

**Appendix 3 – Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>Planning Policy Framework</b>	
Clause 11.01-1S (Settlement)	<p>The objective of this clause is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</p> <p>The proposal complies with this clause.</p>
Clause 11.02-1S (Supply of urban land)	<p>The objective of this clause is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</p> <p>The proposal complies with this clause.</p>
Clause 11.02-2S (Structure planning)	<p>The objective of this clause is to facilitate the orderly development of urban areas.</p> <p>The proposal complies with this clause.</p>
Clause 11.03-1S (Activity Centres)	<p>The objective of this clause is to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.</p> <p>The proposal complies with this clause.</p>
Clause 11.02-3S (Sequencing of development)	<p>The objective of this clause is to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.</p> <p>The proposal complies with this clause.</p>
Clause 11.03-2S (Growth areas)	<p>The objective of this clause is to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.</p> <p>The proposal complies with this clause.</p>
13.02-1S (Bushfire planning)	<p>The objective of this clause is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>The subject site is not covered by a Bushfire Management Overlay but is located within a bushfire prone area. In accordance with Clause 13.02 (Bush fire) of the Melton Planning Scheme bushfire risk, consideration should be given for use and development in a bushfire prone area for accommodation and any application for development that will result in people congregating in large numbers. It is considered that appropriate bushfire protection measures can be</p>

		implemented to address the bushfire risk. Should an emergency or bushfire occur, it is considered reasonable to require the preparation of an Emergency Management Plan to ensure that there would be no loss of life during such a circumstance. This issue can be addressed as a condition on any permit that may issue.
Clause 13.05-1S (Noise Abatement)		The objective of this clause is to assist the control of noise effects on sensitive land uses.  The proposal complies with this clause.
Clause 13.07-1S (Land use compatibility)		The objective of this clause is to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.  The proposal complies with this clause.
Clause 15.01-1S (Urban design)		The objective of this clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.  The proposal complies with this clause.
Clause 15.01-1R (Urban design - Metropolitan Melbourne)		The objective of this clause is to create a distinctive and liveable city with quality design and amenity.  The proposal complies with this clause.
Clause 15.01-2S (Building design)		The objective of this clause is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.  The scale, height, high quality urban design and building form of the development is sympathetic to, and will make a positive contribution to, the emerging character of the area.
Clause 15.02-1S (Energy and resource efficiency)		The objective of this clause is to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.  The proposal complies with this clause.
Clause 15.03-2S (Aboriginal cultural heritage)		The objective of this clause is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.  The proposal complies with this clause.
Clause 15-01-05S (Neighbourhood character)		To recognise, support and protect neighbourhood character, cultural identity, and sense of place.  The building integrates with the emerging neighbourhood character by its built form, contemporary design and boundary setbacks.
Clause 17.01-1S (Diversified economy)		The objective of this clause is to strengthen and diversify the economy.  The proposal complies with this clause.

Clause 17.02-1S (Business)	<p>The objective of this clause is to encourage development which meets the communities' needs for retail, entertainment, office and other commercial services.</p> <p>The proposal complies with this clause.</p>
Clause 18.02-4S (Car parking)	<p>The objective of this clause is to ensure an adequate supply of car parking that is appropriately designed and located.</p> <p>The proposal complies with this clause.</p>
Clause 19.03-3S (Integrated water management)	<p>The objective of this clause is to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.</p> <p>The proposal complies with this clause.</p>
Clause 19.03-2S (Infrastructure design and provision)	<p>The objective of this clause is to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.</p> <p>The proposal complies with this clause.</p>
<b>Local Planning Policy Framework</b>	
Clause 21.01-4 (Vision)	<p>The Melton City Council is committed to strategically and inclusively planning for the future. Council's vision is to create a thriving community where everyone belongs. Council seeks to achieve the following outcomes for its community:</p> <ul style="list-style-type: none"> <li>• A City of people leading happy and healthy lives.</li> <li>• A City that preserves and enhances its natural environment for future generations.</li> <li>• A City with a clear vision to manage growth in a sustainable and accessible way.</li> <li>• A City rich in local employment and education opportunities.</li> <li>• An organisation operating with innovation, transparency, accountability and sustainability.</li> </ul> <p>The provision the proposed use and development in this location responds to this clause.</p>
Clause 21.02-1 – (Urban Growth Areas)	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To manage urban growth in a planned and orderly manner.</li> <li>• To manage urban growth so that services are available from early in the life of new communities.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 21.03-1 (Biodiversity)	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To increase connectivity between remnant and other vegetation to improve habitat connectivity and</li> </ul>

		<p>increase ecosystem resilience.</p> <ul style="list-style-type: none"> <li>To protect and enhance the ecological health of waterways, wetlands and catchments.</li> <li>To enhance the environmental values of the municipality.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 21.07 (Environmentally Sustainable Design)	-2	<p>The objective of this clause is to facilitate environmentally sustainable development.</p> <p>A Sustainable Design Assessment Report has been provided with the application and details energy efficiency of the building, construction materials, water efficiency and storm water management. The report provides a list of recommendations that include installation of solar panels, water tanks and ensuring that best practice in development and design are achieved.</p>
Clause 21.07-1 (Local character and sense of place)	-	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>To create healthy and safe communities.</li> <li>To protect the preferred neighbourhood character in established residential areas of the municipality.</li> <li>To enhance the amenity and appearance of industrial and commercial areas.</li> <li>To create communities that are attractive and desirable places in which to live, work and visit.</li> <li>To improve the quality and functionality of green space throughout the municipality.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 21.6 (Activity centres and retail provision)		<p>The objective of this clause:</p> <ul style="list-style-type: none"> <li>To establish and support a network of viable activity centres that provide access to a wide range of goods and services appropriate to their role and function within the hierarchy.</li> <li>To ensure activity centres develop as genuine mixed use areas.</li> <li>To ensure all residents have access to a range of essential services and convenience goods including fresh produce within a reasonable distance of their homes (and preferably within walking distance).</li> <li>To direct the appropriate provision of restricted retail to identified locations.</li> <li>To support retailing within rural or tourism enterprise areas of economic importance.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 21.09-1 (Economic Growth)		<p>The objective of this clause is to create a diverse economy that fosters business growth, encourages new investment and leads and responds to change. Strategies to achieve this objective include the following:</p>

	<ul style="list-style-type: none"> <li>• Facilitate proposals that will foster economic development and growth</li> <li>• Support the co-location of business, education and research.</li> <li>• Support the preparation of Precinct Structure Plans for employment areas and the release of additional land for employment purposes.</li> <li>• Facilitate transit oriented development at the following railway stations:             <ul style="list-style-type: none"> <li>○ Melton</li> <li>○ Toolern</li> <li>○ Rockbank</li> <li>○ Mt Atkinson (as identified in the <i>Mt Atkinson and Tarneit Plains Precinct Structure Plan 2016.</i>)</li> </ul> </li> <li>• Facilitate additional educational facilities including local tertiary options.</li> <li>• Facilitate start up and small businesses including home based businesses conducted from a dwelling in appropriate locations.</li> <li>• Support new business opportunities provided through the introduction of recycled waste water including opportunities to increase the viability of agricultural production.</li> <li>• Support economic development, tourism and rural enterprises which are compatible with and ancillary to rural uses in rural areas.</li> </ul> <p>The proposal complies with this clause.</p>
<p>Clause 21.09-2 (Gaming and liquor venues)</p>	<p>The objective of this clause is to minimise the adverse impacts of liquor venues and gaming venues on the community. Strategies to achieve this objective include the following:</p> <ul style="list-style-type: none"> <li>• Manage the spread of venues across the municipality.</li> <li>• Manage the location, design and operation of licenced premises and gaming machines to reduce their harmful social and amenity impacts.</li> <li>• Facilitate development of non-gaming forms of entertainment for communities, particularly in growth areas.</li> <li>• Consider the possible health, social and economic implications of gambling when considering applications for electronic gaming machines.</li> </ul>

