

Spring Creek Precinct Structure Plan

Community Panel
Recommendations –
Council Response

November

2015

The Spring Creek Peoples Panel Report

A people's panel comprising of 19 Community members, 9 landowners 3 of which are developers, and 3 Community groups (3228 Resident's Association, Bellbrae Resident's Association, and Surfrider Association), participated in four workshop sessions during August 2015. The task was to make recommendations to Council regarding the Spring Creek Structure Plan, specifically "How to do we design urban growth that is in balance with the surrounding environment?". The workshops were independently facilitated by Fire Light Consulting. Relevant technical reports, council papers and interim progress reports from the workshops were compiled on a shared drive. The report featured key recommendations to Council. All the key recommendations in this report received greater than 80 % support.

At the fourth and final session the themes were prioritised.

This report is guided by the following values:

- Places for People
- The Natural Environment
- The Built Environment
- Services and Infrastructure
- A local economy

Because there remains significant community objection to this development, the Panel encouraged the council to adopt an environmentally sensitive and minimalist approach when developing the site.

Council Response

The following table indicates Council's response to the recommendations in the People's Panel Report. Wherever possible, the People's Panel Recommendations are to be delivered in the Spring Creek Precinct Structure Plan, either in drafting the plan for the area or via the controls on land use and development to be included in the Planning Scheme as part of the planning scheme amendment. Where recommendations could not be included, the response has been explained.

Majority recommendations

Priority #	Panel Recommendation	How will it be achieved
1	<p>Ensure enforceable PSP wide building design and planting covenants that deliver consistent and sustainable outcomes for all residential allotments.</p>	<p>The primary tool for the delivery of building design controls will be the Schedule to the Urban Growth Zone introduced as part of the Planning Scheme Amendment. The suitability of secondary tools (such as Memorandum of Common Provisions) that might complement the available Planning Scheme tools will also be explored.</p> <p>A draft Integrated Water Cycle Management Plan has been prepared for the Spring Creek PSP with Barwon Water, the Corangamite Catchment Management Authority, Southern Rural Water, Council and the Technical Reference Group for the PSP. This includes sustainable water use, water sensitive urban design principles and treatment of stormwater.</p> <p>Planting themes on public land within the precinct that will be managed and owned by Council can be delivered as practical. However, planting themes on private land within the precinct can only be encouraged and may only be enforced where planning permits are triggered.</p>
2	<p>A range of density housing allowing maximum preservation of land. Example, creek, trees, grasslands.</p>	<p>The draft framework plan and future urban structure plan will maximise the preservation of areas of significant environmental value including Spring Creek, the gullies and native vegetation. Native vegetation will predominantly be preserved in conservation and drainage/waterway reserves.</p> <p>In addition to the measures set out at Priority 1, housing is proposed at a range of housing densities with minimum lot sizes of approximately 500m² around the activity centre/community hub, to larger 2000m² lots on the western boundary, adjacent to Grossmans Road and on steep land adjacent to Spring Creek.</p>
3 (equal)	<p>A defined and FINAL town boundary along the western edge of the precinct.</p>	<p>The settlement boundary is defined in the planning scheme at Clause 21.08. The Spring Creek Framework Plan and PSP will reinforce this to the full extent possible by not allowing any road to terminate at the western boundary and through the use of a sensitive interface comprised of lower density lots and reserves on the western boundary.</p>
3 (equal)	<p>House-to-plot ratio to have a lower percentage than the state average. (Increased proportion of garden to building/hard surfaces).</p>	<p>This will be written into the building design controls and Urban Growth Zone Schedule through a maximum site coverage provision.</p>

