li> </ul> |
| <b>Northern Conservation Area Concept Plan</b> | <p>Update figure numbers</p> <p>The plan is at a low resolution which makes it hard to read</p> <p>On the cross-section remove the trees on the conservation reserve side</p> <p>Council requests no changes to the:</p> <ul style="list-style-type: none"> <li>• Concept plan</li> <li>• Design principles</li> <li>• Cross-section notes</li> </ul> |
|                                                | Conservation Area Concept Plans and Cross-sections are required for the conservation areas proposed on the Long Forest Residential Estate landholding                                                                                                                                                                                                 |



# Attachment 3 – Precinct Structure Plan - Tables



| PSP Table                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Table 3 Housing Density and Diversity |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Activity Centre</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council supports: <ul style="list-style-type: none"><li>• The housing catchment area</li><li>• The target densities</li><li>• The character statements</li></ul> Change the typology section to read:<br><u>To support delivery of diverse housing outcomes in amenity areas, planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of different housing typologies which should include, but is not limited to:</u> <ul style="list-style-type: none"><li>• <u>Integrated/apartment developments</u></li><li>• <u>Mixed-use 'shop-top' type development above Neighbourhood Activity Centre land</u></li><li>• <u>Attached multi-unit developments/townhouse developments</u></li><li>• <u>Semi-detached/duplex style developments (e.g. Small Lot Housing Code products)</u></li><li>• <u>Social and affordable housing apartments/units</u></li></ul> |
| <b>Housing Catchment Area</b>         | All land shown as “Town Centre” on Plan 3 – Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Target Density</b>                 | Average of 30 dwellings or more per NDHa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Target Typologies</b>              | <b>Character Statement</b> <p>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> <b>Typologies</b> <p>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"><li>• Shop top apartments (2+ storeys)</li><li>• Owners’ corporation/strata title apartments (2+ storeys)</li><li>• Integrated developments (2+ storeys)</li></ul>                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Amenity Areas</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council supports: <ul style="list-style-type: none"><li>• The housing catchment area</li><li>• The target densities</li><li>• The character statements</li></ul> Change the typology section to read:<br><u>To support delivery of diverse housing outcomes in amenity areas, planning applications should enable opportunities to deliver at least three (3) different housing typologies. The mix of different housing typologies which should include, but is not limited to:</u> <ul style="list-style-type: none"><li>• <u>Integrated/apartment developments</u></li><li>• <u>Attached multi-unit developments/townhouse developments</u></li><li>• <u>Semi-detached/duplex style developments (e.g. Small Lot Housing Code products)</u></li><li>• <u>Social and affordable housing apartments/units</u></li><li>• <u>Retirement living</u></li></ul>                                                            |
| <b>Housing Catchment Area</b>         | Land shown as “Amenity” on Plan 3 – Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Target Density</b>                 | Average of 25 dwellings or more per NDHa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Target Typologies</b>              | <b>Character Statement</b> <p>Development will be charactered 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> <b>Typologies</b> <p>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"><li>• Conventional front-loaded house and land (1-2 storeys)</li><li>• Small lot front-loaded duplex (1-2 storeys)</li><li>• Semi-detached house and land (1-2 storeys)</li><li>• Small lot front/rear-loaded townhouse (1-3 storeys)</li><li>• Low-rise apartments (2-3 storeys)</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Standard Density Residential</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council supports: <ul style="list-style-type: none"><li>• The housing catchment area</li><li>• The target densities</li><li>• The character statements</li></ul> Change the typology section to read:<br><u>To support delivery of diverse housing outcomes in balance areas, the PSP and 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:</u> <ul style="list-style-type: none"><li>• <u>Attached townhouse development</u></li></ul>                                                                                                                                                                                                                                                                                                                                   |
| <b>Housing Catchment Area</b>         | All land shown as “Balance” on Plan 3 – Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Target Density</b>                 | Average of 15 dwellings or more per NDHa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Target Typologies</b>              | <b>Character Statement</b> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| PSP Table                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                       |                                   | Council Comments                                                                                                                                                                                                                                                                                                                                                                                        |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
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|                                                                                                                                                                                                                                                                                                                                                                                                                 | opportunities for gentle density increases through compatible typologies that maintain suburban character.<br><b>Typologies</b> <ul style="list-style-type: none"><li>Conventional front-loaded house and land (1-2 storeys)</li><li>Semi-detached house and land (1-2 storeys)</li><li>Small lot front/rear-loaded townhouse (1-2 storeys)</li></ul> |                                   | <ul style="list-style-type: none"><li><a href="#">Semi-detached/duplex style development (e.g. Small Lot Housing Code products)</a></li><li><a href="#">Detached traditional style housing</a></li><li><a href="#">Multi-unit low-rise social and affordable housing</a></li><li><a href="#">Retirement living</a></li><li><a href="#">Small Lot Housing Code products (in limited cases)</a></li></ul> |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                       |                                   | Add new sections for areas of “decreased density” for the ‘density investigation areas’ on Plan 2 Place Based Plan                                                                                                                                                                                                                                                                                      |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Table 4 Dwelling Yield                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                       |                                   | No change requested                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Table 5 Estimated affordable housing demand guidance                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                       |                                   | No change requested                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Table 10 Employment Generation                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                       |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| <table><tr><th>Land Use</th><th>Area (Ha)</th><th>Estimated Jobs (FTE)</th></tr><tr><td>Northern LTC</td><td>4.82</td><td>To be finalised prior to gazettal</td></tr><tr><td>Central Local Convenience Centre</td><td>0.5</td><td></td></tr><tr><td>Southern LTC</td><td>1.67</td><td></td></tr><tr><td>Residential</td><td>418.3</td><td></td></tr><tr><td>Total</td><td>425.3</td><td>1,800</td></tr></table> |                                                                                                                                                                                                                                                                                                                                                       |                                   | Land Use                                                                                                                                                                                                                                                                                                                                                                                                | Area (Ha) | Estimated Jobs (FTE) | Northern LTC | 4.82 | To be finalised prior to gazettal | Central Local Convenience Centre | 0.5 |  | Southern LTC | 1.67 |  | Residential | 418.3 |  | Total | 425.3 | 1,800 | <p>Council has used the employment rates in the Kororoit PSP and has derived 1,276 jobs. The commercial floor area in the Northern LTC has been increased to 10,000 sqm as per the Economic and Social Benefit Assessment.</p> <p><b>Northern LTC</b></p> <table><tr><th>Use</th><th>Employment Measure</th><th>Jobs per measure</th><th>Quantity</th><th>Jobs</th></tr><tr><td>Community Centre</td><td>Per centre</td><td>10</td><td>1</td><td>10</td></tr><tr><td>Primary School</td><td>Per school</td><td>40</td><td>2</td><td>80</td></tr><tr><td>Secondary School</td><td>Per school</td><td>90</td><td>1</td><td>90</td></tr><tr><td>Commercial</td><td>Per 60 sqm</td><td>0.017</td><td>10,000</td><td>170</td></tr><tr><td>Retail</td><td>Per 30 sqm</td><td>0.033</td><td>8,100</td><td>267</td></tr><tr><td>Total</td><td></td><td></td><td></td><td>617</td></tr></table> <p><b>Central LCC</b></p> <table><tr><th>Use</th><th>Employment Measure</th><th>Jobs per measure</th><th>Quantity</th><th>Jobs</th></tr><tr><td>Secondary School</td><td>Per school</td><td>90</td><td>1</td><td>90</td></tr><tr><td>Commercial</td><td>Per 60 sqm</td><td>0.017</td><td>240</td><td>4</td></tr><tr><td>Retail</td><td>Per 30 sqm</td><td>0.033</td><td>1,200</td><td>39</td></tr><tr><td>Total</td><td></td><td></td><td></td><td>133</td></tr></table> <p><b>Southern LTC</b></p> <table><tr><th>Use</th><th>Employment Measure</th><th>Jobs per measure</th><th>Quantity</th><th>Jobs</th></tr><tr><td>Community Centre</td><td>Per centre</td><td>10</td><td>1</td><td>10</td></tr><tr><td>Primary School</td><td>Per school</td><td>40</td><td>1</td><td>40</td></tr><tr><td>Commercial</td><td>Per 60 sqm</td><td>0.017</td><td>400</td><td>7</td></tr><tr><td>Retail</td><td>Per 30 sqm</td><td>0.033</td><td>2,000</td><td>66</td></tr><tr><td>Total</td><td></td><td></td><td></td><td>123</td></tr></table> <p><b>Residential</b></p> <table><tr><th>Use</th><th>Employment Measure</th><th>Jobs per measure</th><th>Quantity</th><th>Jobs</th></tr><tr><td>Home Based Business</td><td>1 per 20 dwellings</td><td>0.05</td><td>8,063</td><td>403</td></tr></table> |  |  |  |  | Use | Employment Measure | Jobs per measure | Quantity | Jobs | Community Centre | Per centre | 10 | 1 | 10 | Primary School | Per school | 40 | 2 | 80 | Secondary School | Per school | 90 | 1 | 90 | Commercial | Per 60 sqm | 0.017 | 10,000 | 170 | Retail | Per 30 sqm | 0.033 | 8,100 | 267 | Total |  |  |  | 617 | Use | Employment Measure | Jobs per measure | Quantity | Jobs | Secondary School | Per school | 90 | 1 | 90 | Commercial | Per 60 sqm | 0.017 | 240 | 4 | Retail | Per 30 sqm | 0.033 | 1,200 | 39 | Total |  |  |  | 133 | Use | Employment Measure | Jobs per measure | Quantity | Jobs | Community Centre | Per centre | 10 | 1 | 10 | Primary School | Per school | 40 | 1 | 40 | Commercial | Per 60 sqm | 0.017 | 400 | 7 | Retail | Per 30 sqm | 0.033 | 2,000 | 66 | Total |  |  |  | 123 | Use | Employment Measure | Jobs per measure | Quantity | Jobs | Home Based Business | 1 per 20 dwellings | 0.05 | 8,063 | 403 |
| Land Use                                                                                                                                                                                                                                                                                                                                                                                                        | Area (Ha)                                                                                                                                                                                                                                                                                                                                             | Estimated Jobs (FTE)              |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Northern LTC                                                                                                                                                                                                                                                                                                                                                                                                    | 4.82                                                                                                                                                                                                                                                                                                                                                  | To be finalised prior to gazettal |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Central Local Convenience Centre                                                                                                                                                                                                                                                                                                                                                                                | 0.5                                                                                                                                                                                                                                                                                                                                                   |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Southern LTC                                                                                                                                                                                                                                                                                                                                                                                                    | 1.67                                                                                                                                                                                                                                                                                                                                                  |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Residential                                                                                                                                                                                                                                                                                                                                                                                                     | 418.3                                                                                                                                                                                                                                                                                                                                                 |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Total                                                                                                                                                                                                                                                                                                                                                                                                           | 425.3                                                                                                                                                                                                                                                                                                                                                 | 1,800                             |                                                                                                                                                                                                                                                                                                                                                                                                         |           |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Use                                                                                                                                                                                                                                                                                                                                                                                                             | Employment Measure                                                                                                                                                                                                                                                                                                                                    | Jobs per measure                  | Quantity                                                                                                                                                                                                                                                                                                                                                                                                | Jobs      |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Community Centre                                                                                                                                                                                                                                                                                                                                                                                                | Per centre                                                                                                                                                                                                                                                                                                                                            | 10                                | 1                                                                                                                                                                                                                                                                                                                                                                                                       | 10        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Primary School                                                                                                                                                                                                                                                                                                                                                                                                  | Per school                                                                                                                                                                                                                                                                                                                                            | 40                                | 2                                                                                                                                                                                                                                                                                                                                                                                                       | 80        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Secondary School                                                                                                                                                                                                                                                                                                                                                                                                | Per school                                                                                                                                                                                                                                                                                                                                            | 90                                | 1                                                                                                                                                                                                                                                                                                                                                                                                       | 90        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Commercial                                                                                                                                                                                                                                                                                                                                                                                                      | Per 60 sqm                                                                                                                                                                                                                                                                                                                                            | 0.017                             | 10,000                                                                                                                                                                                                                                                                                                                                                                                                  | 170       |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Retail                                                                                                                                                                                                                                                                                                                                                                                                          | Per 30 sqm                                                                                                                                                                                                                                                                                                                                            | 0.033                             | 8,100                                                                                                                                                                                                                                                                                                                                                                                                   | 267       |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Total                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                       |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         | 617       |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Use                                                                                                                                                                                                                                                                                                                                                                                                             | Employment Measure                                                                                                                                                                                                                                                                                                                                    | Jobs per measure                  | Quantity                                                                                                                                                                                                                                                                                                                                                                                                | Jobs      |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Secondary School                                                                                                                                                                                                                                                                                                                                                                                                | Per school                                                                                                                                                                                                                                                                                                                                            | 90                                | 1                                                                                                                                                                                                                                                                                                                                                                                                       | 90        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Commercial                                                                                                                                                                                                                                                                                                                                                                                                      | Per 60 sqm                                                                                                                                                                                                                                                                                                                                            | 0.017                             | 240                                                                                                                                                                                                                                                                                                                                                                                                     | 4         |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Retail                                                                                                                                                                                                                                                                                                                                                                                                          | Per 30 sqm                                                                                                                                                                                                                                                                                                                                            | 0.033                             | 1,200                                                                                                                                                                                                                                                                                                                                                                                                   | 39        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Total                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                       |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         | 133       |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Use                                                                                                                                                                                                                                                                                                                                                                                                             | Employment Measure                                                                                                                                                                                                                                                                                                                                    | Jobs per measure                  | Quantity                                                                                                                                                                                                                                                                                                                                                                                                | Jobs      |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Community Centre                                                                                                                                                                                                                                                                                                                                                                                                | Per centre                                                                                                                                                                                                                                                                                                                                            | 10                                | 1                                                                                                                                                                                                                                                                                                                                                                                                       | 10        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Primary School                                                                                                                                                                                                                                                                                                                                                                                                  | Per school                                                                                                                                                                                                                                                                                                                                            | 40                                | 1                                                                                                                                                                                                                                                                                                                                                                                                       | 40        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Commercial                                                                                                                                                                                                                                                                                                                                                                                                      | Per 60 sqm                                                                                                                                                                                                                                                                                                                                            | 0.017                             | 400                                                                                                                                                                                                                                                                                                                                                                                                     | 7         |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Retail                                                                                                                                                                                                                                                                                                                                                                                                          | Per 30 sqm                                                                                                                                                                                                                                                                                                                                            | 0.033                             | 2,000                                                                                                                                                                                                                                                                                                                                                                                                   | 66        |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Total                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                       |                                   |                                                                                                                                                                                                                                                                                                                                                                                                         | 123       |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Use                                                                                                                                                                                                                                                                                                                                                                                                             | Employment Measure                                                                                                                                                                                                                                                                                                                                    | Jobs per measure                  | Quantity                                                                                                                                                                                                                                                                                                                                                                                                | Jobs      |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |
| Home Based Business                                                                                                                                                                                                                                                                                                                                                                                             | 1 per 20 dwellings                                                                                                                                                                                                                                                                                                                                    | 0.05                              | 8,063                                                                                                                                                                                                                                                                                                                                                                                                   | 403       |                      |              |      |                                   |                                  |     |  |              |      |  |             |       |  |       |       |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |                  |            |    |   |    |            |            |       |        |     |        |            |       |       |     |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                  |            |    |   |    |                |            |    |   |    |            |            |       |     |   |        |            |       |       |    |       |  |  |  |     |     |                    |                  |          |      |                     |                    |      |       |     |



| PSP Table                    |       |                      |                                                                                                                                                      | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------|-------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Table 15 Open Space Delivery |       |                      |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Project ID                   | Area  | Type                 | Description                                                                                                                                          | <ul style="list-style-type: none"> <li>Change the description of LP-19, LP-22 and LP-23 to “Linear Open Space - Movement Corridor” to link it to R39</li> <li>Change description of SR-02 to “Multi-purpose Sports Reserve <u>adjoining the escarpment</u> with lights, pavilion, playground and ancillary facilities</li> <li>Add the escarpment linear reserve as an encumbered local open space area. Project “LP-30” or as “Linear Open Space”</li> </ul> |
| 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 – <u>Movement Corridor</u>                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 – <u>Movement Corridor</u>                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| MM-LP-23                     | 1.63  | Local Park           | Linear Open Space – <u>Movement Corridor</u>                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