	The proposal complies with this clause.
Clause 21.11-1 – (Provision of Infrastructure)	<p>The relevant objective of this clause is to:</p> <ul style="list-style-type: none"> <li>• To ensure that developers contribute equitably to the cost and provision of physical and community infrastructure.</li> <li>• To ensure that new communications infrastructure does not adversely impact upon sensitive uses and landscape features whilst also facilitating a world class communications network.</li> <li>• To minimise the impacts of stormwater runoff.</li> </ul> <p>The proposal complies with this clause.</p>
<b>Zone</b>	
Clause 37.07 – (Urban Growth Zone)	<p>The purpose of this zone is:</p> <ul style="list-style-type: none"> <li>• To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.</li> <li>• To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.</li> <li>• To contain urban use and development to areas identified for urban development in a precinct structure plan.</li> <li>• To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.</li> <li>• To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 34.02 (Commercial 2 Zone)	<p>The purpose of this clause:</p> <ul style="list-style-type: none"> <li>• To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.</li> <li>• To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.</li> </ul> <p>The proposal complies with this clause.</p>
<b>Overlay</b>	
Clause 45.11 (Infrastructure Contributions Overlay)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> </ul>

	<ul style="list-style-type: none"> <li>• To identify the area where an infrastructure contributions plan applies for the purpose of imposing contributions for the provision of infrastructure.</li> <li>• To identify the infrastructure contribution imposed for the development of land.</li> </ul> <p>The proposal complies with this clause subject to conditions. Developer Contributions will be required to be paid in accordance with the Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan towards provision of future local community facilities.</p>
<b>Particular Provisions</b>	
<p>Clause 52.06 (Car parking)</p>	<p>The purpose of this clause:</p> <ul style="list-style-type: none"> <li>• To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. To support sustainable transport alternatives to the motor car.</li> <li>• To promote the efficient use of car parking spaces through the consolidation of car parking facilities.</li> <li>• To ensure that car parking does not adversely affect the amenity of the locality.</li> <li>• To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</li> </ul> <p>The proposal complies with this clause.</p>
<p>Clause 52.09 (Extractive Industry and Extractive Industry Interest Areas)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To ensure that use and development of land for extractive industry does not adversely affect the environment or amenity of the area during or after extraction.</li> <li>• To ensure that excavated areas can be appropriately rehabilitated.</li> <li>• To ensure that stone resources, which may be required by the community for future use, are protected from inappropriate use and development.</li> </ul> <p>The proposal complies with this clause.</p>
<p>Clause 52.27 (Licensed Premises)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To ensure that licensed premises are situated in appropriate locations.</li> <li>• To ensure that the impact of the licensed premises on the amenity of the surrounding area is</li> </ul>

	<p>considered.</p> <p>The proposal complies with this clause. The proposal is not within close proximity to other licensed premises and as such is not considered to have a cumulative impact on the amenity of the immediate area.</p>
<p>Clause 52.28 (Gaming)</p>	<p>The purpose of this clause:</p> <ul style="list-style-type: none"> <li>• To ensure that gaming machines are situated in appropriate locations and premises.</li> <li>• To ensure the social and economic impacts of the location of gaming machines are considered.</li> <li>• To prohibit gaming machines in specified shopping complexes and strip shopping centres.</li> </ul> <p>The proposal complies with this clause. In relation to the social and economic impacts of the gaming machines, the proposed venue location has a SEIFA score that sits within the 6<sup>th</sup> decile which indicates few signs of disadvantage.</p> <p>It is considered that the venue is appropriate for gaming in this location as it provides a wide range of facilities and services for patrons such as a café alfresco, kids play areas, function rooms, sports bar terrace, outdoor terrace and bar areas and not solely gaming.</p>
<p>Clause 52.34 Bicycle facilities</p>	<p>The purpose of this clause is to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.</p> <p>The total number of bicycle spaces required for a residential hotel (nested under residential building) is the sum of the employee/resident bicycle rate and the visitor/shopper/student bicycle rate. The bicycle spaces rates are:</p> <ul style="list-style-type: none"> <li>• Employee/resident: In developments of four or more storeys, 1 to each 10 lodging rooms.</li> <li>• Visitor/shopper/student: In developments of four or more storeys, 1 to each 10 lodging rooms.</li> </ul> <p>For a residential hotel with 66 rooms, 14 bicycle spaces (7 employee and visitor bicycle spaces) are required.</p> <p>Under this clause, if five or more employee bicycle spaces are required, one shower for the first five employee bicycle spaces, plus one to each 10 employee bicycle spaces thereafter should be provided. One change room or direct access to a communal change room to each shower should also be provided. The change room may be a combined shower and change room.</p> <p>Given seven employee bicycle spaces are required, provision of a shower room and a change room is required.</p>



	<p>The total number of bicycle spaces required for a hotel is the sum of the employee/resident bicycle rate and the visitor/shopper/student bicycle rate. The bicycle spaces rates are:</p> <ul style="list-style-type: none"> <li>• Employee/resident: 1 to each 25m<sup>2</sup> of bar floor area available to the public, plus 1 to each 100m<sup>2</sup> of lounge floor area available to the public.</li> <li>• Visitor/shopper/student: 1 to each 25m<sup>2</sup> of bar floor area available to the public, plus 1 to each 100m<sup>2</sup> of lounge floor area available to the public.</li> </ul> <p>For a hotel with a bar floor area of 129m<sup>2</sup> and a lounge floor area of 1911m<sup>2</sup>, a total of 48 bicycle spaces are required (24 employee and 24 visitor bicycle spaces). Given 24 employee bicycle spaces are required, provision of two shower rooms and two change rooms is required.</p> <p>Accordingly, the hotel and residential hotel require a total of 62 bicycles spaces. The requirements of Clause 52.34 have been satisfied as the development proposes a total of 78 bicycle spaces.</p> <p>The hotel and residential hotel require a total of three shower rooms and three change rooms. A staff change room is proposed at the lower ground floor with a floor area of 78m<sup>2</sup>. This is considered adequate.</p>
<b>General Provisions</b>	
<p>Clause 65.01 (Approval of an application or plan)</p>	<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The matters set out in section 60 of the Act.</p> <ul style="list-style-type: none"> <li>• The Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• The purpose of the zone, overlay or other provision.</li> <li>• Any matter required to be considered in the zone, overlay or other provision.</li> <li>• The orderly planning of the area.</li> <li>• The effect on the amenity of the area.</li> <li>• The proximity of the land to any public land.</li> <li>• Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</li> <li>• Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</li> <li>• The extent and character of native vegetation and the likelihood of its destruction.</li> <li>• Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</li> <li>• The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to</li> </ul>

	<p>minimise any such hazard.</p> <ul style="list-style-type: none"> <li>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</li> </ul> <p>The proposal complies with this clause.</p>
<p><b>Melton Planning Scheme Amendment C182</b></p>	<p><b>Assessment</b></p>
<p>The Amendment proposes to implement the recommendations of the <i>City of Melton Electronic Gaming Planning Policy Project Reference Document, June 2017</i> in order to guide the location of electronic gaming machines in the municipality. In particular, the Amendment:</p> <p>Inserts a new Local Planning Policy for Electronic Gaming into the Melton Planning Scheme at Clause 22.13, including the City of Melton Responsible Gambling Policy, October 2014 and the City of Melton Electronic Gaming Planning Policy Project Reference Document, June 2017 as reference documents.</p> <p>Amends the Particular Provisions at Clause 52.28, Schedule to Clause 52.28 Gaming.</p> <p>Proposed Clause 22.13 Electronic Gaming</p> <p>It is policy that gaming venues and EGMs should be located:</p> <ul style="list-style-type: none"> <li>In areas where the community in a 5km radius of the proposal has a choice of non-gaming entertainment and recreation uses operating at the same time as the venue.</li> <li>In locations that are accessible but not convenient to the day to day retail/shopping needs of local</li> </ul>	<p>The proposal generally complies with Amendment C182. The proposed venue is located within the Hopkins Business Precinct that will be developed with a range of mixed uses. Further to the north of the site, is the future Mt Atkinson Town centre that will also provide a range of mixed uses in the area.</p> <p>The proposal is not located within a residential area but is rather located on the edge of an emerging residential suburb to the west with the future McKinley Drive separating the site from this residential interface.</p> <p>The proposal is not located within 400m walking distance or within clear line of site of social housing, an existing or approved gaming venue and a gambling sensitive service or facility that is used by people experiencing or vulnerable to gambling-related harm.</p> <p>The proposal is considered to offer and promote other forms of recreation and entertainment other than gambling based activities such as a bistro, lounge area, sports bar, alfresco dining and a range of function rooms.</p> <p>The proposed hours of operation for the gaming room from between 12.00 noon and 2.00 am are appropriate as this provides for a 10 hour break in play, exceeding the recommended 6 hour break in play.</p>