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| <b>New table – Water Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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| No content                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"><li>• Add a water infrastructure table with the following content:<ul style="list-style-type: none"><li>○ Asset ID</li><li>○ Description</li><li>○ Area (Ha)</li><li>○ Responsibility</li></ul></li></ul> <p>Example shown below</p> <table><tr><th>Asset ID</th><th>Description</th><th>Area (Ha)</th><th>Responsibility</th></tr><tr><td>WI-01</td><td>Retarding basin / wetland</td><td>2.50</td><td>Melbourne Water</td></tr><tr><td>WI-02</td><td>Retarding basin / wetland</td><td>5.49</td><td>Melbourne Water</td></tr><tr><td>WI-03</td><td>Retarding basin / wetland</td><td>4.69</td><td>Melbourne Water</td></tr><tr><td>WI-04</td><td>Retarding basin / wetland</td><td>6.80</td><td>Melbourne Water</td></tr><tr><td>WI-05</td><td>Retarding basin / wetland</td><td>4.03</td><td>Melbourne Water</td></tr><tr><td>WI-06</td><td>Retarding basin / wetland</td><td>5.12</td><td>Melbourne Water</td></tr><tr><td>WI-07</td><td>Retarding basin / wetland</td><td>2.74</td><td>Melbourne Water</td></tr><tr><td>WI-08</td><td>Retarding basin / wetland</td><td>5.47</td><td>Melbourne Water</td></tr><tr><td>WI-09</td><td>Retarding basin / wetland</td><td>7.20</td><td>Melbourne Water</td></tr><tr><td>WI-10</td><td>Retarding basin / wetland</td><td>1.00</td><td>Melbourne Water</td></tr><tr><td>WI-11</td><td>Retarding basin / wetland</td><td>1.07</td><td>Melbourne Water</td></tr><tr><td>WI-12</td><td>Retarding basin / wetland</td><td></td><td>Melbourne Water</td></tr><tr><td>WI-13</td><td>Retarding basin / wetland</td><td></td><td>Melbourne Water</td></tr><tr><td>WI-14</td><td>Retarding basin / wetland</td><td></td><td>Melbourne Water</td></tr></table> | Asset ID          | Description      | Area (Ha)          | Responsibility | WI-01 | Retarding basin / wetland                           | 2.50 | Melbourne Water | WI-02 | Retarding basin / wetland | 5.49 | Melbourne Water                                                                                                                                                                                                                                                                                                                                                                                                                                 | WI-03 | Retarding basin / wetland | 4.69 | Melbourne Water | WI-04 | Retarding basin / wetland | 6.80    | Melbourne Water   | WI-05            | Retarding basin / wetland | 4.03  | Melbourne Water                               | WI-06 | Retarding basin / wetland | 5.12 | Melbourne Water | WI-07 | Retarding basin / wetland                                                                                                                                                                                                                                          | 2.74 | Melbourne Water | WI-08 | Retarding basin / wetland | 5.47 | Melbourne Water | WI-09  | Retarding basin / wetland | 7.20 | Melbourne Water    | WI-10 | Retarding basin / wetland                           | 1.00 | Melbourne Water | WI-11 | Retarding basin / wetland | 1.07 | Melbourne Water                                                                                                                                | WI-12 | Retarding basin / wetland |  | Melbourne Water | WI-13 | Retarding basin / wetland |         | Melbourne Water   | WI-14 | Retarding basin / wetland |       | Melbourne Water                                                                                                                                                                                                |
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| <b>Table 30 Activity Centre Performance Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               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      |                   |       |                           |       |                                                                                                                                                                                                                |
| <table><tr><th colspan="6">Activity centre hierarchy</th></tr><tr><td colspan="6"><b>Northern Neighbourhood Activity Centre (NAC)</b></td></tr><tr><td colspan="6">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.</td></tr><tr><td>Land Area</td><td>4.82 Ha</td><td>Comm. floor space</td><td><del>1,600</del></td><td>Retail floor space</td><td>8,100</td></tr><tr><td colspan="6"><b>Central Local Convenience Centre (LCC)</b></td></tr><tr><td colspan="6">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.</td></tr><tr><td>Land Area</td><td>0.5 Ha</td><td>Comm. floor space</td><td>240</td><td>Retail floor space</td><td>1,200</td></tr><tr><td colspan="6"><b>Southern Neighbourhood Activity Centre (NAC)</b></td></tr><tr><td colspan="6">The southern neighbourhood activity centre (NAC) will provide a smaller scale activity centre, offering a mix of uses and a small supermarket.</td></tr><tr><td>Land Area</td><td>1.67 Ha</td><td>Comm. floor space</td><td>400</td><td>Retail floor space</td><td>2,000</td></tr></table> | Activity centre hierarchy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |                  |                    |                |       | <b>Northern Neighbourhood Activity Centre (NAC)</b> |      |                 |       |                           |      | 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                 | 4.82 Ha | Comm. floor space | <del>1,600</del> | Retail floor space        | 8,100 | <b>Central Local Convenience Centre (LCC)</b> |       |                           |      |                 |       | 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       | 0.5 Ha | Comm. floor space         | 240  | Retail floor space | 1,200 | <b>Southern Neighbourhood Activity Centre (NAC)</b> |      |                 |       |                           |      | The southern neighbourhood activity centre (NAC) will provide a smaller scale activity centre, offering a mix of uses and a small supermarket. |       |                           |  |                 |       | Land Area                 | 1.67 Ha | Comm. floor space | 400   | Retail floor space        | 2,000 | <ul style="list-style-type: none"><li>• Change the commercial floor space in the Northern NAC to <b>10,000 sqm</b> to match the floor area identified in the Economic and Social Benefits Assessment</li></ul> |
| Activity centre hierarchy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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      |                   |       |                           |       |                                                                                                                                                                                                                |
| <b>Northern Neighbourhood Activity Centre (NAC)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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      |                   |       |                           |       |                                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comm. floor space | <del>1,600</del> | Retail floor space | 8,100          |       |                                                     |      |                 |       |                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |                           |      |                 |       |                           |         |                   |                  |                           |       |                                               |       |                           |      |                 |       |                                                                                                                                                                                                                                                                    |      |                 |       |                           |      |                 |        |                           |      |                    |       |                                                     |      |                 |       |                           |      |                                                                                                                                                |       |                           |  |                 |       |                           |         |                   |       |                           |       |                                                                                                                                                                                                                |
| <b>Central Local Convenience Centre (LCC)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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      |                   |       |                           |       |                                                                                                                                                                                                                |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| Land Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comm. floor space | 240              | Retail floor space | 1,200          |       |                                                     |      |                 |       |                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |                           |      |                 |       |                           |         |                   |                  |                           |       |                                               |       |                           |      |                 |       |                                                                                                                                                                                                                                                                    |      |                 |       |                           |      |                 |        |                           |      |                    |       |                                                     |      |                 |       |                           |      |                                                                                                                                                |       |                           |  |                 |       |                           |         |                   |       |                           |       |                                                                                                                                                                                                                |
| <b>Southern Neighbourhood Activity Centre (NAC)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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      |                   |       |                           |       |                                                                                                                                                                                                                |
| The southern neighbourhood activity centre (NAC) will provide a smaller scale activity centre, offering a mix of uses and a small supermarket.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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      |                   |       |                           |       |                                                                                                                                                                                                                |
| Land Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comm. floor space | 400              | Retail floor space | 2,000          |       |                                                     |      |                 |       |                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |                           |      |                 |       |                           |         |                   |                  |                           |       |                                               |       |                           |      |                 |       |                                                                                                                                                                                                                                                                    |      |                 |       |                           |      |                 |        |                           |      |                    |       |                                                     |      |                 |       |                           |      |                                                                                                                                                |       |                           |  |                 |       |                           |         |                   |       |                           |       |                                                                                                                                                                                                                |



Table 33 Precinct Infrastructure

| Category     | PIP Reference No. | Description                                                                                                                                                                                                                                            | Lead Agency             | Ultimate Land | Interim Construction | Ultimate Construction | Timing       | Apportionment Funding Source | Apportionment |
|--------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------|----------------------|-----------------------|--------------|------------------------------|---------------|
| Road         | MM-RD-01          | <del>Purchase of land and construction of</del> Bences Road (25.5m connector road)                                                                                                                                                                     | Moorabool Shire Council | Yes           | No                   | Yes                   | Short        | Development                  | 100%          |
| Road         | MM-RD-02          | <del>Purchase of land and construction of</del> Buckleys Road (31.5 connector road)                                                                                                                                                                    | Moorabool Shire Council | Yes           | No                   | Yes                   | Short        | Development                  | 100%          |
| Road         | MM-RD-03          | <del>Purchase of land and construction of</del> East-West Road (25.5m connector road)                                                                                                                                                                  | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium       | Development                  | 100%          |
| Road         | MM-RD-05          | <del>Purchase of land and construction of</del> Lindsay Road (20m Rural Connector Road)                                                                                                                                                                | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium       | Development                  | 100%          |
| Road         | MM-RD-06          | <del>Purchase of land and construction of</del> Flanagans Road (20m Rural Connector Road)                                                                                                                                                              | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium       | Development                  | 100%          |
| Road         | MM-RD-07          | <del>Purchase of land and construction of</del> Escarpment Connector Road (31m Rural Arterial Road)                                                                                                                                                    | Moorabool Shire Council | Yes           | <del>Yes</del><br>No | <del>No</del><br>Yes  | Short        | Development                  | 100%          |
| Road         | MM-RD-08          | <del>Purchase of land and construction of</del> Flanagans Drive (25.5m East-West Connector Road)                                                                                                                                                       | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium- Long | Development                  | 100%          |
| Road         | MM-RD-09          | <del>Purchase of land and construction of</del> Secondary arterial road – southern extent of Lindsay Avenue to western extent of Flanagans Drive (34m arterial road)                                                                                   | Moorabool Shire Council | Yes           | <del>Yes</del><br>No | <del>No</del><br>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 <del>North-South Connector Road (roundabout)</del>                                                                                                                            | Moorabool Shire Council | Yes           | No                   | Yes                   | Short        | Development                  | 100%          |
| Intersection | MM-IN-02          | <del>North-south Connector Road (roundabout)</del><br><del>Purchase of land and construction of</del> Gisborne Road, Quarry Access, and East-West Connector Road (roundabout)                                                                          | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium       | Development                  | 100%          |
| Intersection | MM-IN-03          | <del>Purchase of land and construction of</del> Gisborne Road, Quarry Access, and Eastwest Connector Road (roundabout)<br><del>Purchase of land and construction of</del> Gisborne Road and Buckleys Road (roundabout)                                 | Moorabool Shire Council | Yes           | No                   | Yes                   | Short        | Development                  | 100%          |
| Intersection | MM-IN-04          | <del>Purchase of land and construction of</del> Gisborne Road and Buckleys Road (roundabout)<br><del>Purchase of land and construction of</del> Buckleys Road and Connector Road (signalised four-way intersection)                                    | Moorabool Shire Council | Yes           | No                   | Yes                   | Short        | Development                  | 100%          |
| Intersection | MM-IN-05          | <del>Purchase of land and construction of</del> Buckleys Road and Connector Road (signalised four-way intersection)<br><del>Purchase of land and construction of two (2) connector roads (signalised T-intersection)</del>                             | Moorabool Shire Council | Yes           | No                   | Yes                   | Long         | Development                  | 100%          |
| Intersection | MM-IN-06          | <del>Purchase of land and construction of two (2) connector roads (signalised T-intersection)</del><br><del>Purchase of land and construction of</del> Lindsay Avenue, Lindsay Avenue Extension, and Connector Road (signalised four-way intersection) | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium       | Development                  | 100%          |
| Intersection | MM-IN-07          | <del>Purchase of land and construction of</del> Lindsay Avenue, Lindsay Avenue Extension, and Connector Road (signalised four-way intersection)<br><del>Purchase of land and construction of</del> Flanagans Drive and Lindsay Avenue (T-intersection) | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium       | Development                  | 100%          |
| Intersection | MM-IN-08          | <del>Purchase of land and construction of</del> Flanagans Drive and Lindsay Avenue (T-intersection)                                                                                                                                                    | Moorabool Shire Council | Yes           | No                   | Yes                   | Medium- Long | Development                  | 100%          |



| Category                   | PIP Reference No.      | Description                                                                                                                                                                                                                    | Lead Agency                    | Ultimate Land           | Interim Construction | Ultimate Construction | Timing      | Apportionment Funding Source | Apportionment |
|----------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|----------------------|-----------------------|-------------|------------------------------|---------------|
|                            |                        | <u>Purchase of land and construction of Flanagans Drive and Escarpment Connector (signalised T-intersection)</u>                                                                                                               |                                |                         |                      |                       |             |                              |               |
| Intersection               | MM-IN-09               | <u>Purchase of land and construction of Flanagans Drive and Escarpment</u><br><u>Purchase of land and construction of Bacchus Marsh Road, Flanagans Drive, and Western Freeway off-ramp (signalised four-way intersection)</u> | Moorabool Shire Council        | Yes                     | No                   | Yes                   | Short       | Development                  | 100%          |
| Intersection               | MM-IN-10               | <del>Connector (signalised T-intersection)</del><br><u>Purchase of land and construction of Gisborne Road, Diggers Rest-Coimadai Road, and Bences Road (roundabout)</u>                                                        | 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               | <u>Purchase of land and construction of</u> Level 2 Community Facility                                                                                                                                                         | Moorabool Shire Council        | Yes                     | No                   | Yes                   | Medium      | Development                  | 100%          |
| Community Facility         | MM-CI-02               | <u>Purchase of land and construction of</u> Level 1 Community Facility                                                                                                                                                         | Moorabool Shire Council        | Yes                     | No                   | Yes                   | Long        | Development                  | 100%          |
| <u>Community Facility</u>  | <u>MM-CI-03</u>        | <u>Expansion of the Lerderderg Library in Bacchus Marsh</u>                                                                                                                                                                    | <u>Moorabool Shire Council</u> | <u>No</u>               | <u>No</u>            | <u>Yes</u>            | <u>Long</u> | <u>Development</u>           | <u>100%</u>   |
| Active Open Space Projects | MM-SR-01               | <u>Purchase of land and construction of</u> Northern Sport and Recreation Facility                                                                                                                                             | Moorabool Shire Council        | Yes                     | No                   | Yes                   | Medium      | Development                  | 100%          |
| Active Open Space Projects | MM-SR-02               | <u>Purchase of land and construction of</u> Centre Sport and Recreation Facility                                                                                                                                               | Moorabool Shire Council        | Yes                     | No                   | Yes                   | Long        | Development                  | 100%          |
| Active Open Space Projects | MM-SR-03               | <u>Purchase of land and construction of</u> Southern Sport and Recreation Facility                                                                                                                                             | Moorabool Shire Council        | Yes                     | No                   | Yes                   | Long        | Development                  | 100%          |
| <u>Community Facility</u>  | <u>MM-IR-01</u>        | <u>Purchase of land for an Indoor Recreation Centre</u>                                                                                                                                                                        | <u>Moorabool Shire Council</u> | <u>Yes</u>              | <u>No</u>            | <u>No</u>             | <u>Long</u> | <u>Development</u>           | <u>100%</u>   |
| Community Infrastructure   | PV-01                  | <u>Construction of</u> Northern Sport and Recreation Facility                                                                                                                                                                  | Moorabool Shire Council        | <u>No</u><br><u>Yes</u> | No                   | Yes                   | Medium      | <u>Community Development</u> | 100%          |
| Community Infrastructure   | PV-02                  | <u>Construction of</u> Centre Sport and Recreation Facility                                                                                                                                                                    | Moorabool Shire Council        | <u>No</u><br><u>Yes</u> | No                   | Yes                   | Long        | <u>Community Development</u> | 100%          |
| Community Infrastructure   | PV-03                  | <u>Construction of</u> Southern Sport and Recreation Facility                                                                                                                                                                  | Moorabool Shire Council        | <u>No</u><br><u>Yes</u> | No                   | Yes                   | Long        | <u>Community Development</u> | 100%          |



| PSP Table                                  | Strategic Planning Comments |
|--------------------------------------------|-----------------------------|
| Table 36 Activity Centre Design Principles | No change requested         |