<p>residents, such as away from the central core of activity centres or at a destination venue.</p> <ul style="list-style-type: none"> <li>• Where the location of gaming venues at the edge or periphery of an activity centre is consistent with the activity centre hierarchy as detailed in Clause 21.05 as part of the overall range of entertainment facilities and activities in the LGA.</li> <li>• In locations where it can be established that they are destination rather than convenience venues.</li> </ul> <p>It is policy that gaming venues and EGMs should not be located:</p> <ul style="list-style-type: none"> <li>• In the core(s) of activity centres. The core(s) of an activity centre are those parts of the activity centre that incorporate shopping, transport, community and civic facilities and services. This includes activity centres that are not fully established or those identified as a future activity centre on an approved Precinct Structure Plan or Clause 21.05.</li> <li>• In areas of high socio-economic disadvantage (as defined by the SEIFA Index of Relative Socio-economic Disadvantage and being the bottom 20 per cent of SEIFA scores for Victoria) or communities displaying high vulnerability to gambling-related harm.</li> <li>• On land where a shopping complex or a strip shopping centre has not been substantially constructed or on land identified as a future activity centre in an approved Precinct Structure Plan, unless it can be clearly</li> </ul>	
--	--

<p>demonstrated that the location and operation of the venue will effectively separate the venue from shops and other convenience services and areas with high levels of pedestrian traffic to discourage impulse gaming.</p> <ul style="list-style-type: none"> <li>• Within residential areas except when directly proximate to an activity centre or other appropriate non-residential use.</li> <li>• Within a residential building</li> <li>• Should not be located within 400m walking distance or within clear line of site of:             <ul style="list-style-type: none"> <li>○ an existing or approved gaming venue;</li> <li>○ shopping complexes and strip shopping centres specified in the schedule to Clause 52.28 Gaming;</li> <li>○ areas with transport, community and civic facilities and services, unless the proposed location is within the periphery of an activity centre and satisfies other relevant locational characteristics under this clause;</li> <li>○ social housing;</li> <li>○ a gambling sensitive service or facility that is used by people experiencing or vulnerable to gambling-related harm.</li> </ul> </li> </ul> <p>Venue design and operation</p> <p>It is policy that EGMs should:</p> <ul style="list-style-type: none"> <li>• Only be located in venues that provide a comprehensive entertainment offering and where gaming is a minor component of the venue's layout.</li> <li>• Only be located in venues that offer alternative forms of recreation and entertainment during gaming hours.</li> <li>• Only be located in venues</li> </ul>	
---	--

<p>that physically and functionally separate the gaming area from non-gaming facilities, pedestrians and vehicular access, and car parking.</p> <ul style="list-style-type: none"> <li>• Only be located in venues with signage that is modest in size and discreet in nature and where the gaming area is not more than 25% of the total leasable floor area that is open to the public.</li> <li>• Not be located in venues with less than minimum 6-hour break in play.</li> <li>• Not be located in venues where the amenity of the surrounding area is unreasonably affected by way of design, location or operating hours.</li> </ul>	
---	--

Mt. Atkinson and Tarneit Plains Precinct Structure Plan

The Mt. Atkinson and Tarneit Plains Precinct Structure Plan is an incorporated document within the Melton Planning Scheme and describes how the land is expected to be developed and how and where services and facilities are proposed to be located within the PSP boundary. Specifically relevant to the subject site, the Mt. Atkinson and Tarneit Plains PSP identifies the subject site as follows:

The subject site is located on properties identified as Properties 34E and 35E in the Mt. Atkinson and Tarneit Plains PSP. A breakdown of the future urban structure for each property is provided as follows:

Property Number	Future Urban Structure (PSP)
34E	Total area of 3.68ha Total net developable area of 3.68ha
35E	Total area of 42.77ha <ul style="list-style-type: none"> <li>• 2.93ha for arterial road – Public Acquisition Overlay.</li> <li>• 2ha for arterial road - new widening/intersection flaring.</li> <li>• 3.52ha for waterway and drainage reserve.</li> <li>• 1.12ha for utilities easement.</li> <li>• 0.40 for park</li> </ul> Total net developable area of 32.80ha

In order to consider the proposed development in context of the Mt. Atkinson and Tarneit Plains PSP, the PSP sets out objectives as well as planning and design guidelines for the following elements:

1. Image, Character and Housing
2. Open Space, Natural Systems & Biodiversity and Bushfire Management
3. Community Facilities and Heritage
4. Employment and Town Centres
5. Transport and Movement
6. Utilities, Water and Staging

The PSP states that for each element the objectives must be met while the planning and design guidelines set out elements that **must** and **should** be met. The following table sets out an assessment of the proposal against the elements as set out in Section 3.0 of the PSP.

### 3.1 Image, character, heritage and housing

3.1.1 Image and character		Response
<b>The following requirements must be met:</b>		
<b>R1</b>	All public landscape areas must be planted and designed to the satisfaction of the Responsible Authority.	<b>Not applicable.</b>
<b>R2</b>	Street trees must be planted on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity, in accordance with relevant Council landscaping policy unless otherwise agreed by the responsible authority.	<b>Not applicable.</b>
<b>R3</b>	Street tree planting on declared arterial roads must be established in accordance with clear zone guidelines to the satisfaction of the coordinating road authority.	<b>Not applicable.</b>
<b>R4</b>	Trees in parks and streets must be: <ul style="list-style-type: none"> <li>• Suitable for local conditions</li> <li>• Planted in modified and improved soil to support tree detailed design of the establishment and longevity subdivision layout.</li> <li>• Consistent with any guidance provided on the relevant cross section within this PSP unless otherwise approved by the responsible authority</li> </ul>	<b>Not applicable.</b>
<b>R5</b>	Boundary fences forward of the building line in residential development must not exceed 1.2 metres in height.	<b>Not Applicable.</b>
<b>The following design guidelines should be met:</b>		<b>Response</b>
<b>G1</b>	Buildings and structures should be designed to protect view lines to and from the volcanic cone of Mt Atkinson,	<b>Complies.</b>

	utilise natural materials consistent with the surrounding environment and be screened by vegetation where required.	
<b>G2</b>	Streets should be provided directly abutting waterway reserves, open spaces and utilities easements to ensure houses face these public spaces.	<b>Not Applicable.</b>
<b>G3</b>	In locations where the responsible authority is satisfied it is not feasible to locate a street adjacent to the open space network (including waterway reserve, open space or utilities easement functioning as open space), then houses should face the path within the open space network path and be 'rear-loaded'.	<b>Not Applicable.</b>
<b>G4</b>	High quality landscape treatments should be provided throughout the precinct, most particularly at interfaces between commercial/industrial and residential areas, in streetscapes and along creek and drainage waterway corridors.	<b>Complies subject to conditions.</b>
<b>G5</b>	Street networks within subdivisions should be designed to maximise the number of connections and direct views to the open space network, town centres and/or the closest community hub.	<b>Not Applicable.</b>
<b>G6</b>	Subdivision design should incorporate natural and built design elements which respond to local heritage and topography to assist in place making and the achievement of a "sense of place".	<b>Not Applicable.</b>
<b>G7</b>	To reinforce neighbourhood character and the role of the street or public place, a consistent and appropriate suite of lighting, furniture and plant species should be used across neighbourhoods to the satisfaction of the responsible authority.	<b>Not Applicable.</b>
<b>G8</b>	Wherever possible salvaged rocks should be incorporated in the design of waterways, retaining structures, fences and other landscape features.	<b>Not Applicable.</b>
<b>G9</b>	Built form on corner lots should provide a positive address to both frontages. This can be achieved through the appropriate use of glazing and other architectural treatments.	<b>Not Applicable.</b>
<b>G10</b>	Built form should add to the precinct character by providing an attractive street address that encourages passive surveillance and visual interest.	<b>Complies.</b>
<b>G11</b>	Sites in prominent locations, such as Mt Atkinson Major Town Centre and major intersections, should be developed to respond to their strategic location and preferably have a greater height, density and architectural quality subject to limitations imposed by utilities or external	<b>Complies.</b>

	land uses (refer to Appendix B – Mt Atkinson Major Town Centre Design Principles).	
<b>Clause 3.1.2 Heritage</b>		<b>Response</b>
<b>Not applicable</b> No Heritage is identified on the site		
<b>3.1.3 Housing</b>		<b>Response</b>
<b>Not applicable</b> This is a commercial development and not residential		

**3.2 Employment and town centres**

<b>3.2.1 Mt Atkinson Major Town Centre</b>		
<b>Response</b>		
<b>Not applicable</b> The Major Town Centre is not part of this permit area.		
<b>3.2.2 Local and industrial convenience centres</b>		
<b>Response</b>		
Not applicable No Local or Industrial Convenience Centres are proposed		
<b>3.2.3 Employment areas</b>		<b>Response</b>
<b>The following requirements must be met:</b>		
<b>R27</b>	Location of land uses, building design, and interface treatment in industrial, business or business/ large format retail areas (including the electricity transmission easement) shown on <i>Plan 3 – Future Urban Structure</i> must minimise negative impacts on the amenity of nearby residential areas.	<b>Complies subject to conditions.</b>
<b>R28</b>	Development proposals in industrial areas (including the electricity transmission easement) adjacent to residential areas must respond to <i>Figure 5 – Southern Industrial Land Concept Plan</i> , and the City of Melton Industrial Guidelines.	<b>Not applicable.</b>
<b>R29</b>	Buildings must be located at the front of any site to present an attractive address to the street, other than where the quarry blast buffer applies.	<b>Complies.</b>
<b>R30</b>	Allocation of land uses, building design and interface treatments must minimise negative impacts on the amenity of adjacent residential areas.	<b>Complies.</b>
<b>R31</b>	Development proposals in industrial and commercial areas must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.	<b>Complies.</b>
<b>R32</b>	Buildings and car parking or other areas along Hopkins Road, Riding Boundary Road and Mt Atkinson Road must be set back a minimum of 5 metres and landscaped to provide an attractive	<b>Not applicable.</b>



	interface to surrounding areas.	
<b>R33</b>	<p>Key locations including arterial and connector/arterial intersections, and areas adjacent to local parks, landscaped easements and waterways must incorporate features of interest into the built form and surrounding landscape, including:</p> <ul style="list-style-type: none"> <li>• Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements);</li> <li>• Articulation of building facades; and</li> <li>• Feature colours and materials.</li> </ul>	<b>Complies.</b>
<b>R34</b>	<p>Vehicular access to properties fronting primary arterial roads must be from service roads, internal loop roads and/or rear laneways. Service roads and internal loop roads must provide indented parking unless carriageway widths can cater for on road parking without indented bays.</p>	<b>Not applicable.</b>
<b>R35</b>	<p>A separate Urban Design Framework Plan (UDF) must be approved by the responsible authority for each of the Hopkins Road Business Precinct and the Western Freeway Commercial Area within the UDF areas illustrated on <i>Plan 6 – Employment and Town Centres</i>.</p> <p>Each UDF must address the following:</p> <ul style="list-style-type: none"> <li>• Relevant design guidelines prepared by the Victorian Government and Melton City Council;</li> <li>• A land use plan that identifies the appropriate location for all supported land uses and considers the relationship between these uses;</li> <li>• A street network that identifies direct connectivity within, to and from the commercial area, including measures to slow down speed;</li> <li>• Landscaping of the Hopkins Road frontage, to present an attractive frontage while responding to the quarry buffer requirements (Hopkins Road Business Precinct only);</li> <li>• Landscape planting within 3 metres of the high pressure gas transmission pipeline should be minimised and should not obscure sight-lines between markers. Where vegetation is proposed to be planted within 3 metres of the pipeline alignment, it must be shallow rooted and must not exceed 1.5 metres in height once mature;</li> <li>• The location of building entries must front away from Hopkins Road (Hopkins Road Business Precinct only), unless an alternative design approach responds to the potential adverse amenity from the Deer Park Quarry;</li> <li>• Buildings located at the front (i.e. street-side) of any site to present an attractive address to the street;</li> <li>• Measures to prioritise pedestrians along and across the main streets, and provide a continuous path of travel for pedestrians and cyclists to key destinations including the</li> </ul>	<p>The Hopkins Road Business Precinct UDF has not been prepared. It is considered that the approval of the proposal will not prejudice the preparation of the UDF. The proposal is deemed to comply with Requirement R35.</p>

	<p>potential future Mt Atkinson train station;</p> <ul style="list-style-type: none"> <li>• Locations of public transport services, including bus stops;</li> <li>• A diversity of sizes and types of commercial tenancies;</li> <li>• Staging and indicative development timing;</li> <li>• Set out provisions for car parking including the location and design of parking areas, car parking rates and a demonstration of how off-street car parking has been minimised through efficiencies in the shared use of off-street facilities;</li> <li>• Provision of service areas for deliveries and waste disposal including access for larger vehicles, including measures to minimise negative impacts on the amenity of neighbouring residential and/or town centre areas;</li> <li>• Design of the interface between large format retail and office uses, the Hopkins Road interface, and surrounding residential and/or town centre uses;</li> <li>• Key views to Mt Atkinson volcanic cone;</li> <li>• A public space plan that identifies a hierarchy of public spaces including links to the broader open space network;</li> <li>• Location and design of active uses, signage and treatment of ground floor windows (e.g. frosting and advertising should not cover windows where active uses are encouraged, to ensure views in/ out of ground floor tenancies are maintained);</li> <li>• Visual interest at the pedestrian scale with active and activated façade treatments, avoiding long expanses of unarticulated façade treatments in key locations; and</li> <li>• Requirements for a variety of building materials and form;</li> </ul>	
<b>R36</b>	The UDF should be a concise document that expands on the material already contained within the PSP. It must set out clear and specific guidelines for the future development of the UDF area, responding to the PSP, which can be readily used as an assessment tool for future development applications within each UDF area.	The Hopkins Road Business Precinct UDF has not been prepared.
<b>R37</b>	The interface between employment and residential land opposite must provide a high level of visual amenity, address to the local access road or arterial road, consistent landscaping, and setbacks consistent with the building line in the adjoining residential development.	<b>Complies subject to conditions.</b>
<b>The following design guidelines should be met:</b>		<b>Response</b>
<b>G26</b>	Subdivision should provide for the creation of a range of lot sizes to cater for a diversity of commercial and industrial uses.	<b>Not applicable.</b>
<b>G27</b>	Ancillary offices should: <ul style="list-style-type: none"> <li>• Be located at the front of buildings;</li> <li>• Include a façade addressing the street frontage of the lot; and</li> <li>• Provide for improved pedestrian access and engagement with the public domain.</li> </ul>	<b>Complies.</b>
<b>G28</b>	Buildings should be located at the front of any site apart from	<b>Complies</b>

	when any visitor car parking and access areas in the front setbacks are provided so to present an attractive address to the street. Any visitor car parking and access areas in 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. All vehicles should be able to enter/exit the site in a forward direction.	<b>subject to conditions.</b> Car parking areas have street front setbacks ranging between 2.6m and 5.5m.
<b>G29</b>	Large expanses of continuous wall visible to the street should have appropriate articulation, landscaping and other elements to provide relief and visual interest.	<b>Complies.</b>
<b>G30</b>	A consistent landscaping theme should be developed along streets and access ways. Variations in street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections and in parks.	<b>Not applicable.</b>
<b>G31</b>	Streets should be aligned to create views and direct connections to the local park, waterways and open space.	<b>Not applicable.</b>
<b>G32</b>	Large areas of car parking, water tanks, service infrastructure and other structures (including plant and equipment) that are not part of the building should be located to the rear of buildings or the site, but behind the building line. Where this is not possible, they should be located behind constructed screening using durable and attractive materials.	<b>Complies subject to conditions.</b>