# Attachment 4 – Planning Scheme Ordinance



| Section                                                                                                                               | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Council Comments                                                                                       |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------|----------------------|
|                                                                                                                                       | Schedule 1 to Clause 37.07 Urban Growth Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| 1.0                                                                                                                                   | <b>The Plan</b><br>Plan 1 shows the future urban structure proposed in the incorporated Merrimu Precinct Structure Plan (March 2026).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested.                                                                                   |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| 2.0                                                                                                                                   | <b>Use and development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| 2.1                                                                                                                                   | <b>The Land</b><br>The use and development provisions specified in this schedule apply to the land within the ‘precinct boundary’ on Plan 1 of this schedule and shown as UGZ1 on the planning scheme maps. This schedule must be read in conjunction with the incorporated Merrimu Precinct Structure Plan.<br><i>Note: if land shown on Plan 1 is not zoned UGZ1 the provisions of this schedule do not apply.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested.                                                                                   |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| 2.2                                                                                                                                   | <b>Applied zone provisions</b><br>Table 1 allocates the land use/development shown on Plan 1 of this schedule with a corresponding zone from this scheme.<br><br>Where the use/development in the left column is carried out or proposed generally in accordance with the incorporated Merrimu Precinct Structure Plan, the use, subdivision, construction of a building and construction and carrying out of works provisions of the corresponding zone in the right column apply.<br><br>A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.<br><br><i>e.g. The General Residential Zone specifies ‘Place of worship’ as a Section 1 Use with the condition, ‘The site must adjoin, or have access to, a road in a Transport Zone.’ In this instance the condition should be read as, ‘The site must adjoin, or have access to, a road in a Transport Zone or an applied Transport Zone in the Urban Growth Zone schedule applying to the land’</i><br><br><b>Table 1: Applied zone provisions</b> <table><tr><td>Land shown on plan 1 of this schedule<br/>Residential<br/>Encumbered linear open space<br/>All other land</td><td>Applied zone provisions<br/>Clause 32.08 – General Residential Zone</td></tr><tr><td>Land shown on plan 1 of this schedule<br/>Local town centre<br/>Local convenience centre</td><td>Applied zone provisions<br/>Clause 34.01 – Commercial 1 Zone</td></tr><tr><td>Land shown on plan 1 of this schedule<br/>Conservation<br/>Landscape Values</td><td>Applied zone provisions<br/>Clause 35.06 – Rural Conservation Zone</td></tr><tr><td>Land shown on plan 1 of this schedule<br/>Planned Bacchus Marsh Eastern Link Road</td><td>Applied zone provisions<br/>Clause 36.04 – Transport Zone 2</td></tr></table> | Land shown on plan 1 of this schedule<br>Residential<br>Encumbered linear open space<br>All other land | Applied zone provisions<br>Clause 32.08 – General Residential Zone | Land shown on plan 1 of this schedule<br>Local town centre<br>Local convenience centre                                                | Applied zone provisions<br>Clause 34.01 – Commercial 1 Zone                      | Land shown on plan 1 of this schedule<br>Conservation<br>Landscape Values | Applied zone provisions<br>Clause 35.06 – Rural Conservation Zone | Land shown on plan 1 of this schedule<br>Planned Bacchus Marsh Eastern Link Road | Applied zone provisions<br>Clause 36.04 – Transport Zone 2 | No change requested. |
| Land shown on plan 1 of this schedule<br>Residential<br>Encumbered linear open space<br>All other land                                | Applied zone provisions<br>Clause 32.08 – General Residential Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| Land shown on plan 1 of this schedule<br>Local town centre<br>Local convenience centre                                                | Applied zone provisions<br>Clause 34.01 – Commercial 1 Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| Land shown on plan 1 of this schedule<br>Conservation<br>Landscape Values                                                             | Applied zone provisions<br>Clause 35.06 – Rural Conservation Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| Land shown on plan 1 of this schedule<br>Planned Bacchus Marsh Eastern Link Road                                                      | Applied zone provisions<br>Clause 36.04 – Transport Zone 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| 2.3                                                                                                                                   | <b>Specific provisions – Use of land</b><br><b>Section 1 - Permit not required</b> <table><tr><th>Use</th><th>Condition</th></tr><tr><td>Bed and breakfast, Community care accommodation, Dwelling, Place of worship, Residential aged care facility, Rooming house, and Small</td><td>Must not be on land within a Quarry buffer area shown on Plan 1 of this Schedule</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Use                                                                                                    | Condition                                                          | Bed and breakfast, Community care accommodation, Dwelling, Place of worship, Residential aged care facility, Rooming house, and Small | Must not be on land within a Quarry buffer area shown on Plan 1 of this Schedule | No change requested.                                                      |                                                                   |                                                                                  |                                                            |                      |
| Use                                                                                                                                   | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |
| Bed and breakfast, Community care accommodation, Dwelling, Place of worship, Residential aged care facility, Rooming house, and Small | Must not be on land within a Quarry buffer area shown on Plan 1 of this Schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                        |                                                                    |                                                                                                                                       |                                                                                  |                                                                           |                                                                   |                                                                                  |                                                            |                      |



| Section        | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                          | Council Comments     |     |                |                                     |  |
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|                | second dwelling, where the applied zone is General Residential Zone                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                          |                      |     |                |                                     |  |
|                | Primary school<br>Secondary school                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Must be generally in accordance with the location shown as ‘potential non-government school’ on Plan 1 of this Schedule.<br><br>Must not be on land within a Quarry buffer area shown on Plan 1 of this Schedule                                                                                                                                                                                         |                      |     |                |                                     |  |
|                | Shop (other than Adult sex product shop) where the applied zone is Commercial 1 Zone                                                                                                                                                                                                                                                                                                                                                                                                                    | The combined leasable floor area of all Shops in the relevant centre must not exceed the following as shown in Plan 1 of this Schedule: <ul style="list-style-type: none"><li>8,100 square metres for land shown as northern local town centre</li><li>2,000 square metres for land shown as southern local town centre</li><li>1,200 square metres for land shown as local convenience centre</li></ul> |                      |     |                |                                     |  |
|                | Child care centre<br>Hall<br>Indoor recreation centre<br>Library<br>Medical centre<br>Restricted recreation facility                                                                                                                                                                                                                                                                                                                                                                                    | Must be generally in accordance with the location shown as ‘local community facilities on Plan 1 of this Schedule.<br><br>The use must be carried out by or on behalf of the public land manager.<br><br>Must not be on land within a Quarry buffer area shown on Plan 1 of this Schedule                                                                                                                |                      |     |                |                                     |  |
|                | Minor sports and recreation facility (other than Informal outdoor recreation)                                                                                                                                                                                                                                                                                                                                                                                                                           | Must be generally in accordance with the location shown as ‘credited open space’ on Plan 1 of this Schedule.<br><br>The use must be carried out by or on behalf of the public land manager.<br><br>Must not be on land within a Quarry buffer area shown on Plan 1 of this Schedule                                                                                                                      |                      |     |                |                                     |  |
|                | Any use listed in Clause 62.01                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Must meet requirements of Clause 62.01.                                                                                                                                                                                                                                                                                                                                                                  |                      |     |                |                                     |  |
|                | <b>Section 2 - Permit required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                          |                      |     |                |                                     |  |
|                | <table><tr><th>Use</th><th>Condition</th></tr><tr><td>Any other use not in Section 1 or 3</td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                          |                      | Use | Condition      | Any other use not in Section 1 or 3 |  |
|                | Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Condition                                                                                                                                                                                                                                                                                                                                                                                                |                      |     |                |                                     |  |
|                | Any other use not in Section 1 or 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                          |                      |     |                |                                     |  |
|                | <b>Section 3 – Prohibited</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                          |                      |     |                |                                     |  |
|                | <table><tr><th>Use</th></tr><tr><td>None specified</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                          |                      | Use | None specified |                                     |  |
| Use            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                          |                      |     |                |                                     |  |
| None specified |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                          |                      |     |                |                                     |  |
| 2.4            | <b>Specific provisions - Subdivision</b><br><b>Conservation Area and Interface Plan</b><br>A permit must not be granted to subdivide land on a lot that includes a Conservation Area as shown on Plan 1 of this schedule until a Conservation Area and Interface Plan has been prepared for the Conservation Area. The plan must be prepared by a suitably qualified person and be approved by the responsible authority in consultation with the Department of Energy, Environment and Climate Action. |                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested. |     |                |                                     |  |



| Section | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Council Comments     |
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|         | <p>The plan must show:</p> <ul style="list-style-type: none"> <li>▪ The boundary of the conservation area</li> <li>▪ Native vegetation including location of scattered trees</li> <li>▪ Records of Matters of National Environmental Significance (MNES) and state significance</li> <li>▪ Location of existing and proposed infrastructure, including roads, buildings, river/creek crossings, shared trails and services</li> <li>▪ Public access points, walking paths and shared trails (if known)</li> <li>▪ A Conservation Area Interface Plan showing the location of: <ul style="list-style-type: none"> <li>– Roads, paths, parks and open space (including widths of roads and paths) at the interface of the Conservation Area and adjacent existing or proposed development</li> <li>– Fencing, bollards or other form of delineation between the Conservation Area and adjacent development where no road is proposed</li> <li>– Street and path lighting baffled to cast light away from the Conservation Area</li> <li>– Traffic barriers to protect Conservation Area, and traffic calming treatments where practicable to mitigate collision risk between wildlife and vehicles</li> <li>– Fire breaks located outside of Conservation Area</li> <li>– Potential street tree planting locations</li> </ul> </li> </ul> |                      |
| 2.5     | <p><b>Specific provisions - Buildings and works</b></p> <p><b>Buildings and works for future local parks and community facilities</b></p> <p>A permit is not required to construct a building or carry out works on land for a local park, sports reserve or community facility provided the development is carried out generally in accordance with the incorporated Merrimu Precinct Structure Plan and with the prior written consent of the responsible authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested  |
|         | <p><b>Bulk Earthworks</b></p> <p>A permit is required for bulk earthworks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested  |
|         | <p><b>Buildings and works for a non-government school</b></p> <p>A permit is required to construct a building or construct or carry out works associated with a Primary school or Secondary school on land shown as a potential non-government school on Plan 1 of this schedule, unless exempt under Clause 62.02-1 or 62.02-2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | No change requested. |
|         | <p><b>Dwellings on a lot less than 300 square metres</b></p> <p>A permit is not required to construct or extend one dwelling on a lot of less than 300 square metres, if there is a restriction registered on the plan of subdivision identifying the lot as a lot to which the <i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2024) applies and the development complies with the <i>Small Lot Housing Code</i> (Victorian Planning Authority, November 2024) incorporated into this planning scheme.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested. |
|         | <p><b>Buildings and works for a dwelling or small second dwelling within a Quarry buffer area</b></p> <p>A permit is not required to construct or extend a dwelling or a small second dwelling under the provisions of Clause 32.08-10 on land within the Quarry buffer area shown on Plan 1 of this schedule, if the following apply:</p> <ul style="list-style-type: none"> <li>▪ The lot has been created by a subdivision that has assessed the likelihood of nuisance levels of dust from the quarry operations through an Air Pollution and Nuisance Dust Risk Assessment prepared in accordance with the requirements of this Schedule and a planning permit granted for the use of the land as either a dwelling or small second dwelling, and</li> <li>▪ There is a restriction registered on the plan of subdivision identifying the lot has been assessed by an Air Pollution and Nuisance Dust Risk Assessment and a planning permit granted for the use of the land as either a dwelling or small second dwelling.</li> </ul>                                                                                                                                                                                                                                                                                              | No change requested  |



| Section | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Council Comments     |
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| 3.0     | <p><b>Application requirements</b></p> <p>The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.</p> <p>If in the opinion of the responsible authority an application requirement listed below (except for the Preliminary Risk Screen Assessment) is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested  |
|         | <p><b>Subdivision - residential development</b></p> <p>In addition to any requirement in Clause 56.01-2, a subdivision design response must include:</p> <ul style="list-style-type: none"> <li>▪ A written statement that sets out how the application implements the incorporated Merrimu Structure Plan.</li> <li>▪ Subdivision and housing design guidelines.</li> <li>▪ A land use budget table in the same format and methodology as those within the incorporated Merrimu Precinct Structure Plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.</li> <li>▪ A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.</li> <li>▪ A demonstration of how the subdivision will contribute to the achievement of the residential density outcomes applying to the land in the incorporated Merrimu Precinct Structure Plan.</li> <li>▪ A plan that demonstrates how the local street and movement network integrates, or is capable of integrating, with existing or likely development of adjacent land parcels.</li> <li>▪ A plan showing the road network that addresses the interface treatments adjacent to arterial roads, open space and conservation areas.</li> <li>▪ Where a parcel is proposed to be subdivided or developed in stages, an overall masterplan for the parcel must be provided showing the proposed staging and lot size diversity.</li> <li>▪ A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.</li> <li>▪ A landscape master plan prepared by a suitably qualified professional that: <ul style="list-style-type: none"> <li>- Shows natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance;</li> <li>- Recognises and responds to sodic or dispersive soils;</li> <li>- Shows recreation facilities to be provided within public open space (with the exception of the active open space);</li> <li>- Shows proposed species, location, approximate height and spread of proposed planting; Identifies how it is proposed to retain the retained vegetation and trees set out in the incorporated Merrimu Native Vegetation Precinct Plan;</li> <li>- Incorporates relevant EVC and ecological requirements in planting selection surrounding conservation areas;</li> <li>- Shows storm water facilities that are compliant with the relevant approved drainage strategy; and Integrated Water Management plan; and</li> <li>- Identifies all re-vegetation, using indigenous species as a priority; and</li> <li>- Identified how weeds are proposed to be managed.</li> </ul> </li> <li>▪ A written statement outlining if the proposal will contribute to the voluntary delivery of affordable housing, and if affordable housing is to be provided, the proposed delivery mechanism.</li> </ul> | No change requested. |
|         | <p><b>Integrated Water Management</b></p> <p>An application to subdivide land must be accompanied by an Integrated Water Management Strategy (IWMS). The IWMS must be prepared to the satisfaction of the Responsible Authority and Melbourne Water and include details of:</p> <ul style="list-style-type: none"> <li>▪ Drainage servicing, including assessment of the existing surface and subsurface drainage conditions on the site,</li> <li>▪ The provision, staging and timing of stormwater drainage works in accordance with the applicable Melbourne Water Development Services Scheme(s)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested  |



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|         | <ul style="list-style-type: none"> <li>▪ The provision, decommissioning, staging and timing of any temporary drainage works (including but not limited to outfall detention, treatment and / or volume control infrastructure),</li> <li>▪ Flow rate and flow volume management measures to ensure no additional downstream inundation impacts, duration impacts and flood impacts are caused by the development, to the satisfaction of Melbourne Water.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
|         | <p><b>Environmentally sustainable development</b></p> <p>An application to construct a building or carry out works in the categories described below must be accompanied by a Sustainable Design Assessment (SDA) report or a Sustainability Management Plan (SMP), whichever is specified.</p> <p>The SDA or SMP must be prepared by a suitably qualified professional that demonstrates how the development will achieve best practice sustainable design. This includes encouraging energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology. Best practice environmental design for the development can use the Built Environment Sustainability Scorecard (BESS) or other comparable sustainable design tool.</p> <p>A SDA (including an assessment using BESS, STORM or other methods) is required for development in the following categories of development:</p> <p><b>Category - Residential</b></p> <ul style="list-style-type: none"> <li>▪ 2-9 dwellings or.</li> <li>▪ A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 999 square metres.</li> </ul> <p><b>Category - Non-residential</b></p> <ul style="list-style-type: none"> <li>▪ A non-residential building with a gross floor area of 300 square metres to 999 square metres.</li> <li>▪ An extension to an existing non-residential building creating between 300 square metres to 999 square metres of additional gross floor area (excluding outbuildings).</li> </ul> <p>A SMP (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan are required for the following categories of development:</p> <p><b>Category - Residential</b></p> <ul style="list-style-type: none"> <li>▪ 10 or more dwellings or.</li> <li>▪ A building used for accommodation other than dwellings with a gross floor area equal to or more than 1000 square metres.</li> </ul> <p><b>Category - Non-residential</b></p> <ul style="list-style-type: none"> <li>▪ A non-residential building with a gross floor area equal to or more than 1000 square metres (excluding outbuilding).</li> <li>▪ An extension to an existing non-residential building equal to or creating more than 1000 square metres of additional gross floor area (excluding outbuildings).</li> </ul> <p><b>Category - Mixed use</b></p> <p>Applicable assessments for the residential and non-residential components of the development.</p> | No change requested  |
|         | <p><b>Public Infrastructure Plan</b></p> <p>An application to subdivide land, or to construct a building or construct and carry out works must be accompanied by a Public Infrastructure Plan which addresses the following:</p> <ul style="list-style-type: none"> <li>▪ A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of the relevant water authority.</li> <li>▪ What land may be affected or required for the provision of infrastructure works.</li> <li>▪ The provision, staging and timing of stormwater drainage works.</li> <li>▪ The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.</li> <li>▪ The landscaping of any land.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested. |



| Section | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|         | <ul style="list-style-type: none"> <li>What, if any, infrastructure set out in the incorporated Merrimu Development Contributions Plan is sought to be provided as "works in kind" subject to the written consent of Moorabool Shire Council.</li> <li>The provision of public open space and land for any community facilities.</li> <li>Any other matter relevant to the provision of public infrastructure required by the responsible authority.</li> </ul> <p>The Public Infrastructure Plan must be prepared to the satisfaction of the Head, Transport for Victoria as related to declared arterial roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | <p><b>Traffic Impact Assessment</b></p> <p>An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility/concept road safety audit, must be to the satisfaction of the relevant road management authority, as required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|         | <p><b>Bushfire Management Plan</b></p> <p>An application to subdivide land adjacent to a Bushfire Hazard Area as shown on Plan 8 Bushfire of the incorporated Merrimu Precinct Structure Plan must be accompanied by a Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site. The plan must be prepared in accordance with the Bushfire Management section of the incorporated Merrimu Precinct Structure Plan, unless otherwise agreed in writing by the responsible authority and relevant fire authority. The plan must include:</p> <ul style="list-style-type: none"> <li>The design and layout of the subdivision, including lot layout, road design and vehicular and pedestrian access points.</li> <li>The location of any bushfire hazard areas.</li> <li>The details of any bushfire protection measures required for individual lots.</li> <li>The identification of any areas to form the setback between a bushfire hazard and built form.</li> <li>The details of any vegetation management in any area of defendable space, including information on how vegetation will be managed and when the vegetation management will occur (i.e., annually, quarterly, during the fire danger period).</li> <li>A notation that indicates which authority is responsible for managing vegetation within open space areas.</li> <li>A notation that the areas of classified vegetation in the nominated bushfire hazard areas must be managed to a level that will ensure the vegetation classification under AS3959-2018 (Construction of buildings in bushfire prone areas) will not be altered.</li> </ul> <p>The responsible authority and fire authority may waive this requirement if a plan has been approved for the land.</p> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|         | <p><b>Applications within Quarry buffer areas</b></p> <p>An application to use or subdivide land, or to construct a building or construct or carry out works on land for a sensitive use (including accommodation, education centre, place of assembly or public open space) located within a Quarry buffer area identified on Plan 1 of this Schedule must be accompanied by an Air Pollution and Nuisance Dust Risk Assessment, prepared by a suitably qualified person to the satisfaction of the responsible authority. The Air Pollution and Nuisance Dust Risk Assessment must be in accordance with <i>EPA Publication 1943 Guidance for assessing nuisance dust (June 2022)</i> and <i>EPA Publication 1961.2 Guideline for assessing and minimising air pollution in Victoria (February 2025)</i> (or any updated version of these publications), and acknowledge quarry operations and assess the risk of nuisance dust from quarry operations on the proposed sensitive use of the land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Change to read</li> </ul> <p>An application to use or subdivide land, or to construct a building or construct or carry out works on land for a sensitive use (including accommodation, education centre, place of assembly or public open space) located within a Quarry buffer area identified on Plan 1 of this Schedule must be accompanied by an Air Pollution and Nuisance Dust Risk Assessment, prepared by a suitably qualified person to the satisfaction of the responsible authority <b>in consultation with the EPA</b>. The Air Pollution and Nuisance Dust Risk Assessment must be in accordance with <i>EPA Publication 1943 Guidance for assessing nuisance dust (June 2022)</i> and <i>EPA Publication 1961.2 Guideline for assessing and minimising air pollution in Victoria (February 2025)</i> (or any updated version of these publications), and acknowledge quarry operations and assess the risk of nuisance dust from quarry operations on the proposed sensitive use of the land.</p> <p>Council does not have expertise in making decisions arising from Air Pollution and Nuisance Dust Risk Assessments.</p> |
|         | <p><b>Victorian Grassland Earless Dragon impact assessment</b></p> <p>An application to subdivide land, or to construct a building or construct or carry out works on land identified as potential Victorian Grassland Earless Dragon (VGED) habitat as shown on Plan 5 Public Realm in the incorporated Merrimu Precinct Structure Plan must be accompanied by an impact assessment for the Victorian Grassland Earless Dragon comprising of:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The wording is consistent with the current wording used in contemporary UGZ Schedules                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



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|         | <ul style="list-style-type: none"> <li>▪ A habitat assessment; and</li> <li>▪ Detection surveys where suitable habitat is present</li> </ul> <p>to the satisfaction of the responsible authority in consultation with the Department of Energy, Environment and Climate Action.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                       |
|         | <p><b>Retail Impact Assessment</b></p> <p>An application to use land for a Shop where the combined leasable floor area of all shops exceeds the relevant figure shown in the land use table at clause 2.3 of this schedule must be accompanied by a retail economic impact assessment prepared by a suitably qualified professional.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The wording is consistent with the current wording used in contemporary UGZ Schedules |
|         | <p><b>Acoustic Assessment Report</b></p> <p>Any application for use or development of land for Accommodation, Education centre (other than Tertiary institution and Employment training centre) or Hospital on land within 300 metres of the Western Freeway or Planned Bacchus Marsh Eastern Link Road or a Quarry buffer area shown on Plan 1 of this schedule must be accompanied by an acoustic assessment report prepared by a qualified acoustic consultant or other suitably skilled person to the satisfaction of the responsible authority which:</p> <ul style="list-style-type: none"> <li>▪ Applies the following noise objectives: <ul style="list-style-type: none"> <li>- Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.</li> <li>- Not greater than 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.</li> <li>- For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics Recommended design sound level and reverberation times for building interiors).</li> </ul> </li> <li>▪ Should assess noise levels: <ul style="list-style-type: none"> <li>- Considering the cumulative noise from all sources impacting on the proposal including road traffic noise, agriculture, industry noise and adjacent quarries, as well as other potential noise sources, including blasting from ongoing operation of adjacent quarries and planned Bacchus Marsh Eastern Link Road.</li> <li>- In unfurnished rooms with a finished floor and the windows closed based on average external noise levels measured as part of a noise level assessment.</li> </ul> </li> <li>▪ Identifies lots and/or buildings requiring mitigation from noise from all sources impacting on the proposal, including road traffic noise and industry noise. If lots and/or buildings requiring acoustic mitigation are identified, the report should include recommendations for any noise attenuation measures required to meet the applicable noise level objectives. These recommendations should prioritise measures that benefit both outdoor and indoor spaces, and should address: <ul style="list-style-type: none"> <li>- Noise compatible design for buildings, with siting, orientation, and internal layout to be considered prior to setting building envelope performance requirements.</li> <li>- Potential noise character (tonality, impulsiveness or intermittency).</li> <li>- Noise with high energy in the low frequency range.</li> <li>- Transient or variable noise.</li> <li>- Vibration.</li> </ul> </li> </ul> <p>This requirement does not apply if the permit applicant provides, to the satisfaction of the responsible authority, a statement in writing supported by verifiable evidence from a qualified acoustic consultant or other suitably skilled person and having regard to Clause 13.05. The statement must demonstrate that:</p> <ul style="list-style-type: none"> <li>▪ The proposed development is not prejudiced.</li> <li>▪ Community amenity and human health is not adversely impacts by noise emissions.</li> <li>▪ No noise attenuation measures are required.</li> </ul> | The wording is consistent with the current wording used in contemporary UGZ Schedules |
|         | <p><b>Sodic and Dispersive Soils Management Plan</b></p> <p>An application to subdivide land or construct or carry out bulk earthworks must be accompanied by a sodic and dispersive soils management plan prepared by a suitability qualified professional, that describes:</p> <ul style="list-style-type: none"> <li>▪ The existing site conditions, including: <ul style="list-style-type: none"> <li>- Extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.</li> <li>- Land gradient.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested                                                                   |



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|         | <ul style="list-style-type: none"> <li>- Erosion risk mapping.</li> <li>- The extent of any existing erosion, landslip or other land degradation.</li> </ul> <ul style="list-style-type: none"> <li>▪ Soils investigation, undertaken by a soil scientist.</li> <li>▪ The extent of any proposed earthworks and cut and fill.</li> <li>▪ Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure.</li> <li>▪ The management of drainage during all stages of development (including run-off). The staging of development.</li> <li>▪ Any training and supervision processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan.</li> <li>▪ Proposed monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan.</li> <li>▪ Any treatment of soil proposed to be removed from the site.</li> <li>▪ Any post-construction monitoring and/or management requirements.</li> <li>▪ Recommendations that inform a site management plan including: <ul style="list-style-type: none"> <li>- The management, volume and location of any stockpiles.</li> <li>- Vehicle access and movement within the site area.</li> <li>- Any treatment to manage the soil while works are undertaken.</li> <li>- Treatments to rehabilitate areas that are disturbed during site works.</li> <li>- Any soil treatment to manage the soil to reduce risk to existing infrastructure and dwellings.</li> </ul> </li> </ul> <p>The recommendations that inform the site management plan may be incorporated into a construction environmental management plan to the satisfaction of the responsible authority.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|         | <p><b>Land on slope greater than 10 percent</b></p> <p>An application to subdivide land or construct a building or carry out works including bulk earthworks on land on a slope with a gradient greater than 10 percent must be accompanied by design guidelines that minimise landscape scarring and visual impact of development. The design guidelines must include and be informed by the following, as appropriate:</p> <ul style="list-style-type: none"> <li>▪ A plan showing lot boundaries, land contours and slope</li> <li>▪ Location and approximate depth of any proposed earthworks</li> <li>▪ Location, approximate height and building material for proposed retaining structures</li> <li>▪ A geotechnical report and designs by a suitably qualified engineer where proposed retaining structures exceed 0.5 metres in height</li> <li>▪ Location and approximate grade of any proposed roads and paths</li> <li>▪ Building envelopes</li> <li>▪ Measures to manage surface run off</li> <li>▪ Indicative cross sections for development to respond to slope</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Request the inclusion of a new application requirement to make clear what the obligations of landowners are in regard to these areas:</p> <p><b><u>Landscape Values Land</u></b></p> <p><u>An application to use, subdivide land, construct a building or construct or carry out works for Landscape Values land on Plan 1 of this schedule must include the following information, to the satisfaction of the responsible authority:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Weed management plan.</u></li> <li>▪ <u>Erosion management plan.</u></li> </ul> <p><u>Revegetation plan that uses indigenous species.</u></p> |
|         | <p><b>Preliminary Risk Screen Assessment</b></p> <p>An application to subdivide land or to use land for a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use) or children's playground or secondary school, or construct or carry out buildings and works associated with these uses, and where</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No change requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