**3.3 Community Facilities and Education**

3.3.1 Community facilities and education	Response
<b>Not applicable –</b> No community or education facilities are proposed	

**3.4 Open space and natural systems**

The following requirements must be met:		Response
<b>R41</b>	All parks must be located, designed and developed to the satisfaction of the responsible authority in accordance with Plan 7 – Open Space and Table 7 – Open Space Delivery Guide of this PSP. An alternative provision of land for a local park is considered to be generally in accordance provided: <ul style="list-style-type: none"> <li>• The location does not reduce the walkable access to local parks demonstrated on <i>Plan 7 – Open Space</i>;</li> <li>• The design does not diminish the quality or usability of the space for passive recreation;</li> <li>• The land area is equal to or more than the local park provision outlined in <i>Table 7 – Open Space Delivery Guide</i>, or:                             <ul style="list-style-type: none"> <li>○ Where a proposed park is larger than outlined in the table it may be accepted so long as it</li> </ul> </li> </ul>	<b>Not applicable.</b>

	<p>does not result in the removal of another park allocation; and</p> <ul style="list-style-type: none"> <li>o Subject to the approval of the responsible authority, where a proposed park is smaller than outlined in <i>Table 7 – Open Space Delivery Guide</i>, the land must be added to another park and the responsible authority must be assured that this will be delivered.</li> </ul>	
<b>R42</b>	All open space and public landscaped areas must contain extensive planting of robust large-canopy trees appropriate to the local climate and soil conditions that are suitable to the urban environment, to the satisfaction of the responsible authority.	<b>Not applicable.</b>
<b>R43</b>	Where fencing of open space is required, it must be low scale and/or visually permeable to facilitate public safety and surveillance.	<b>Not applicable.</b>
<b>R44</b>	Land designated for local parks must be finished and maintained to a suitable standard, prior to the transfer of land, to the satisfaction of the responsible authority.	<b>Not applicable.</b>
<b>R45</b>	Design of service open space including waterway corridors, utilities easements and any other encumbered open space, must maximise the amenity value of that open space and provide for flexible recreational opportunities, particularly when such land also abuts unencumbered open space.	<b>Not applicable.</b>
<b>R46</b>	Appropriately scaled lighting must be installed along all major pedestrian thoroughfares traversing public open space and along the cycling network to the satisfaction of the responsible authority.	<b>Not applicable.</b>
<b>R47</b>	Development of land in a subdivision which includes the powerlines easement must include landscaping for a width of at least 10 metres along the residential or conservation area interface, to the satisfaction of the responsible authority and Ausnet Services.	<b>Not applicable.</b>
<b>R48</b>	Development of land in and adjacent to the Mt Atkinson Volcanic Cone Reserve must respond to Figure 1 – Mt Atkinson Volcanic Cone Reserve Concept Plan, to the satisfaction of the responsible authority.	<b>Not Applicable.</b>
<b>R49</b>	Where local parks and recreation areas occur adjacent BCS conservation areas, they must be designed and managed to complement the outcomes required by the BCS conservation area.	<b>Not Applicable.</b>
<b>The following planning and design guidelines should be met:</b>		<b>Response</b>
<b>G39</b>	Local parks should cater for a broad range of users 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.	<b>Not applicable.</b>

<b>G40</b>	Any existing vegetation should be protected and enhanced through open space networks to facilitate habitat and movement corridors for species found throughout the surrounding region.	<b>Not Applicable.</b>
<b>G41</b>	The design, planting and any infrastructure (such as shared path, seating and lighting) within the Mt Atkinson Homestead Heritage Reserve adjacent the Mt Atkinson Town Centre should not undermine the long term health and viability of retained vegetation.	<b>Not Applicable.</b>
<b>G42</b>	Design of local parks and sporting reserves must demonstrate integration with the values of adjoining open space including Aboriginal and post-contact heritage and waterways.	<b>Not applicable.</b>
<b>G43</b>	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.	<b>Not applicable.</b>
<b>G44</b>	Path networks associated with open space located inside and outside the precinct should include appropriately located way-finding signage which clearly identifies key destinations.	<b>Not applicable.</b>
<b>G45</b>	Land in the electricity transmission easement should be utilised for open space, recreation, industrial and commercial activities including those outlined in Table 6 – Powerlines Easement Possible Use and Development, to the satisfaction of Ausnet Services.	<b>Not applicable.</b>
<b>G46</b>	Where landscaping in the electricity transmission easement is required as part of subdivision, treatment should include provision of a shared path and extensive planting of indigenous grasses and shrubs to the satisfaction of the responsible authority and in accordance with Figure 6 – Powerline Easement Concept, Table 6 – Powerline Easement Possible Use and Development, Appendix H – Service Placement Guidelines and SP Ausnet – A Guide to Living with Transmission Easements, to the satisfaction of Ausnet Services.	<b>Not applicable.</b>

### 3.5 Biodiversity and threatened species

<b>The following requirements must be met:</b>		<b>Response</b>
<b>R50</b>	Development within any Conservation Area (other than Conservation Area – Local) must be in accordance with the relevant Concept Plan in Appendix C – Conservation Area Concept Plans, and relevant Interface Cross Section in Appendix D to the satisfaction of the Department of Environment, Land, Water and Planning. Any proposed development or works within a BCS conservation area must obtain the	<b>Not Applicable.</b>



	approval of the Department of Environment, Land, Water and Planning.	
<b>R51</b>	Development abutting a BCS conservation area must be in accordance with the corresponding relevant Interface Cross Section in Appendix D, to the satisfaction of the Department of Environment, Land, Water and Planning.	<b>Not Applicable.</b>
<b>R52</b>	Public lighting must be designed and baffled to prevent light spill and glare within and adjacent to any Conservation Area (other than Conservation Area – Local), to the satisfaction of the Department of Environment, Land, Water and Planning.	<b>Not Applicable.</b>
<b>R53</b>	A 20m buffer zone must be provided around all edges of Conservation Areas 7 and 8.  The buffer zone must exclude buildings but may include roads, paths, nature strips, public open space and drainage infrastructure. A frontage road must be provided between the conservation area and adjacent development (unless adjacent to a powerlines easement) in accordance with the relevant cross section in Appendix D – Road Cross Sections.	<b>Not Applicable.</b>
<b>R54</b>	Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values, particularly matters of national environmental significance.	<b>Complies subject to conditions.</b>
<b>R55</b>	Roads fronting Conservation Areas 7 and 8 and the Meskos Road Conservation Reserve must contain planting and street trees of indigenous species. Frontage roads must not include plant species that could behave as environmental weeds including non-indigenous tree and shrub species and vigorous rhizomatic grasses.	<b>Not Applicable.</b>
<b>The following guidelines should be met:</b>		<b>Response</b>
<b>G47</b>	Planting in the open space network including conservation areas, waterways, streets, parks and utilities easements should make use of indigenous species to the satisfaction of the responsible authority (and Melbourne Water as relevant).	<b>Not applicable.</b>
<b>G48</b>	The layout and design of waterways, wetlands and retarding basins (including the design of paths, bridges and boardwalks and the stormwater drainage system) should integrate with biodiversity and natural systems to the satisfaction of the responsible authority and Melbourne Water as relevant.	<b>Not applicable.</b>
<b>G49</b>	Where appropriate, parks should be located abutting conservation areas and waterways to provide a buffer.	<b>Not Applicable</b>