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|                                 | <p>identified as having a medium potential for contamination on Plan 7 Environmental Constraints of the incorporated Merrimu Precinct Structure Plan and described in Table 2 must be accompanied by either:</p> <ul style="list-style-type: none"><li>▪ A preliminary risk screen assessment statement issued in accordance with the <i>Environment Protection Act 2017</i> stating that an environmental audit is not required for the proposal; or</li><li>▪ An environmental audit statement issued under Part 8.3 of the <i>Environment Protection Act 2017</i> stating that the land is suitable for the proposal; or</li><li>▪ A certificate of environmental audit for the land issued in accordance with Part IXD of the <i>Environment Protection Act 1970</i>; or</li><li>▪ A statement of environmental audit for the land issued in accordance with Part IXD of the <i>Environment Protection Act 1970</i> stating that the environmental conditions of the land are suitable for the proposal.</li></ul> <p>If an environmental audit statement under Part 8.3 of the <i>Environment Protection Act 2017</i> has been issued stating that the land is suitable for the proposal, a condition must be included on the planning permit consistent with section 4.0 of this schedule.</p> <p>Where a preliminary risk screen assessment (or environmental audit) has already been undertaken for the land, a further preliminary risk screen assessment (or environmental audit) may not be required, if the previous preliminary risk screen assessment (or environmental audit) has considered the relevant land uses.</p> <p>This requirement does not apply to the construction or carrying out of buildings and works if:</p> <ul style="list-style-type: none"><li>▪ The buildings and works are associated with an existing sensitive use, secondary school or children’s playground, included in Clause 62.02-1 or 62.02-2, and the soil is not disturbed;</li><li>▪ The buildings and works are required by the Environment Protection Authority Victoria or an environmental auditor appointed under the <i>Environment Protection Act 2017</i> to make the site suitable for use; or</li><li>▪ The buildings and works are reasonably required by the environmental auditor appointed under the <i>Environment Protection Act 2017</i> or the <i>Environment Protection Act 1970</i> to undertake a preliminary risk screen assessment or environmental audit.</li></ul> <p>This application requirement does not apply to buildings and works associated with a residential use established before the approval date of Amendment C109moor or to any lot where the Environmental Audit Overlay applies.</p> <p><b>Table 2: Preliminary Risk Screen Assessment</b></p> <table><tr><th>Address</th><th>Legal Description</th></tr><tr><td>34 BENCES ROAD MERRIMU 3340</td><td>Lot 1 TP171618</td></tr><tr><td>2621 GISBORNE ROAD MERRIMU 3340</td><td>Lot 1 PS724534</td></tr><tr><td>152 BENCES ROAD MERRIMU 3340</td><td>Lot 1 TP159956</td></tr><tr><td>95 OCONNELL ROAD MERRIMU 3340</td><td>Lot 1 TP957892</td></tr><tr><td>113 OCONNELL ROAD MERRIMU 3340</td><td>Lot 1 TP419506</td></tr><tr><td></td><td>Lot 2 TP419506</td></tr></table> | Address              | Legal Description | 34 BENCES ROAD MERRIMU 3340 | Lot 1 TP171618 | 2621 GISBORNE ROAD MERRIMU 3340 | Lot 1 PS724534 | 152 BENCES ROAD MERRIMU 3340 | Lot 1 TP159956 | 95 OCONNELL ROAD MERRIMU 3340 | Lot 1 TP957892 | 113 OCONNELL ROAD MERRIMU 3340 | Lot 1 TP419506 |  | Lot 2 TP419506 |  |
| Address                         | Legal Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |
| 34 BENCES ROAD MERRIMU 3340     | Lot 1 TP171618                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |
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| 152 BENCES ROAD MERRIMU 3340    | Lot 1 TP159956                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |
| 95 OCONNELL ROAD MERRIMU 3340   | Lot 1 TP957892                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |
| 113 OCONNELL ROAD MERRIMU 3340  | Lot 1 TP419506                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |
|                                 | Lot 2 TP419506                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |
|                                 | <p><b>Preliminary Site Investigations</b></p> <p>An application to use, subdivide land (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), construct a building or construct or carry out works associated with the use of the land for a Minor sports and recreation facility, Retail premises, Office, Agriculture, Informal outdoor recreation, Industry or Warehouse on Plan 7 Environmental Constraints and in Table 3 must be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant in accordance with the National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999) to the satisfaction of the responsible authority.</p> <p>The PSI must make a recommendation as to:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested. |                   |                             |                |                                 |                |                              |                |                               |                |                                |                |  |                |  |



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| Section | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Council Comments     |
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|         | Be provided with direct and safe pedestrian access to a pedestrian path to the satisfaction of the Head, Transport for Victoria and the responsible authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
|         | <p><b>Condition – Public Infrastructure Plan</b></p> <p>A permit to subdivide land must include the following condition:</p> <ul style="list-style-type: none"> <li>▪ Prior to the certification of a plan of subdivision or at such other time which is agreed between the council and the owner, if required by the responsible authority, the owner must enter into an agreement or agreements under section 173 of the <i>Planning and Environment Act 1987</i> which provide for: <ul style="list-style-type: none"> <li>- The implementation of the Public Infrastructure Plan approved under this permit.</li> </ul> </li> </ul> <p>The timing and amount of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds collected under the Infrastructure Contributions Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested  |
|         | <p><b>Condition – Public transport</b></p> <p>A permit for subdivision must include the following condition:</p> <p>Unless otherwise agreed by Head, Transport for Victoria, prior to the issue of a statement of compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:</p> <ul style="list-style-type: none"> <li>▪ In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the Disability Discrimination Act – Disability Standards for accessible Public Transport 2002.</li> </ul> <p>At locations to the satisfaction of and at no cost to the Head, Transport for Victoria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested  |
|         | <p><b>Condition – Integrated Water Management Plan</b></p> <p>A permit to subdivide land where, as part of the application, an integrated water management plan has been provided to the satisfaction of the responsible authority, must include the following condition:</p> <ul style="list-style-type: none"> <li>▪ Unless otherwise agreed by the responsible authority and Melbourne Water, before certification of the plan of subdivision the Integrated Water Management Plan must be approved by Melbourne Water and approved and endorsed by the responsible authority.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No change requested  |
|         | <p><b>Condition – Bushfire Management Plan</b></p> <p>A permit to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 8 Bushfire of the incorporated Merrimu Precinct Plan, must include the following condition:</p> <ul style="list-style-type: none"> <li>▪ Unless otherwise agreed by the responsible authority and the relevant fire authority, before certification of the plan of subdivision the Bushfire Management Plan must be endorsed by the responsible authority.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested  |
|         | <p><b>Condition – Management of bushfire risk during subdivision works</b></p> <p>A permit to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 8 Bushfire of the incorporated Merrimu Precinct Plan, must include the following condition:</p> <ul style="list-style-type: none"> <li>▪ Prior to the commencement of works in an area adjacent to a Bushfire Hazard Area shown on Plan 8 Bushfire, a Site Management Plan must be prepared by a suitably qualified professional that addresses bushfire risk during, and where necessary, after construction must be approved by the responsible authority. The plan must specify: <ul style="list-style-type: none"> <li>– The staging of development and the likely bushfire risks at each stage;</li> <li>– An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS3959-2018;</li> <li>– The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of fire;</li> </ul> </li> </ul> | No change requested. |



| Section | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Council Comments     |
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|         | <ul style="list-style-type: none"> <li>How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.</li> </ul> <p>All to the satisfaction of the responsible authority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
|         | <p><b>Requirement – Victorian Grassland Earless Dragon Impact Assessment</b></p> <p>A permit granted to subdivide land or to construct a building or construct or carry out works on land identified as potential Victorian Grassland Earless Dragon (VGED) habitat shown on Plan 5 Public Realm of the incorporated Merrimu Precinct Structure Plan must be in accordance with an impact assessment for the Victorian Grassland Earless Dragon prepared to the satisfaction of the responsible authority under Clause 3.0 of this schedule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested  |
|         | <p><b>Condition – Conservation Area Management Plan</b></p> <p>A permit granted to subdivide land on a lot that includes a Conservation Area as shown on Plan 1 of this schedule must include the following condition:</p> <ul style="list-style-type: none"> <li>Prior to the certification of the plan of subdivision, a Conservation Management Plan (CMP) must be prepared by a suitably qualified person and approved by the responsible authority, in consultation with the Department of Energy, Environment and Climate Action. The CMP must be consistent with a Conservation Area and Interface Plan approved under clause 2.4 of this schedule, must set out how the biodiversity values for the conservation areas will be maintained, managed and improved, and must include: <ul style="list-style-type: none"> <li>How environmental weeds and pest animals will be controlled, including objectives, methods, timing windows, responsibilities and performance targets</li> <li>How revegetation and habitat restoration will be undertaken, coordinated with weed control to prevent recolonization. Species palettes must be locally indigenous and avoid any known environmental weeds.</li> <li>How rubbish and hazards will be removed and contaminated material managed, with procedures that avoid impacts on native vegetation, fauna and hydrology.</li> <li>Measures to maintain the function of each conservation area as a habitat corridor, including fencing and setbacks, public access restricted to any approved perimeter shared path, wayfinding and compliance signage, and controls on domestic pets (dogs and cats) consistent with conservation objectives.</li> <li>A monitoring and adaptive management program describing indicators (e.g., vegetation condition, weed cover, pest activity, fauna usage), methods, frequency, reporting, and triggers for corrective action.</li> <li>Implementation arrangements, including roles and responsibilities, resourcing, maintenance schedules, and handover protocols to the future land manager.</li> </ul> </li> </ul> <p>Once approved, the CMP must guide interim and long-term management of each conservation area to ensure alignment with biodiversity protection objectives and relevant Commonwealth and State guidelines.</p> | No change requested. |
|         | <p><b>Condition – Security of Conservation Area</b></p> <p>A permit to subdivide land on a lot that includes a Conservation Area as shown on Plan 1 of this schedule must include the following condition:</p> <ul style="list-style-type: none"> <li>The owner of the land must, as part of the plan of subdivision (or the first plan of subdivision submitted for registration in the case of any staged subdivision) create the Conservation Area as shown in Plan 1 of this schedule as a separate lot or reserve. The boundaries of the lot or reserve on the plan of subdivision are subject to the prior satisfaction of the responsible authority. The owner must further secure the conservation area, by causing that lot or reserve to be vested, transferred, or protected in the following way: <ul style="list-style-type: none"> <li>Prior to a statement of compliance being issued for the plan of subdivision (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), enter into an agreement under section 173 of the <i>Planning and Environment Act 1987</i> by which the owner agrees to transfer ownership of the conservation area to, or to vest the conservation area in, a public authority or agency. The transfer or vesting must either be for no or nominal consideration. The</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested. |



| Section                    | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Council Comments     |          |                   |            |                |                                      |                            |          |                      |
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|                            | <p>Council must also be a party to the agreement. The terms of the agreement must include that the owner pays the reasonable costs of the other parties to the agreement that were incurred for the preparation, execution, and registration of the agreement. The owner must cause the agreement to be registered prior to lodgement of the plan of subdivision for registration.</p> <p>The requirement to include the above condition does not apply if the permit applicant provides the responsible authority with a statement in writing, that the condition is not required because the responsible authority is satisfied that either:</p> <ul style="list-style-type: none"><li>- the land containing the conservation area is expected to be further subdivided and a further planning permit will be required for that subdivision (to which the above condition requirement will apply); or</li><li>- the conservation area has been or will be otherwise secured in perpetuity.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |          |                   |            |                |                                      |                            |          |                      |
|                            | <p><b>Condition – Fencing of Conservation Area</b></p> <p>A permit granted to subdivide land where works are required to carry out the subdivision, or a permit granted to construct a building or carry out works, on land including or abutting a conservation area as shown in the incorporated Merrimu Precinct Structure Plan, must include the following condition:</p> <ul style="list-style-type: none"><li>▪ Prior to the commencement of development, a Conservation Area Fencing Plan must be submitted to and approved by the responsible authority to ensure the conservation area is adequately protected. The fencing plan must contain the following:<ul style="list-style-type: none"><li>- The boundaries of any conservation area, and the location of any scattered tree and the boundaries of any patch of native vegetation within the conservation area.</li><li>- The location and alignment of temporary protection fencing showing the following minimum distance from the element to be protected:</li></ul></li></ul> <table><tr><th>Element</th><th>Distance</th></tr><tr><td>Conservation Area</td><td>0.5 metres</td></tr><tr><td>Scattered tree</td><td>12x diameter at height of 1.3 metres</td></tr><tr><td>Patch of native vegetation</td><td>2 metres</td></tr></table> <ul style="list-style-type: none"><li>- The timing of installation and removal of temporary protection fencing.</li><li>- The timing of installation of permanent fencing.</li><li>- Location and details of ongoing maintenance vehicle access points;</li><li>- The type of temporary and permanent fencing including materials, heights and spacing of uprights.</li><li>- Frequency of inspections and rectification works for temporary protection fencing.</li></ul> <p>Once approved the plan will form part of the permit and must be implemented to the satisfaction of the responsible authority.</p> <p>Stockpiles, fill, machinery, vehicle parking, excavation and construction activity of any kind must not be brought into, or be undertaken within, the area to be fenced, except with the prior written consent from the responsible authority.</p> | Element              | Distance | Conservation Area | 0.5 metres | Scattered tree | 12x diameter at height of 1.3 metres | Patch of native vegetation | 2 metres | No change requested. |
| Element                    | Distance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |          |                   |            |                |                                      |                            |          |                      |
| Conservation Area          | 0.5 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |          |                   |            |                |                                      |                            |          |                      |
| Scattered tree             | 12x diameter at height of 1.3 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |          |                   |            |                |                                      |                            |          |                      |
| Patch of native vegetation | 2 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |          |                   |            |                |                                      |                            |          |                      |
|                            | <p><b>Condition – Construction Environmental Management Plan</b></p> <p>A planning permit to subdivide land, construct a building or construct or carry out works on or within 50 metres of land shown as a Conservation Area or Landscape Values area on Plan 1 of this schedule must include the following condition:</p> <ul style="list-style-type: none"><li>▪ Before works start, a Construction Environmental Management Plan must be submitted to and approved by the responsible authority, demonstrating how the area will be protected during works.</li></ul> <p>The construction environmental management plan must be generally in accordance with any applicable Conservation Management Plan and the <i>DELWP requirements for Construction Environmental Management</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested. |          |                   |            |                |                                      |                            |          |                      |



| Section | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Council Comments    |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|         | <i>Plans under the Melbourne Strategic Assessment (November 2020), or any future revision or superseding document. Once approved the construction environmental management plan will form part of the permit and must be implemented to the satisfaction of the responsible authority.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|         | <p><b>Requirement – Acoustic Report</b></p> <p>A permit to subdivide land or to construct a building or construct or carry out works where an acoustic assessment report has identified that mitigation from noise sources is required, must implement any recommendations of the acoustic assessment report submitted with the application and include any conditions necessary, to implement noise attenuation measures to the satisfaction of the responsible authority.</p> <p>Where recommendations cannot be addressed via a permit condition, the applicant may enter into an agreement with the responsible authority and any other person or body under Section 173 of the <i>Planning and Environment Act 1987</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested |
|         | <p><b>Condition – Sodic and dispersive soil site management plan</b></p> <p>A permit to subdivide land or to undertake earthworks where a sodic and dispersive soils management plan has been prepared to the satisfaction of the responsible authority as part of the application must include the following condition:</p> <ul style="list-style-type: none"> <li>Any recommendations identified in the approved sodic and dispersive soil management plan must be implemented to the satisfaction of the responsible authority.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested |
|         | <p><b>Condition – Environmental Audit</b></p> <p>Any permit to subdivide land, or to use land for a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use) or children’s playground or secondary school, or to construct or carry out buildings and works associated with these uses, and where an environmental audit statement under Part 8.3 of the <i>Environment Protection Act 2017</i> has been issued stating that the land is suitable for the use or proposed use subject to recommendations must include the following conditions:</p> <ul style="list-style-type: none"> <li>The recommendations that relate to the use and development of the land must be complied with to the satisfaction of the responsible authority before the use or development commences; and</li> <li>Written confirmation of compliance with any recommendations in the environmental audit statement must be provided by a suitably qualified environmental professional (with the costs borne by the applicant) to the satisfaction of the responsible authority. Compliance sign-off must be in accordance with any requirements in the environmental audit statement recommendations regarding verifications of works.</li> </ul> <p>Where recommendations of the Environmental Audit Statement require significant ongoing maintenance and/or monitoring, the applicant must enter into an agreement with the responsible authority under section 173 of the <i>Planning and Environment Act 1987</i>. The section 173 agreement must be executed on the title of the relevant land prior to the grant of a permit to develop the land, unless otherwise agreed to by the responsible authority. The applicant must meet all costs associated with the drafting and execution of the agreement, including those incurred by the responsible authority.</p> | No change requested |
| 5.0     | <p><b>Exemption from notice and review</b></p> <p>None specified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |
| 6.0     | <p><b>Decision guidelines</b></p> <p>The following decision guidelines apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No change requested |
|         | <p><b>Acoustic attenuation</b></p> <p>Before deciding on a permit application under this schedule the responsible authority must consider, as appropriate:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested |



| Section    | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Council Comments       |                     |                        |      |                 |                   |      |                         |               |                     |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|------------------------|------|-----------------|-------------------|------|-------------------------|---------------|---------------------|
|            | <ul style="list-style-type: none"> <li>If Accommodation, a Hospital or an Education centre (other than Tertiary institution and Employment training centre) is proposed, whether the proposal minimises the risk of harm from noise exposure (near the transport system including the planned Bacchus Marsh Eastern Link Road, and other noise emission sources) to human health and the environment so far as reasonably practicable having regard to: <ul style="list-style-type: none"> <li>Whether the impact of potential noise sources have been mitigated through siting, orientation design, layout, and location and whether this reduces the need for acoustic treatment of buildings or compromises the useability of any building by its occupant.</li> <li>Any building façade treatments that are required to mitigate noise impacts.</li> <li>Any relevant recommendations of an acoustic assessment report.</li> </ul> </li> </ul>                                                                                                                                                          |                        |                     |                        |      |                 |                   |      |                         |               |                     |
|            | <p><b>Applications within Quarry Buffers</b></p> <p>Before deciding on an application for a sensitive use, or development associated with a sensitive use, within a Quarry buffer area shown on Plan 1 of this schedule, in addition to the decision guidelines in Clause 37.07-14 and Clause 65, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> <li>Any effect that dust from the quarries may have on the proposed use or development.</li> <li>The risk of harm based on the dust source, type of nuisance dust, and the frequency, intensity and duration of the nuisance dust emission and the level of nuisance dust control implemented as demonstrated by an appropriate risk assessment.</li> <li>If there are likely to be dust levels arising from the quarry which would have a detrimental impact on the amenity of the sensitive use.</li> <li>Whether the proposed use or development will adversely impact the operations of the quarries, having regard to any approvals for the quarries.</li> <li>If operations have ceased.</li> </ul> | No change requested    |                     |                        |      |                 |                   |      |                         |               |                     |
|            | <p><b>Affordable housing</b></p> <p>Where an application proposes the voluntary provision of affordable housing, the responsible authority must consider, as appropriate:</p> <p>The Ministerial Notice under 3AA(2) of the Planning and Environment Act 1987, as amended from time to time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested    |                     |                        |      |                 |                   |      |                         |               |                     |
|            | <p><b>Retail impact assessment</b></p> <p>Before deciding on an application to create Shop floorspace above the square metres permitted 'as of right' for land shown on Plan 1 of this schedule as a Activity Centre or Local Convenience Centre, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> <li>The local catchment and PSP catchment demand for the additional floor area; and</li> <li>The effect on existing nearby centres.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested    |                     |                        |      |                 |                   |      |                         |               |                     |
| 7.0        | <p><b>Signs</b></p> <p>The sign category for the land is the category specified in the zone applied to the land at clause 2.2 of this schedule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested    |                     |                        |      |                 |                   |      |                         |               |                     |
|            | <b>Schedule to Clause 45.01 Public Acquisition Overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                     |                        |      |                 |                   |      |                         |               |                     |
| 1.0        | <p>Public acquisition</p> <table> <tr> <th>PS map ref</th><th>Acquiring Authority</th><th>Purpose of acquisition</th></tr> <tr> <td>PAO6</td><td>Melbourne Water</td><td>Drainage outfalls</td></tr> <tr> <td>PAO7</td><td>Moorabool Shire Council</td><td>Road widening</td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PS map ref             | Acquiring Authority | Purpose of acquisition | PAO6 | Melbourne Water | Drainage outfalls | PAO7 | Moorabool Shire Council | Road widening | No change requested |
| PS map ref | Acquiring Authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Purpose of acquisition |                     |                        |      |                 |                   |      |                         |               |                     |
| PAO6       | Melbourne Water                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Drainage outfalls      |                     |                        |      |                 |                   |      |                         |               |                     |
| PAO7       | Moorabool Shire Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Road widening          |                     |                        |      |                 |                   |      |                         |               |                     |
|            | <b>Schedule 1 to Clause 45.06 Development Contributions Plan Overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                     |                        |      |                 |                   |      |                         |               |                     |



| Section                                                                                           | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Council Comments                                                                                                                                                                                                                                                                                |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------|-------------|-----------|------------------------------------------------------------------------------------------------------------|-----------|--------------|------------------|------------|------------------|-------------|-----------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------|-------------|-----|------------|------------|--------------|------------|-------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.0                                                                                               | <b>Area covered by this development contributions plan</b><br><br>All land within the Merrimu Development Contributions Plan area shown as DCPO1 on the planning scheme maps.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The wording is consistent with the current wording used in contemporary DCP Schedules                                                                                                                                                                                                           |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| 2.0                                                                                               | <b>Summary of Levies</b> <table><tr><th>Charge area</th><th>Levies payable by all development (\$)<br/>Development infrastructure per net developable hectare</th><th>Community infrastructure per net developable hectare</th><th>All infrastructure per net developable hectare</th></tr><tr><td>Charge Area</td><td>\$549,779</td><td>Nil</td><td>\$549,799</td></tr><tr><td><b>TOTAL</b></td><td><b>\$549,766</b></td><td><b>Nil</b></td><td><b>\$549,779</b></td></tr></table><br><table><tr><th>Charge area</th><th>Levies payable per dwelling (\$)<br/>Development infrastructure per dwelling</th><th>Community infrastructure per net developable hectare</th><th>All infrastructure per net developable hectare</th></tr><tr><td>Charge Area</td><td>Nil</td><td>\$1,365.14</td><td>\$1,365.14</td></tr><tr><td><b>TOTAL</b></td><td><b>Nil</b></td><td><b>\$1,365.14</b></td><td><b>\$1,365.14</b></td></tr></table> | Charge area                                                                                                                                                                                                                                                                                     | Levies payable by all development (\$)<br>Development infrastructure per net developable hectare | Community infrastructure per net developable hectare                                              | All infrastructure per net developable hectare | Charge Area | \$549,779 | Nil                                                                                                        | \$549,799 | <b>TOTAL</b> | <b>\$549,766</b> | <b>Nil</b> | <b>\$549,779</b> | Charge area | Levies payable per dwelling (\$)<br>Development infrastructure per dwelling | Community infrastructure per net developable hectare | All infrastructure per net developable hectare | Charge Area | Nil | \$1,365.14 | \$1,365.14 | <b>TOTAL</b> | <b>Nil</b> | <b>\$1,365.14</b> | <b>\$1,365.14</b> | Update the DIL and CIL levy amounts as recommended in the DCP response tables <ul style="list-style-type: none"><li>• Addition of Library expansion project</li><li>• Updated project costs for pavilions</li></ul> |
| Charge area                                                                                       | Levies payable by all development (\$)<br>Development infrastructure per net developable hectare                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Community infrastructure per net developable hectare                                                                                                                                                                                                                                            | All infrastructure per net developable hectare                                                   |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Charge Area                                                                                       | \$549,779                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Nil                                                                                                                                                                                                                                                                                             | \$549,799                                                                                        |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| <b>TOTAL</b>                                                                                      | <b>\$549,766</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Nil</b>                                                                                                                                                                                                                                                                                      | <b>\$549,779</b>                                                                                 |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Charge area                                                                                       | Levies payable per dwelling (\$)<br>Development infrastructure per dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Community infrastructure per net developable hectare                                                                                                                                                                                                                                            | All infrastructure per net developable hectare                                                   |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Charge Area                                                                                       | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$1,365.14                                                                                                                                                                                                                                                                                      | \$1,365.14                                                                                       |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| <b>TOTAL</b>                                                                                      | <b>Nil</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>\$1,365.14</b>                                                                                                                                                                                                                                                                               | <b>\$1,365.14</b>                                                                                |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| 3.0                                                                                               | <b>Land or development excluded from development contributions plan</b><br><br>Land required for the following is exempt from the provisions of this overlay: <ul style="list-style-type: none"><li>▪ Use and development associated with a dwelling that is existing or approved at the approval date of this provision.</li><li>▪ Use and Development for a non-government school.</li><li>▪ Development of housing provided by or on behalf of the Chief Executive Officer of Homes Victoria.</li><li>▪ Use and Development of a small second dwelling.</li></ul><br>Note: This schedule sets out a summary of the contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.                                                                                                                                                                 | No change requested                                                                                                                                                                                                                                                                             |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
|                                                                                                   | Schedule to Clause 52.16 Native Vegetation Precinct Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| 1.0                                                                                               | <b>Native vegetation precinct plan</b> <table><tr><th>Name of plan</th></tr><tr><td>Merrimu Native Vegetation Precinct Plan (pending)</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Name of plan                                                                                                                                                                                                                                                                                    | Merrimu Native Vegetation Precinct Plan (pending)                                                | No change requested                                                                               |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Name of plan                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Merrimu Native Vegetation Precinct Plan (pending)                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
|                                                                                                   | Schedule to Clause 52.33 Post boxes and dry stone walls                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| 1.0                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Schedule to be created in Clause 52.33 Post boxes and dry stone walls to identify the dry stone wall to be retained in the Merrimu PSP <table><tr><th>Land</th></tr><tr><td>Land described as 'Dry Stone Wall' on Plan 5 of the incorporated Merrimu Precinct Structure Plan.</td></tr></table> | Land                                                                                             | Land described as 'Dry Stone Wall' on Plan 5 of the incorporated Merrimu Precinct Structure Plan. |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Land                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Land described as 'Dry Stone Wall' on Plan 5 of the incorporated Merrimu Precinct Structure Plan. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
|                                                                                                   | Schedule to Clause 53.01 Public Open Space Contribution and Subdivision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| 1.0                                                                                               | <b>Subdivision and public open space contribution</b> <table><tr><th>Type of location of subdivision</th><th>Amount of contribution for public open space</th></tr><tr><td>None specified</td><td></td></tr><tr><td></td><td></td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Type of location of subdivision                                                                                                                                                                                                                                                                 | Amount of contribution for public open space                                                     | None specified                                                                                    |                                                |             |           | The public open space contribution for the Merrimu PSP should be populated in the Schedule to Clause 53.01 |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| Type of location of subdivision                                                                   | Amount of contribution for public open space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
| None specified                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |
|                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                   |                                                |             |           |                                                                                                            |           |              |                  |            |                  |             |                                                                             |                                                      |                                                |             |     |            |            |              |            |                   |                   |                                                                                                                                                                                                                     |



| Section                                                            | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
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|                                                                    | Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| 1.0                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <div>• Add the following to the Schedule of Clause 66.04</div> <table><tr><th>Clause</th><th>Kind of application</th><th>Referral authority</th><th>Referral authority type</th></tr><tr><td><a href="#">Schedule 1 to Clause 37.07 (UGZ)</a></td><td><a href="#">An application to subdivide, use, or construct a building or construct or carry out works on land within 100 metres of the planned Bacchus Marsh Eastern Link Road as shown in Plan 1 to Schedule 1</a></td><td><a href="#">Head, Transport for Victoria</a></td><td><a href="#">Determining referral authority</a></td></tr></table> | Clause                                         | Kind of application                           | Referral authority | Referral authority type                              | <a href="#">Schedule 1 to Clause 37.07 (UGZ)</a> | <a href="#">An application to subdivide, use, or construct a building or construct or carry out works on land within 100 metres of the planned Bacchus Marsh Eastern Link Road as shown in Plan 1 to Schedule 1</a> | <a href="#">Head, Transport for Victoria</a> | <a href="#">Determining referral authority</a>                     |          |                                                                                                                                                   |
| Clause                                                             | Kind of application                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Referral authority                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Referral authority type                        |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| <a href="#">Schedule 1 to Clause 37.07 (UGZ)</a>                   | <a href="#">An application to subdivide, use, or construct a building or construct or carry out works on land within 100 metres of the planned Bacchus Marsh Eastern Link Road as shown in Plan 1 to Schedule 1</a>                                                                                                                                                                                                                                                           | <a href="#">Head, Transport for Victoria</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <a href="#">Determining referral authority</a> |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
|                                                                    | Schedule to Clause 72.03 What does this Planning Scheme Consist Of?                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| 1.0                                                                | Maps comprising part of this planning scheme: <ul style="list-style-type: none"><li>31DCPO, 31EAO</li><li>33DCPO</li><li>35 DCPO</li><li>38 DCPO, 38EAO</li></ul>                                                                                                                                                                                                                                                                                                             | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
|                                                                    | Schedule to Clause 72.04 Incorporated Documents                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| 1.0                                                                | <div>Incorporated documents<table><tr><th>Name of document</th><th>Introduced by:</th></tr><tr><td>Merrimu Precinct Structure Plan (March, 2026)</td><td>C109moor</td></tr><tr><td>Merrimu Development Contributions Plan (March, 2026)</td><td>C109moor</td></tr><tr><td>Merrimu Native Vegetation Precinct Plan (March, 2026)</td><td>C109moor</td></tr><tr><td><i>Small Lot Housing Code</i> (Victorian Planning Authority, 2024)</td><td>C109moor</td></tr></table></div> | Name of document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Introduced by:                                 | Merrimu Precinct Structure Plan (March, 2026) | C109moor           | Merrimu Development Contributions Plan (March, 2026) | C109moor                                         | Merrimu Native Vegetation Precinct Plan (March, 2026)                                                                                                                                                               | C109moor                                     | <i>Small Lot Housing Code</i> (Victorian Planning Authority, 2024) | C109moor | <div>No change requested</div> <div>The wording is consistent with the current wording used in contemporary Incorporated Document Schedules</div> |
| Name of document                                                   | Introduced by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| Merrimu Precinct Structure Plan (March, 2026)                      | C109moor                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| Merrimu Development Contributions Plan (March, 2026)               | C109moor                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| Merrimu Native Vegetation Precinct Plan (March, 2026)              | C109moor                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| <i>Small Lot Housing Code</i> (Victorian Planning Authority, 2024) | C109moor                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
|                                                                    | Schedule to Clause 35.07 Farming Zone                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |
| Map                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <div>The Schedule to Clause 35.07 includes Map 1 Sheet 1 which identifies a minimum subdivision area of 15 hectares.</div> <div>The map identifies land that will be rezoned to the Urban Growth Zone.</div> <div></div> <div>Map 1 Sheet 1 will need to be amended to delete land which is being rezoned to the Urban Growth Zone.</div>                                                                                                                                                                          |                                                |                                               |                    |                                                      |                                                  |                                                                                                                                                                                                                     |                                              |                                                                    |          |                                                                                                                                                   |



| Section | Ordinance                                                                                                                            | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | Planning Scheme Maps                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|         | DCPO – Maps 31 and 38 – Planning Scheme Maps                                                                                         | Request no change to this map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|         | DDO Removal – Planning Scheme Maps                                                                                                   | Request no change to this map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|         | UGZ – Planning Scheme Maps                                                                                                           | Request no change to this map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|         | <div>EAO – Planning Scheme Maps</div> <div></div> | <p>The EAO map identifies an incorrect site which conflicts with Figure 11 in the Land Capability Assessment.</p> <p>Below is an extract of Figure 11 in the Land Capability Assessment which shows properties with potential for on-site contamination:</p> <div></div> <p>The proposed EAO map proposes to apply the EAO to site 5 in Figure 11 in the Land Capability Assessment, and the property to the south abutting Buckleys Road.</p> <div></div> <p>The EAO should only apply to properties identified in the Land Capability Assessment and therefore should be removed from the property between site 5 in the Land Capability Assessment and Buckleys Road (area to be removed outline in purple above).</p> |



| Section | Ordinance                                                                                                                                    | Council Comments                                                                                                                                                                                            |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | <p>PAO7 – Map 31 – Planning Scheme Maps</p>                | <ul style="list-style-type: none"> <li>• This PAO is proposed to enable Buckleys Road to use a southern route if required by DTP-T</li> <li>• This map will need to be refined prior to gazettal</li> </ul> |
|         | <p>PAO6 – Maps 31 and 35 – Planning Scheme Maps</p>       | <ul style="list-style-type: none"> <li>• PAO6 is proposed to be acquired by Melbourne Water for drainage outfalls</li> <li>• Request no change to this map</li> </ul>                                       |
|         | <p>PAO6 – Maps 31, 35 and 38 – Planning Scheme Maps</p>  | <ul style="list-style-type: none"> <li>• PAO6 is proposed to be acquired by Melbourne Water for drainage outfalls</li> <li>• Request no change to this map</li> </ul>                                       |



| Section | Ordinance                                                                                                                               | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | <p>PAO6 – Map 38 – Planning Scheme Maps</p>            | <ul style="list-style-type: none"> <li>PAO6 is proposed to be acquired by Melbourne Water for drainage outfalls</li> <li>Request no change to this map</li> </ul>                                                                                                                                                                                                                                                           |
|         | <p>PAO6 and PAO7 – Map 38 – Planning Scheme Maps</p>  | <ul style="list-style-type: none"> <li>PAO7 is proposed to enable the upgrade of Flanagans Drive (RD-06 and RD-07), the construction of a new road on the slope (RD-08) and associated intersections (IN-08 and IN-09)</li> <li>This map will need to be refined prior to gazettal</li> </ul>                                                                                                                               |
|         | <p>PAO7 – Map 38 – Planning Scheme Maps</p>          | <ul style="list-style-type: none"> <li>PAO7 is proposed to enable the upgrade of Flanagans Drive (RD-06), the upgrade of Lindsay Avenue (RD-05) and associated intersections (IN-07)</li> <li>Council requests the cross-section of Lindsay Avenue (RD-05) to reduce the extent of land required for acquisition on the south side of Lindsay Avenue</li> <li>This map will need to be refined prior to gazettal</li> </ul> |