<b>G50</b>	Where practical, natural or pre development hydrological patterns must be maintained in conservation areas.	<b>Not Applicable</b>
------------	---	-----------------------

**3.6 Transport and Movement**

<b>3.6.1 Street network</b>		<b>Response</b>
<b>The following requirements must be met:</b>		
<b>R56</b>	Subdivision layouts must provide: <ul style="list-style-type: none"> <li>• A permeable and safe street network for walking and cycling</li> <li>• A safe and low speed street network that encourages walking and cycling</li> <li>• Convenient access to local points of interest and destinations for the effective integration with neighbouring properties.</li> </ul>	<b>Not applicable.</b>
<b>R57</b>	Configuration of vehicle access to lots from a public street must ensure that there is sufficient separation between crossovers to allow for a minimum of one on-street car park for every two residential lots.	<b>Not applicable.</b>
<b>R58</b>	Vehicle access to lots fronting arterial roads must be provided from a local internal loop road, rear lane, or service road to the satisfaction of the road authority.	<b>Not applicable.</b>
<b>R59</b>	Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in the PSP by any date or stage of development required or approved by the responsible authority.	<b>Not applicable.</b>
<b>R60</b>	Where a lot that is 7.5 metres or less in width, vehicle access must be via rear laneway, unless otherwise approved by the responsible authority.	<b>Not applicable.</b>
<b>R61</b>	Development must positively address all waterways through the use of frontage roads or lots with a direct frontage to the satisfaction of Melbourne Water and the responsible authority.	<b>Not applicable.</b>
<b>R62</b>	Greigs Road must be retained for public use with arterial road and local street functions as per Plan 9 – Road Network, with a continuous off-road shared path and local park located as per Figure 2 – Greigs Road Concept Plan.	<b>Not applicable.</b>
<b>R63</b>	Roundabouts, where determined to be required at cross road intersections, must be designed to slow	<b>Not applicable.</b>

	vehicles, provide for pedestrian visibility and safety, and ensure connectivity and continuity of shared paths and bicycle paths.	
<b>R64</b>	Where a connector street crosses a waterway as illustrated on Plan 8, the development proponent must construct a connector street bridge prior to the issue of statement of compliance for the initial stage of subdivision on the opposite side of the waterway, whether or not that residential subdivision directly abuts the waterway.	<b>Not Applicable.</b>
<b>R65</b>	Where a local access street is determined to be required to cross a waterway (service open space drainage), the proponent must construct local access street culverts to the satisfaction of the responsible authority.	<b>Not Applicable.</b>
<b>R66</b>	Road networks and street types must be designed and developed in accordance with the street cross sections in Appendix B unless otherwise agreed by the responsible authority.	<b>Not applicable.</b>
<b>R67</b>	Any changes required to the design of roads and intersections in the PSP at the time of development must be accommodated within the land take identified in <i>Plan 4 – Land Use Budget and Appendix A – Property Specific Land Use Budget</i>	<b>Not applicable.</b>
<b>R68</b>	Where agreed to be used by the responsible authority, alternative street cross sections such as illustrated in Appendix D – Alternative Road Cross Section Examples must ensure that: <ul style="list-style-type: none"> <li>• Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets</li> <li>• The performance characteristics of standard street cross sections as they relate to pedestrian and cycling use are maintained</li> <li>• Relevant minimum road reserve widths for the type of street are maintained as illustrated in Appendix D – Alternative Road Cross Section Examples; and</li> <li>• Industrial subdivision layouts must minimise industrial traffic through residential areas.</li> </ul>	<b>Not applicable.</b>
<b>The following guidelines should be met:</b>		<b>Response</b>



<b>G51</b>	<p>Approximately 30% of streets (including connector streets) within a subdivision should apply an alternative cross section to the standard street cross sections outlined in Appendix D – Alternative Road Cross Section Examples, to the satisfaction of the responsible authority. Other non-standard variations are encouraged regarding, but not limited to:</p> <ul style="list-style-type: none"> <li>• Varied street tree placement</li> <li>• Varied footpath or carriageway placement</li> <li>• Varied carriageway or parking bay pavement material</li> <li>• Introduction of elements to create a boulevard effect</li> <li>• Differing tree outstand treatments.</li> </ul> <p>For the purposes of this guideline, variation to tree species between or within streets does not constitute a standard street cross section variation. All alternative street cross sections should be to the satisfaction of the responsible authority.</p>	<b>Not applicable.</b>
<b>G52</b>	Street layouts should provide multiple convenient routes to key destinations, such as schools, community facilities, sports reserves and the potential future railway station.	<b>Not applicable.</b>
<b>G53</b>	Street block lengths should not exceed 240 metres to ensure a safe, permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.	<b>Not applicable.</b>
<b>G54</b>	Cul-de-sac should not detract from convenient pedestrian, cycle and vehicular connections.	<b>Not applicable.</b>
<b>G55</b>	<p>The frequency of vehicular crossovers on widened verges (a verge in excess of six metres) should be minimised through the use of a combination of:</p> <ul style="list-style-type: none"> <li>• Rear loaded lots with laneway access;</li> <li>• Vehicular access from the side of a lot;</li> <li>• Combined or grouped crossovers;</li> <li>• Increased lot widths.</li> </ul>	<b>Not applicable.</b>
<b>G56</b>	Slip lanes should be avoided in areas of high pedestrian activity and only be provided at any other intersection between connector streets and arterial roads where they are necessitated by high traffic volumes to the satisfaction of the coordinating road authority and the responsible authority.	<b>Not applicable.</b>
<b>G57</b>	Alignment of future primary arterial roads may be altered so long as the intended performance and	<b>Not applicable.</b>

	function of the roads are maintained to the satisfaction of the coordinating road authority and the responsible authority.	
<b>G58</b>	Streets should be the primary interface between development and waterways, with open space and lots with a direct frontage allowed only as a minor component of the waterway interface.	<b>Not applicable.</b>
<b>G59</b>	Where lots with direct frontage are provided, they should be set back five metres from the drainage reserve to provide pedestrian and service vehicle access to those lots, to the satisfaction of Melbourne Water and the responsible authority.	<b>Not applicable.</b>
<b>G60</b>	All signalised intersections should be designed in accordance with the VicRoads Growth Area Road Network Planning Guidance and Policy Principles.	<b>Not applicable.</b>
<b>G61</b>	Any road networks running adjacent to or crossing the APA Group VTS pipeline assets should cross at 90 degrees and be engineered to protect the integrity of the asset to the satisfaction of the responsible authority and gas pipeline owner.	<b>Not Applicable.</b>
<b>3.6.2 Public transport</b>		<b>Response</b>
<b>R69</b>	The street network must be designed to ensure 95% of all households are located within 400 metres of public transport services.	<b>Not applicable.</b>
<b>R70</b>	Subdivision design must enable passive surveillance to the public transport network by designing buildings which front on to streets on the public transport network.	<b>Not applicable.</b>
<b>R71</b>	Bus stops must be provided which enable convenient access to activity-generating land uses such as schools, community facilities, Mt Atkinson Volcanic Cone Reserve, sports reserves, Mt Atkinson Major Town Centre and Local and Industrial Convenience Centres and key employment locations.	<b>Not applicable.</b>
<b>R72</b>	All roads, intersections and roundabouts shown as 'bus capable' on <i>Plan 10 – Public Transport and Path Network</i> , should be constructed to accommodate ultra-low floor buses to the satisfaction of Public Transport Victoria (PTV) and the responsible authority.	<b>Not applicable.</b>
<b>R73</b>	Visually transparent fencing along the boundary abutting the rail reserve must be provided in accordance with the V/Line standard for fencing and to the satisfaction of PTV and VicTrack.	<b>Not Applicable.</b>
<b>3.6.3 Walking and cycling</b> The following planning and design guidelines should be met:		<b>Response</b>

<p><b>R74</b></p>	<p>Design all subdivisions, street 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 and roads unless otherwise specified by the PSP;</li> <li>• Shared paths or bicycle paths of 3.0 metres in width where shown on <i>Plan 10 – Public Transport and Path Network</i> or as shown on the relevant cross sections illustrated at <i>Appendix C or D</i> or as specified in another requirement in the PSP;</li> <li>• Off-road bicycle path along the Hopkins Road high pressure gas transmission pipeline easement, as per relevant cross section at <i>Appendix F- Easement Cross Sections</i>;</li> <li>• Safe and convenient crossing points of connector and local streets at all intersections and at key desire lines;</li> <li>• Pedestrian and cyclist priority crossings on all slip lanes; and</li> <li>• Safe and convenient transition between on- and off-road bicycle networks.</li> </ul> <p>All to the satisfaction of the coordinating road authority and the responsible authority.</p>	<p><b>Not applicable.</b></p>
<p><b>R75</b></p>	<p>Shared and pedestrian paths along waterways must be constructed to the standard that satisfies the requirements of Melbourne Water and the responsibly authority, and must be:</p> <ul style="list-style-type: none"> <li>• Delivered by development proponents consistent with the network, as illustrated on <i>Plan 10- Public Transport and Path Network</i>;</li> <li>• Positioned above 1:10 year flood levels with a crossing of the waterway designed above 1:100 year flood level to maintain hydraulic function of the waterway; and</li> <li>• Positioned above 1:100 year flood level where direct access is provided to the dwelling from the waterway.</li> </ul>	<p><b>Not applicable.</b></p>
<p><b>R76</b></p>	<p>Bicycle priority at intersections of minor streets and connector streets with dedicated off-road bicycle paths must be achieved through strong and consistent visual cues and supportive directional and associated road signs.</p>	<p><b>Not applicable.</b></p>
<p><b>R77</b></p>	<p>Safe, accessible and convenient pedestrian and cycle</p>	<p><b>Not applicable.</b></p>

	crossing points must be provided at all intersections, key desire lines and locations of high amenity.	
<b>R78</b>	Alignment of off-road bicycle paths must be designed for cyclists to travel up to 30km/h to the satisfaction of the responsible authority.	<b>Not applicable.</b>
<b>R79</b>	Bicycle parking facilities, including bicycle hoops and way-finding signage must be provided by development proponents in, and to, key destinations such as schools, community facilities, Mt Atkinson Volcanic Cone Reserve, sports reserves, Mt Atkinson Major Town Centre, local and industrial convenience centres and key employment locations.	<b>Not applicable.</b>
<b>R80</b>	Subdivision designs must demonstrate how any proposed dedicated cycle paths, pedestrian paths and shared paths will integrate and connect in a safe and convenient manner.	<b>Not applicable.</b>
<b>R81</b>	Pedestrian and cycle connections (bridges or underpass as indicated) must be provided in accordance with <i>Plan 10 – Public Transport and Path Network</i> , to provide pedestrian connectivity across the Melbourne-Ballarat rail corridor and the Western Freeway.	<b>Not Applicable.</b>
<b>The following guidelines should be met:</b>		<b>Response</b>
<b>G62</b>	Lighting should be installed along shared, pedestrian and cycle paths linking to key destinations, unless otherwise agreed by the responsible authority.	<b>Not applicable.</b>
<b>3.6.4 Town centre transport, access and connectivity</b>		<b>Response</b>
Not applicable No Town Centre is proposed		

**3.7 Integrated Water Management**

<b>3.7.1 Integrated water management</b>		<b>Response</b>
<b>The following requirements must be met:</b>		
<b>R86</b>	Stormwater runoff from the development must meet or exceed the performance objectives of the CSIRO <i>Best Practice Environmental Management Guidelines for Urban Stormwater Management</i> prior to discharge to receiving waterways and as illustrated on Plan 12 – Integrated Water Management, unless otherwise approved by Melbourne Water and the responsible authority.	<b>Complies subject to conditions.</b>

<b>R87</b>	Final design and boundary of constructed waterways, drainage corridors, retarding basins, wetlands, water sensitive urban design features and associated paths, boardwalks, bridges and planting, must be to the satisfaction of Melbourne Water and the responsible authority.	<b>Not applicable.</b>
<b>R88</b>	Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme to the satisfaction of Melbourne Water and the responsible authority.	<b>Complies subject to conditions.</b>
<b>R89</b>	Applications must demonstrate how: <ul style="list-style-type: none"> <li>Waterways and integrated water management design enables land to be used for multiple recreation and environmental purposes</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</li> <li>Relevant Integrated Water Management (IWM) requirements of this PSP will be achieved to the satisfaction of the retail water authority, including the supply of recycled water where required by the relevant water authority.</li> </ul> Melbourne Water drainage assets must be to the satisfaction of Melbourne Water and the responsible authority.	<b>Not applicable.</b>
<b>R90</b>	Development staging must provide for delivery of ultimate waterway and drainage infrastructure including stormwater quality treatment. Where this is not possible, development proponents must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, all to the satisfaction of Melbourne Water and the responsible authority.	<b>Not applicable.</b>
<b>The following guidelines should be met:</b>		<b>Response</b>
<b>G68</b>	Development should have regard to relevant policies and strategies being implemented by the responsible authority, Melbourne Water and water retail authority, including any approved Integrated Water Management Plan.	<b>Complies subject to conditions.</b>
<b>G69</b>	Where practical, integrated water management systems should be designed to: <ul style="list-style-type: none"> <li>Maximise habitat values for local flora and fauna</li> </ul>	<b>Complies subject to conditions.</b>

	species  Enable future harvesting and/or treatment and re-use of stormwater, including those options or opportunities outlined on Plan 12 – Integrated Water Management.	
<b>G70</b>	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 rain gardens and locally treated stormwater for irrigation.	<b>Not applicable.</b>
<b>G71</b>	Development should reduce reliance on potable water by increasing the utilisation for fit-for-purpose alternative water sources such as stormwater, rain water and recycles water (where required by the relevant authority)	<b>Complies subject to conditions.</b>
<b>G72</b>	Any drainage infrastructure running adjacent to or crossing the APA Group VTS pipeline assets should cross at 90 degrees and be engineered to protect the integrity of the asset to the satisfaction of the responsible authority and gas pipeline owner.	<b>Complies subject to conditions.</b>
<b>3.7.2 Utilities</b>		<b>Response</b>
<b>The following requirements must be met:</b>		
<b>R91</b>	Trunk services are to be placed along the general alignments shown on Plan 13 – Utilities, subject to any refinements as advised by the relevant servicing authorities.	<b>Not applicable.</b>
<b>R92</b>	Before development commences on a property, functional layout plans of the road network must be submitted that illustrate the location of all:  Underground services Driveways and crossovers Intersection devices Shared, pedestrian and bicycle paths Street lights Street trees.  The plans and street cross sections must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width (consistent with the road street cross sections outlined in Appendix C – Road Cross Sections and Appendix D – Alternative Road Cross Section Examples) and accommodate the minimum street tree planting requirements. The plans and street cross sections are to be approved by the responsible authority and all relevant service authorities before development commences.	<b>Not applicable.</b>
<b>R93</b>	All new electricity supply infrastructure (excluding	<b>Not applicable.</b>