# Attachment 5 – Development Contributions Plan



| Section  | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Council Comments                                                                                                                                                                            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>Acknowledgement of Country</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                             |
|          | <p>The <b>Victorian Planning Authority proudly acknowledges</b> Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.</p> <p><b>We acknowledge</b> Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.</p> <p><b>We recognise</b> and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.</p> <p><b>We embrace</b> the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.</p> <p><b>We acknowledge</b> the Wurundjeri Woi-wurrung People as the Traditional Owners of the land to which this Precinct Structure plan applies.</p> <p>The Merrimu Precinct Structure Plan is located on the traditional lands of the Wurundjeri Woi-wurrung People. The Wurundjeri Woi-wurrung People are represented by the Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation.</p> <p>We acknowledge the Wurundjeri Woi-wurrung People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.</p> <p>We thank Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation for their engagement throughout this project.</p> | No change requested                                                                                                                                                                         |
| <b>1</b> | <b>Summary of Charges</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                             |
|          | <p>Table 1 provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included within the document.</p> <p><b>Table 1 Summary of charges</b></p> <p><b>[See table in DCP]</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No change requested                                                                                                                                                                         |
|          | <b>Plan 1 Main Catchment Area</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                             |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The DCP will potentially need two charge areas. An additional charge area may be needed for properties on Flanagans Drive and Streeton Drive which will not pay DIL, but would pay CIL only |
| <b>2</b> | <b>Introduction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                             |
|          | <p>The Merrimu Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Moorabool Shire Council and with the assistance of government agencies, service authorities and stakeholders.</p> <p>The DCP:</p> <ul style="list-style-type: none"> <li>• Outlines projects required to ensure that future residents, visitors and workers in the precinct can be provided with timely access to infrastructure and services necessary to support a quality and affordable lifestyle;</li> <li>• Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects;</li> <li>• Ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community;</li> <li>• Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   | No change requested                                                                                                                                                                         |



| Section                                                                             | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|-----------|--------------------------------------|-----------|------------------------------------------------------|----------------|-----------------------------------------------------------|--|
|                                                                                     | <ul style="list-style-type: none"><li>Provides developers, investors and the local community with certainty about development contribution requirements and how these will be administered.</li></ul> <p>The DCP document comprises the following sections:</p> <table><tr><td>SECTIONS 1 &amp; 2</td></tr><tr><td>Summarises key details and describes the strategic basis for this DCP</td></tr><tr><td>SECTION 3</td></tr><tr><td>Provides justification for the various infrastructure projects included in the DCP.</td></tr><tr><td>SECTION 4</td></tr><tr><td>Sets out the summary land use budget</td></tr><tr><td>SECTION 5</td></tr><tr><td>Details the calculation of project costs in this DCP</td></tr><tr><td>SECTIONS 6 &amp; 7</td></tr><tr><td>Details the administration and implementation of this DCP</td></tr></table> <p>The strategic basis for the DCP is informed by:</p> <ul style="list-style-type: none"><li>State and Local Planning Policy Framework as set out in the Moorabool Shire Planning Scheme;</li><li>Precinct Structure Planning Guidelines; New Communities in Victoria (Victorian Planning Authority, 2021);</li><li><i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association);</li><li>Merrimu Precinct Structure Plan and supporting documents.</li></ul> <p>These documents set out a broad, long-term vision for the sustainable development of the precinct and its surrounds.</p>                 | SECTIONS 1 & 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Summarises key details and describes the strategic basis for this DCP | SECTION 3 | Provides justification for the various infrastructure projects included in the DCP. | SECTION 4 | Sets out the summary land use budget | SECTION 5 | Details the calculation of project costs in this DCP | SECTIONS 6 & 7 | Details the administration and implementation of this DCP |  |
| SECTIONS 1 & 2                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| Summarises key details and describes the strategic basis for this DCP               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| SECTION 3                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| Provides justification for the various infrastructure projects included in the DCP. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| SECTION 4                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| Sets out the summary land use budget                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| SECTION 5                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| Details the calculation of project costs in this DCP                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| SECTIONS 6 & 7                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| Details the administration and implementation of this DCP                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| 2.1                                                                                 | <h3>Planning and Environment Act 1987</h3> <p>The DCP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) as well as other relevant legislation and has been developed in line with the State and Local Planning Policy Framework of the Moorabool Planning Scheme. It is consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plans made under section 46M(1) of the Act and has regard to the Victorian Government’s Development Contributions Plan Guidelines.</p> <p>The DCP provides for the charging of a Development Infrastructure Levy (DIL) pursuant to section 46J(a) of the Act towards works, services and facilities. The DCP also sets out the collection of funds under the Community Infrastructure Levy (CIL) for the construction of sporting facilities.</p> <p>The DCP forms part of the Moorabool Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Moorabool Planning Scheme. The DCP is implemented into the Moorabool Planning Scheme through Schedule 2 to the Development Contributions Plan Overlay (DCPO2) that applies to the ‘main catchment area’ illustrated on <del>Note: Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points.</del></p> | <p>Change the wording in the last paragraph to:</p> <p><i>The DCP forms part of the Moorabool Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Moorabool Planning Scheme. The DCP is implemented into the Moorabool Planning Scheme through Schedule 2 to the Development Contributions Plan Overlay (DCPO2) that applies to the ‘main catchment area’ illustrated on <b>Error! Reference source not found.</b></i></p> |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |
| 2.2                                                                                 | <h3>Merrimu Precinct Structure Plan</h3> <p>The Merrimu Precinct Structure Plan (PSP) area is located approximately 55km west of Melbourne’s CBD.</p> <p>The PSP identifies approximately 1,016 hectares of land for urban development as illustrated on <b>Error! Reference source not found.</b> The PSP sets out the vision for how land should be developed, describes the objectives to be achieved by the future development and outlines projects required to support the future community. The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario as described in the PSP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Change wording “Error Reference source not found” to <a href="#">Plan 2</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |           |                                                                                     |           |                                      |           |                                                      |                |                                                           |  |



| Section | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | <p>The DCP has a strong relationship to the PSP, as the PSP provides the rationale and justification for infrastructure items that have been included within the DCP. Accordingly, the DCP is an implementation-based planning tool, which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2.3     | <p><b>The area to which the Development Contributions Plan applies</b></p> <p>In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on <del>Note: Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points.</del> and <b>Error! Reference source not found</b>; this area is known as the main catchment area (MCA). The area is identified as DCPO1 in the Moorabool Planning Scheme.</p> <p>In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Change wording to read:</p> <p><i>In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b>; this area is known as the main catchment area (MCA). The area is identified as DCPO1 in the Moorabool Planning Scheme.</i></p> <p><i>In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.</i></p> |
| 2.4     | <p><b>Infrastructure items included in the Development Contributions Plan</b></p> <p>The need for infrastructure included in the DCP has been determined based on the development scenario as described in the PSP and its supporting documents.</p> <p>Items can be included in a DCP if the proposed development of an area is likely to create the need for infrastructure by its future community. New development does not have to trigger the need for new items in its own right. Furthermore, an item can be included in a DCP regardless of whether it is within or outside the DCP area.</p> <p>Before inclusion in the DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the PSP. The cost apportionment methodology adopted in the DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item.</p> <p>The items that have been included in the DCP all have the following characteristics:</p> <ul style="list-style-type: none"> <li>• Are essential to the health, safety and wellbeing of the community;</li> <li>• Will be used by a broad cross-section of the community;</li> <li>• Reflect the vision and strategic aspirations expressed in the PSP;</li> <li>• Are not recurrent items;</li> <li>• Are the basis for the future development of an integrated network; and</li> <li>• Provide for infrastructure delivery due to heavy fragmentation of land.</li> </ul> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2.5     | <p><b>Items not included in the Development Contributions Plan (developer works)</b></p> <p>The following items are not included in the DCP. They must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP:</p> <ul style="list-style-type: none"> <li>• Connector and local streets;</li> <li>• Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP);</li> <li>• Local bus stop infrastructure;</li> <li>• Landscaping (including irrigation) of all existing and future connector roads, including central medians, and local streets;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| Section | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Council Comments                                                                                                                                                                                                                          |
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|         | <ul style="list-style-type: none"> <li>Local shared, pedestrian and bicycle paths along local streets, connector streets, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP);</li> <li>Bicycle parking;</li> <li>Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;</li> <li>Local street or path crossings and constructed waterways, unless included in the DCP;</li> <li>Local parks, which are different from sports reserves, and any agreed associated works required by the PSP for local parks. The schedule to clause 53.01 will be used by the collecting agency to manage the public open space contributions associated with local parks.</li> <li>Any landscaping in local parks;</li> <li>Infrastructure as required by utility services providers, including water, sewerage, electricity, gas and telecommunications.</li> </ul> <p>The items listed above are normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in the DCP.</p> <p>They may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.</p> <p>Upgrade of the existing adjoining road network to an urban standard will be implemented through subdivision permit conditions to the satisfaction of the responsible authority, except where specified as a DCP project.</p> |                                                                                                                                                                                                                                           |
| 2.6     | <p><b>Related infrastructure agreements</b></p> <p>A number of additional infrastructure agreements may relate to the precinct area. These include the Section 173 agreements of the Act that have been entered into and relevant capital works programs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested                                                                                                                                                                                                                       |
| 3       | <b>Infrastructure Project Justification</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                           |
| 3.1     | <p><b>Project identification</b></p> <p>The DCP uses a project identification system of project category and sequential number in its tables and plans.</p> <p>The following types of projects are included in the DCP:</p> <ul style="list-style-type: none"> <li>Transport projects <ul style="list-style-type: none"> <li>RD – Road projects</li> <li>IN – Intersection projects</li> </ul> </li> <li>Community projects <ul style="list-style-type: none"> <li>CI - Community Facility projects</li> <li>SR – Active Open Space projects/sport reserves</li> <li>PV – Pavillion projects</li> </ul> </li> </ul> <p>IR – Indoor Recreation projects</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Standard wording used in DCPs.</p> <p>Strategic Planning do not recommend any changes to this section.</p>                                                                                                                             |
| 3.2     | <p><b>Project timing</b></p> <p>Each item in the DCP has an assumed indicative provision trigger specified in Tables 2–5. The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.</p> <p>The Moorabool Shire Council is the development agency as well as the collecting agency and will monitor and assess the required timing for individual items and have regard to its capital works program.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Add project timing for projects: <ul style="list-style-type: none"> <li><u>Short – 0 to 5 years</u></li> <li><u>Medium – 5 to 10 years</u></li> <li><u>Long – 10+ years</u></li> </ul> </li> </ul> |



| Section                  | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |             |                  |                          |                                                                      |                   |                          |                                                                  |                   |
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|                          | <p>The collecting agency may consider alternatives to the priority delivery of works or land where:</p> <ul style="list-style-type: none"> <li>Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the collecting agency.</li> <li>Network priorities require the delivery of works or land to facilitate broader road network connections.</li> <li>Community needs determine the delivery of works or land for community facilities, sports reserves and open space.</li> </ul> <p>All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with Section <b>Error! Reference source not found.</b> and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.</p> <p>Contributions are to be made by developers at the time of subdivision. If subdivision is not applicable, payments must be made prior to construction of buildings and works (refer to Section <b>Error! Reference source not found.</b>).</p>                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |             |                  |                          |                                                                      |                   |                          |                                                                  |                   |
| 3.3                      | <p><b>Transport projects</b></p> <p>Transport projects are based on the transport network illustrated in <b>Error! Reference source not found</b> and include a combination of:</p> <ul style="list-style-type: none"> <li>Construction of controlled intersections with the existing road network and associated works;</li> <li>Construction of new road and intersection projects;</li> <li>Potential state road and intersection upgrades to Gisborne Rd;</li> <li>Land (if required) for the above.</li> </ul> <p>The above projects are shown on <b>Error! Reference source not found</b> and described in <b>Error! Reference source not found.</b></p> <p><del>Based on the assessed transport volumes and capacity required as part of the Strategic Transport Modelling Assessment, costs of the following items have been apportioned to the Merrimu DCP and will be shared with external areas:</del></p> <p><b>Table 2 Transport projects</b></p> <p><b>[See table in DCP]</b></p>                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Change wording "Error Reference source not found" to <a href="#">Plan 3</a></li> <li>Delete the following text which is not relevant. There are no external apportionments in this DCP. This text has come from the Ballarat North DCP:</li> </ul> <p><del>Based on the assessed transport volumes and capacity required as part of the Strategic Transport Modelling Assessment, costs of the following items have been apportioned to the Merrimu DCP and will be shared with external areas:</del></p> <ul style="list-style-type: none"> <li>In Table 2 replace "<b>Construction</b>" with "<a href="#">Purchase of land and construction</a>" for road projects RD-01 to RD-09</li> </ul>                                                                                                                                                                |            |             |                  |                          |                                                                      |                   |                          |                                                                  |                   |
| 3.4                      | <p><b>Community and recreation projects</b></p> <p>Community projects include a contribution towards land required for and construction of community facilities and active recreational reserves.</p> <p>Community projects have been identified based upon recommendations of the <i>Merrimu Community Infrastructure Needs Assessment</i> (2026).</p> <p>In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters. The community projects funded by the DCP are shown on <b>Error! Reference source not found</b> and described in Table 3 and Table 4.</p> <p>Apportionment has been applied to the following costs based on the assessed demand generated by the precinct the Merrimu Community Infrastructure Needs Assessment (2026)</p> <p><b>Table 3 Community projects – Development infrastructure levy (DIL)</b></p> <p><b>[See table in DCP]</b></p> <p><b>Table 4 Community projects - Community infrastructure levy (CIL)</b></p> <p><b>[See table in DCP]</b></p> | <ul style="list-style-type: none"> <li>Change wording "<b>Error Reference source not found</b>" to <a href="#">Plan 4</a></li> <li>In Table 3 add the following to the project descriptions "<a href="#">Purchase of land and construction of</a>"</li> <li>In Table 3 add the following projects</li> </ul> <table border="1"> <thead> <tr> <th>Project No</th><th>Description</th><th>Provision Timing</th></tr> </thead> <tbody> <tr> <td><a href="#">MM-CI-03</a></td><td><a href="#">Expansion of the Lerderderg Library in Bacchus Marsh</a></td><td><a href="#">L</a></td></tr> <tr> <td><a href="#">MM-IR-01</a></td><td><a href="#">Purchase of land for an indoor recreation centre</a></td><td><a href="#">L</a></td></tr> </tbody> </table> <ul style="list-style-type: none"> <li>In Table 4 add the following to the project descriptions "<a href="#">Construction of</a>"</li> </ul> | Project No | Description | Provision Timing | <a href="#">MM-CI-03</a> | <a href="#">Expansion of the Lerderderg Library in Bacchus Marsh</a> | <a href="#">L</a> | <a href="#">MM-IR-01</a> | <a href="#">Purchase of land for an indoor recreation centre</a> | <a href="#">L</a> |
| Project No               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Provision Timing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |             |                  |                          |                                                                      |                   |                          |                                                                  |                   |
| <a href="#">MM-CI-03</a> | <a href="#">Expansion of the Lerderderg Library in Bacchus Marsh</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <a href="#">L</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |             |                  |                          |                                                                      |                   |                          |                                                                  |                   |
| <a href="#">MM-IR-01</a> | <a href="#">Purchase of land for an indoor recreation centre</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <a href="#">L</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |             |                  |                          |                                                                      |                   |                          |                                                                  |                   |