	substations and cables with voltage greater than 66kv) must be provided underground.	
<b>R94</b>	All existing above-ground electricity cables (excluding substations and cables with voltage greater than 66kv) must be placed underground as part of the upgrade or subdivision of existing roads.	<b>Not applicable.</b>
<b>R95</b>	Delivery of underground services must be coordinated, located and bundled (utilising common trenching) to facilitate tree and other planting within road verges.	<b>Not applicable.</b>
<b>R96</b>	All lots must be provided with potable water, recycled water (where required by the relevant water authority), electricity, reticulated sewerage, drainage, gas and telecommunications to the satisfaction of the relevant authority.	<b>Not applicable.</b>
<b>R97</b>	Above-ground utilities must be identified at the subdivision design stage to ensure effective integration with the surrounding neighborhood and to minimise amenity impacts, and be designed to the satisfaction of the relevant authority. Where that infrastructure is intended to be located in the open space network, the land required to accommodate that infrastructure will not be credited as contributing to open space requirements specified and will be additional to the areas designated in Table 7 – Open Space Delivery Guide.	<b>Not applicable.</b>
<b>R98</b>	Utilities must be placed on the outer edges of waterway corridors to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of Melbourne Water and the responsible authority.	<b>Not applicable.</b>
<b>R99</b>	Utilities must be placed outside of BCS conservation areas, natural waterway corridors or on the outer edges of these corridors in the first instance. Where services cannot avoid crossing or being located within a conservation area or natural waterway corridor they must be located to avoid disturbance to existing waterway values, native vegetation, significant landform features and heritage sites, to the satisfaction of the Department of Environment, Land, Water and Planning, Melbourne Water and the responsible authority.	<b>Not Applicable.</b>
<b>R100</b>	All temporary infrastructure must be removed once permanent infrastructure is connected and operated.	<b>Not applicable.</b>
<b>The following guidelines should be met</b>		<b>Response</b>

<b>G73</b>	All new above-ground utilities, including temporary utilities, should be located outside of key view lines and screened with vegetation, as appropriate.	<b>Not applicable.</b>
<b>G74</b>	Street and other public lighting should utilise cut-off fittings to minimise light spill beyond the required illuminated area.	<b>Not applicable.</b>
<b>G75</b>	Design and location of underground services should be guided by Appendix G – Service Placement Guidelines.	<b>Not applicable.</b>
<b>G76</b>	Subject to the land footprint area not being credited as an open space contribution, substations may be included in local parks to the satisfaction of the responsible authority and their location and design should be integrated with park design.	<b>Not applicable.</b>
<b>G77</b>	Any utility infrastructure running adjacent to or crossing the APA Group VTS pipeline assets should cross at 90 degrees and be engineered to protect the integrity of the asset to the satisfaction of the responsible authority and gas pipeline owner.	<b>Complies subject to conditions.</b>

**3.8 Infrastructure delivery and staging**

<b>3.8.1 Subdivision works by developers</b>		<b>Response</b>
<b>The following requirements must be met:</b>		
<b>R101</b>	<p>Subdivision of land within the precinct must provide and meet the total cost of delivering the following infrastructure:</p> <ul style="list-style-type: none"> <li>• Connector streets and local streets (including internal loop and service roads that abut arterial roads);</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 (except those included in Table 9 – Precinct Infrastructure);</li> <li>• Local shared, pedestrian and bicycle paths along local roads including those within internal loop and service roads that abut arterial roads), connector streets, utilities easements, local streets, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the Table 9 – Precinct Infrastructure);</li> <li>• Council approved fencing and landscaping along arterial roads, where required and where</li> </ul>	<b>Not applicable.</b>



	<p>not otherwise included in Table 9 – Precinct Infrastructure;</p> <ul style="list-style-type: none"> <li>• Bicycle parking;</li> <li>• Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;</li> <li>• Basic improvements to local parks and open space – refer to R102 below;</li> <li>• Local drainage system;</li> <li>• Connector and local street or pedestrian/cycle path crossings of waterways, unless outlined as the responsibility of an agency in Table 9 – Precinct Infrastructure;</li> <li>• Infrastructure as required by utility services providers, including water, sewerage, drainage (except where the item is funded through a DSS), electricity, gas and telecommunications; and</li> <li>• Remediation and/or reconstruction of dry stone walls, where required.</li> </ul>	
<b>R102</b>	<p>All public open space (where not otherwise included in Table 9 – Precinct Infrastructure) 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 disused structures, foundations, pipelines, stockpiles and soil contamination</li> <li>• Clearing of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with warm climate grass</li> <li>• Provision of water tapping, potable and recycled water connection points</li> <li>• Sewer, gas and electricity connection points to land identified as sports reserves and community facilities</li> <li>• Trees and other plantings</li> <li>• Vehicle exclusion devices (fence, bollards or other suitable methods) and maintenance access points</li> <li>• Construction of pedestrian paths to a minimum 1.5 metres in width around the perimeter of the reserve (3m wide where required by Plan 10 – Public Transport and Path Network Plan and connecting to the surrounding path network;</li> <li>• Installation of park furniture, including barbecues, shelters, furniture, rubbish bins, local-scale play areas, and appropriate paving to support these facilities, consistent with the type of open space listed in Table 7 – Open Space Delivery Guide.</li> </ul>	<b>Not applicable.</b>
<b>R103</b>	<p>Local sports reserves identified in Table 9 – Precinct Infrastructure must be vested in the relevant</p>	<b>Not applicable.</b>

	<p>authority in the following condition:</p> <ul style="list-style-type: none"> <li>• Free from all existing disused structures, foundations, pipelines, stockpiles, rubbish, environmental weeds rocks and soil contamination</li> <li>• Reasonably graded and / or topsoiled to create a safe and regular surface with a maximum 1:6 gradient</li> </ul> <p>Seeded and top-dressed with drought-resistant grass in bare, patchy and newly-graded areas.</p>	
<b>R104</b>	<p>Any heritage site / reserve or conservation area to be vested in the relevant authority must be done so in a standard that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to:</p> <ul style="list-style-type: none"> <li>• Clearing of rubbish, weeds and contaminated soils;</li> <li>• Essential repairs to and stabilisation of any structures; and</li> <li>• Any fencing required to ensure the safety of the public.</li> </ul> <p>Any works carried out must be consistent with any relevant Cultural Heritage Management Plan and Conservation Management Plan.</p>	<b>Not Applicable.</b>
<b>R105</b>	<p>Convenient and direct access to the connector road network must be provided through neighbouring properties where a property does not otherwise have access to the connector network or signalised access to the arterial road network, as appropriate.</p>	<b>Not Applicable.</b>
<b>R106</b>	<p>Where a street has already been constructed or approved for construction to a property boundary, subsequent development must connect with that street to adopt a consistent cross-section until a suitable transition can be made.</p>	<b>Not Applicable.</b>
<b>R107</b>	<p>Construction of the urban upgrade to the existing Hopkins Road level crossing must be undertaken as part of the initial stage of development of the Mt Atkinson Major Town Centre.</p>	<b>Not Applicable.</b>
<b>3.8.2 Development Staging</b>		<b>Response</b>
<b>The following requirements must be met:</b>		
<b>R108</b>	<p>Development staging must provide for the timely provision and delivery of:</p> <ul style="list-style-type: none"> <li>• Arterial road reservations</li> <li>• Connector streets</li> </ul>	<b>Not applicable.</b>

	<ul style="list-style-type: none"> <li>Street links between properties, constructed to the property boundary</li> </ul> <p>Connection of the on-road and off-road pedestrian and bicycle network.</p>	
<b>R109</b>	Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in this PSP, by any date or stage of development required or approved by the responsible authority.	<b>Not applicable.</b>
<b>The following guidelines should be met</b>		<b>Response</b>
<b>G78</b>	<p>Staging will be determined largely by the development proposals on land within the precinct and the availability of infrastructure services. Development applications should demonstrate how the development will:</p> <ul style="list-style-type: none"> <li>Integrate with adjoining developments, including the timely provision of road and path connections, to a practical extent;</li> <li>Integrate with other developments, including timely provision of road and path connections to the extent practicable, where proposed development does not adjoin an existing development front;</li> <li>Provide sealed road access to each new allotment;</li> <li>Provide open space and amenity to new residents in the early stages of the development, where relevant;</li> <li>Deliver any necessary trunk services extensions, including confirmation of agreed approach and timing by the relevant authority; and</li> <li>Avoid and minimise impacts to conservation areas through consolidating utilities into dedicated service corridors.</li> </ul>	<b>Complies subject to conditions.</b>
<b>G79</b>	Early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority.	<b>Not applicable.</b>