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| 4       | <p><b>Summary Land Use Budget</b></p> <p>Table 5 provides a summary of the land required for transport, community facilities, education facilities, and open space and identifies the total amount of land available for development in the PSP.</p> <p>The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA).</p> <p>The total precinct area for Merrimu PSP is 906.64 hectares with the GDA of 538.51 hectares while the NDA is 425.78 hectares. This equates to approximately 46.96% of the land within the Merrimu PSP area being available for development.</p> <p><b>NOTE ON TABLE 6:</b> <i>The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.</i></p> <p><i>The land budget has been prepared to reflect current advice from Moorabool Shire Council regarding land required for drainage assets as part of the preparation of the drainage scheme for the PSP area. The land required for drainage assets may be subject to minor refinement through the subdivision process.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5       | <p><b>Calculation of Contributions</b></p> <p>The following section sets out how the net developable area (NDA) is calculated and outlines the development projections anticipated in the precinct.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.1     | <p>In the DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site. Calculations of NDA for each individual property are outlined in the property-specific land budget included at Appendix A.</p> <p>For the purposes of the DCP, the NDA is defined as the total amount of land within the precinct that is made available for development. It is the total precinct area minus community facilities, educational facilities, open space and encumbered land. NDA includes any land for lots, housing and employment buildings, all local streets (including some connector streets), and any small parks defined at subdivision stage that are in addition to those outlined in the PSP.</p> <p>The NDA for the DCP is outlined in Table 5. The contributions ‘per net developable hectare’ must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the NDA set out in Appendix A.</p> <p>The NDA may only change if the collecting agency agrees to a variation to the summary land use budget. (Table 5) and the detailed property-specific land budget (Appendix A) and associated tables.</p> <p><del>If the NDA for any specific parcel ID as set out in Appendix A is increased as a result of changes to the PSP design and/or land use variation, the responsible authority may require the land owner to enter into an agreement under section 173 of the Planning and Environment Act 1987 for payment for the additional net developable area at the ‘per net developable hectare’ contributions rate applicable at the time of any permit application.</del></p> <p>For the purposes of this DCP, if the net developable area for any specific parcel ID as set out in Appendix A is increased as a result of changes to the PSP design and/or land use variation – the responsible authority may enter into an agreement under section 173 of the Planning and Environment Act 1987 for payment of the Development Infrastructure Levy for the additional net developable area at the DCP rates applicable at the time of any permit application</p> | <ul style="list-style-type: none"> <li>Review this section as it is spread unnecessarily over three pages</li> <li>Delete the following text as it is repeated in the following paragraph</li> </ul> <p><del>If the NDA for any specific parcel ID as set out in Appendix A is increased as a result of changes to the PSP design and/or land use variation, the responsible authority may require the land owner to enter into an agreement under section 173 of the Planning and Environment Act 1987 for payment for the additional net developable area at the ‘per net developable hectare’ contributions rate applicable at the time of any permit application.</del></p> |
| 5.2     | <p><b>Demand units and residential land budget</b></p> <p>There are two types of demand units enforced in this DCP:</p> <ul style="list-style-type: none"> <li>Net developable hectare (NDHa) is the demand unit used for the Development Infrastructure Levy (DIL).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| Section | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|         | <ul style="list-style-type: none"> <li>Number of dwellings is the demand unit used for the Community Infrastructure Levy (CIL).</li> </ul> <p>‘Residential’ development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within the local activity centre.</p> <p>‘Residential’ development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.</p> <p>The DCP contains a total of 425.78 net developable hectares and 8,063 dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.3     | Calculations of contribution charges                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.3.1   | <p><b>Calculation of costs</b></p> <p>Each infrastructure project has been assigned a land or construction cost, as listed in Table 6 and Table 7. The costs are expressed in 2025/26 dollars and will be adjusted annually in accordance with the method specified in Section 0.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5.3.2   | <p><b>Temporary Works</b></p> <p>Temporary works are not factored in as a cost in this DCP unless expressly listed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5.3.3   | <p><b>Estimate of land value</b></p> <p>The area of land to be acquired for each DCP project on each property will be identified from the property specific land budget prepared for the PSP. A description of the precinct land area has been provided to a registered valuer who prepared a valuation to determine a ‘broad-hectare’ value for the entire precinct for that use. To ensure a fair compensation for each affected landowner, this value will then be used to calculate the cost of the land component for all relevant projects included in the DCP.</p> <p><b>Per property broad hectare estimate of value</b></p> <p>The per property broad hectare estimate of value prepared for each individual property will assume the unencumbered, highest and-best use as indicated by the PSP.</p> <p>The estimates of value are prepared on a ‘Before and After’ basis where:</p> <p>The ‘Before’ assessment is based on the total developable area of each property and ignores the land and infrastructure items to be provided by the DCP. Any development that occurs subsequent to the approval of the DCP is ignored for the purpose of the valuation.</p> <p>The ‘After’ assessment comprises the remaining portion of each property after all land required by the DCP has been provided. Severance or enhancement, disturbance, special value etc. are ignored for the purpose of the ‘after’ valuation.</p> <p><b>Site specific assessment</b></p> <p>A site-specific assessment was also undertaken for parcels which are to be acquired by Council for the provision of ‘Community Facilities’ and ‘Local Sports Reserve(s)’. These parcels can be marketed to the wider market as individually titled development sites and therefore have been individually valued.</p> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5.3.4   | <p><b>Main catchment area</b></p> <p>The main catchment area is the geographic area from which a given item of infrastructure will draw most of its use. The DCP includes one main catchment area, which is the same as the precinct area and illustrated in <del>Note: Figures are shown without decimal places. Calculations based on rounded values may not align with results derived from the underlying data which include additional decimal points and Error! Reference source not found.</del> It is important to note that the number of net developable hectares (that is the demand units) in the main catchment area is based on the land budgets in Table 5 and Appendix A.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Review this section as it is spread unnecessarily over two pages</li> <li>Change wording to read</li> </ul> <p><i>The main catchment area is the geographic area from which a given item of infrastructure will draw most of its use. The DCP includes one main catchment area, which is the same as the precinct area and illustrated in Error! Reference source not found. and Error! Reference source not found.. It is important to note that the number of net developable hectares (that is the demand units) in the main catchment area is based on the land budgets in Table 5 and Appendix A.</i></p> |



| Section             | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Council Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |                 |                    |                                                         |                     |            |
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| 5.3.5               | <h3>Cost apportionment</h3> <p>The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.</p> <p>The cost apportionment is expressed as a percentage in Table 6 and Table 7. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.</p>                                                                                                                                                                                                                                                            | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                 |                    |                                                         |                     |            |
| 5.3.6               | <h3>Calculations of Costs - DIL</h3> <p>Table 5 Calculation of costs – Development Infrastructure Levy (DIL)</p> <p>[See table in DCP]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"><li>Replace “<b>Construction</b>” with “<b>Purchase of land and construction</b>” for road projects RD-01 to RD-09</li><li>Add the following to the project descriptions “<b>Purchase of land and construction of</b>” for the community facility projects CI-01 and CI-02 and active open space projects SR-01 to SR-03</li><li>Add the following project:<table><tr><td><b>Project ID</b></td><td><b>MM-IR-01</b></td></tr><tr><td><b>Description</b></td><td><b>Purchase of land for an indoor recreation centre</b></td></tr><tr><td><b>Land Area Ha</b></td><td><b>0.6</b></td></tr></table></li><li>Add new project “<b>Extension of Lerderderg Library in Bacchus Marsh</b>” with a construction cost of <b>\$4,761,570</b> – refer to appended cost sheet which has adopted the line items and unit costs for a Level 3 Centre.</li></ul> | <b>Project ID</b> | <b>MM-IR-01</b> | <b>Description</b> | <b>Purchase of land for an indoor recreation centre</b> | <b>Land Area Ha</b> | <b>0.6</b> |
| <b>Project ID</b>   | <b>MM-IR-01</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                 |                    |                                                         |                     |            |
| <b>Description</b>  | <b>Purchase of land for an indoor recreation centre</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                 |                    |                                                         |                     |            |
| <b>Land Area Ha</b> | <b>0.6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                 |                    |                                                         |                     |            |
| 5.3.7               | <h3>Calculation of Costs – CIL</h3> <p>Table 6 Calculation of costs – Community Infrastructure Levy (CIL)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"><li>Add the following to the project descriptions “<b>Construction of</b>” for pavilion projects PV-01 to PV-02</li><li>Revise the construction cost of pavilions to <b>\$4,295,485</b> – refer to appended cost sheet for the pavilion which has adopted the unit rates for a pavilion from the Bannockburn South East DCP</li><li>The VPA benchmark costs for pavilions are too low. The VPA benchmark rates collects \$2.2 million for a pavilion that services two playing fields. A pavilion of this size typically costs over \$4 million to build</li></ul>                                                                                                                                                                                                                                                                                |                   |                 |                    |                                                         |                     |            |
| 6                   | <h2>Administration</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                 |                    |                                                         |                     |            |
|                     | <p>This section sets out how the DCP will be administered and covers:</p> <ul style="list-style-type: none"><li>The timing of payment</li><li>Provision of works in kind and land in lieu</li><li>How funds generated by the DCP will be managed in terms of reporting, indexation and review periods.</li></ul> <p>The development infrastructure levy applies to subdivision and/or development of land.</p> <p>The community infrastructure levy applies to the construction of dwellings.</p> <p>Moorabool Shire Council is both the collecting agency and the development agency for the purposes of this DCP.</p>                                                                                                                                                                                           | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                 |                    |                                                         |                     |            |
| 6.1                 | <h3>Payment of contributions and payment timing</h3>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                 |                    |                                                         |                     |            |
| 6.1.1               | <h4>Development infrastructure levy (DIL)</h4> <p><b>For subdivision of land</b></p> <p>A development infrastructure levy must be paid to the collecting agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan or included in an implementation agreement under Section 173 of the Act.</p> <p>Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan</p> | No change requested                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                 |                    |                                                         |                     |            |



| Section | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Council Comments    |
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|         | <p>of subdivision. This schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the collecting agency or included in an implementation agreement under Section 173 of the Act.</p> <p>If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.</p> <p><b>For development of land where no subdivision is proposed</b></p> <p>Provided an infrastructure levy has not already been paid on subject land, a levy must be paid to the collecting agency in accordance with the provisions of the approved DCP for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components). The collecting agency may require that development infrastructure levy contributions be made at either the planning permit or building permit stage.</p> <p>If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act or other arrangement acceptable to the collecting agency proposed in respect of the proposed works and/or land to be provided in kind.</p> <p><b>Where no planning permit is required</b></p> <p>The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met:</p> <ul style="list-style-type: none"> <li>• Unless some other arrangement has been agreed to by collecting agency in a Section 173 agreement, prior to the commencement of any development, a development infrastructure levy must be paid to the collecting agency in accordance with the provisions of the DCP for the land.</li> </ul> <p>If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land, which is proposed to be provided in kind.</p> |                     |
| 6.1.2   | <p><b>Works-in-kind</b></p> <p>The collecting agency may permit development proponents to undertake works in lieu of cash payments, providing that:</p> <ul style="list-style-type: none"> <li>• The works constitute projects funded by the DCP</li> <li>• The collecting agency agrees that the timing of the works would be consistent with priorities in the DCP</li> <li>• The development proponent complies with appropriate tendering, documentation, supervision and related provisions as required by the responsible authority</li> <li>• Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency</li> <li>• Detailed design must be approved by the collecting agency and the development agency and must generally accord with the layout and standards outlined in the PSP and DCP unless an alternative is agreed by the collecting agency and the development agency</li> <li>• The construction of works must be completed to the satisfaction of the collecting agency and the development agency</li> <li>• There should be no negative financial impact on the DCP to the satisfaction of the collecting agency.</li> </ul> <p>In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all of the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the collecting agency. Temporary works will not be accepted as works in kind.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |



| Section | DCP Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Council Comments    |
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|         | <p>Where the collecting agency agrees that works are to be provided by a development proponent in lieu of cash contribution (subject to the arrangements specified above):</p> <ul style="list-style-type: none"> <li>• The credit for the works provided shall equal the total cost of the works as identified in the DCP, considering the impact of indexation</li> <li>• The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent</li> <li>• No further DCP financial contributions will be required until the agreed value of any credits are used.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 6.1.3   | <p><b>Credit for over-provision</b></p> <p>Where the collecting agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP.</p> <p>The details of credits and reimbursements for construction shall equal the final cost of the works identified in the DCP, considering the impact of indexation. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in the DCP, subject to revaluation and indexation of the land as per Section 0.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No change requested |
| 6.1.4   | <p><b>Non-government schools</b></p> <p>The development of land for a non-government school is exempt from the requirement to pay a DIL and a CIL under the DCP.</p> <p>Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school, the owner of that land must pay to the collecting agency development contributions in accordance with the provision of the DCP. The development infrastructure levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No change requested |
| 6.1.5   | <p><b>Social and affordable housing</b></p> <p>The collecting agency may on an individual basis consider any request for an exemption or discount of the Development Infrastructure Levy for the development of social and affordable housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No change requested |
| 6.1.6   | <p><b>Funds administration</b></p> <p>The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the items in that class. Details of funds received and expenditures will be held by the collecting agency in accordance with the provisions of the Local Government Act 2020 and the Act.</p> <p>The administration of contributions made under the DCP will be transparent and demonstrate the:</p> <ul style="list-style-type: none"> <li>• Amount and timing of funds collected;</li> <li>• Source of the funds collected;</li> <li>• Amount and timing of expenditure on specific projects;</li> <li>• Project on which the expenditure was made;</li> <li>• Account balances for individual project classes;</li> <li>• Details of works in kind arrangements for project provision;</li> <li>• Pooling or quarantining of funds to deliver specific projects, where applicable.</li> </ul> <p>The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the DCP.</p> | No change requested |