4	<p>Include a small-scale area to encourage meeting places within the precinct with a community focus that allows for;</p> <ul style="list-style-type: none"> - A cafe style business/milk bar and - A community building/space. 	<p>The Framework Plan includes a community building as recommended in the Community Infrastructure Report as part of a community hub within the southern area of Spring Creek.</p> <p>Planning principles around reducing vehicle trips, shared carparking, and sustainable activity centre planning indicate that a location close to the shopping centre, primary school and other facilities is ideal. (for example, <i>Activity Centre Design Guidelines</i>, DELWP).</p> <p>Milk bars and other small scale retail premises like cafes can be provided within the General Residential Zone “Out of Centre” with planning permit approval.</p>
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5 (equal)	<p>Targeted surveys happen as soon as possible for Coastal Moonah; Bellarine Yellowgum; Growling Grass Frog; Western Plains Galaxiella; Yara Pigmy Perch. To also include a Eastern Grey Kangaroo management plan. With further studies to done in spring/early summer to identify potential, additional plant species.</p>	<p>Surveys for the Western Plains Galaxiella, Yarra Pigmy Perch and Growling Grass Frog have been commissioned.</p> <p>Arboricultural and biodiversity surveys have been completed and these surveys encompass the Bellarine Yellow Gums and Moonah.</p> <p>A tailored plan to manage the kangaroo population will be developed by Council with input from DELWP and consulting biodiversity experts. Based on advice from DELWP regional and Melbourne office, the template for the Kangaroo Management Plan used in Melbourne is not suitable for local use as it has been developed for environments like Metropolitan Melbourne.</p>
5 (equal)	<p>Prohibit the subsequent secondary subdivision of allotments.</p>	<p>This will be mandated in planning policy through the Schedule to the Urban Growth Zone.</p>
5 (equal)	<p>No Roads to be along or terminate at Western Boundary</p>	<p>The draft framework plan demonstrates that no roads will terminate at the Western boundary.</p>
6	<p>Overlays which encourage indigenous flora & fauna systems to thrive. This is an opportunity for human communities to live in harmony with the natural environment.</p>	<p>The Native Vegetation Precinct Plan (NVPP) is the planning tool in a PSP that provides similar protection to an overlay. The Native Vegetation Precinct Plan will show the preservation of stands of Bellarine Yellow Gums and other significant vegetation in conservation reserves. Healthy scattered trees are to be retained within the future urban environment wherever possible/practicable. Current planning policies affecting the area encourage the retention of species such as the Bellarine Yellow Gum and Coastal Moonah.</p>

Priority #	Panel Recommendation	How it will be achieved
7 (equal)	Before the PSP is finalised, get all technical reports and follow through on all recommendations.	This will be completed
7 (equal)	There should be a bridge across the creek for pedestrians and bicycles only	The draft framework plan shows a bridge for pedestrians and cyclists only. This will be confirmed through the traffic study once the flow on implications for the road network including Duffields Road is understood.
7 (equal)	A maintenance & commercial plan for open space - developer contribution plan. Special rates or fees targeted to Spring Creek Precinct residents.	This will need to be explored through the development contribution/infrastructure contribution process. Under a Victorian Ministerial Direction, maintenance cannot be funded through a Developer Contributions Plan. Resourcing options for the maintenance of open space will need to be determined, including clarity around responsibility and mechanisms that might support Council's activities.
7 (equal)	Regenerate tributary (Jaar Nu Ruc) and areas on steep slopes of spring creek subject to erosion.	Jaar Nu Ruc is encumbered and is proposed to form part of a drainage reserve with a buffer. An integrated approach will be taken so the gully's main role as a drainage reserve will be complemented through revegetation and enhancement of environmental qualities.
7 (equal)	Preserve significant stands of Bellarine Yellowgum, with a 15% coverage of the whole site.	<p>The BYG is recognised and afforded protection on public land under the Victorian <i>Flora and Fauna Guarantee Act (1988)</i> which lists the species as threatened. A state-wide action plan is in place for the species under the Act. Existing Surf Coast planning policy also places a high priority on the protection of species like BYG and Coastal Moonah. This includes Municipal Strategic Statement at Clause 21.08.</p> <p>Larger lots and limits on footprints will enhance the opportunity for planting. It is considered that devoting 15% of an urban area to a single tree species is not achievable due to the limits of the planning system and the need to provide more broadly for a locally indigenous theme as part of the future setting.</p> <p>Instead it is proposed that all significant stands of vegetation (including BYGs) be preserved in conservation reserves. In urban areas, healthy BYGs will be retained wherever possible within the urban fabric. Locally indigenous planting themes that include BYGs will be used on Council-controlled public land and encouraged on private land. This will not preclude the planting of other vegetation including edible gardens and local food production.</p>

Priority #	Panel Recommendation	How it will be achieved
8 (equal)	The Creek Buffer to increase beyond 30m and must link and integrate with other areas of open space within and beyond the precinct	<p>The width of the buffer to Spring Creek will be at least 75m on each side of the creek having regard to environmental assets and topography and the buffers to the gullies will be at least 50m.</p> <p>The plan will consider linear open space and road/path connections within and beyond the precinct. The draft framework plan shows linear open space linking creeks, gullies and open space parks.</p>
8 (equal)	Best Practice water sensitive urban design is to be implemented in all areas, considered in initial planning of the precinct (upfront).	An integrated Water Cycle Management Plan as described above is in the process of being completed. This will be available as part of the documents provided for the exhibition of the PSP.
8 (equal)	Maximise local employment through the development of the site.	Local employment will be encouraged by Council and will be extended to initiatives such as local art where practical. The retail centre will also provide local employment opportunities. While Council can encourage local employment opportunities it is unable to require/regulate this.
8 (equal)	Bicycle path looping around both sides of the creek, creek edge and integrate with external paths. No bike path along Duffields Rd (too hard to ride on these hills, hence no need to widen road).	A bike path is shown on the draft framework plan along both sides of Spring Creek.
9	Bring art into the landscape	Council will promote the use of locally-produced public art in the public realm.
10	Use planning controls to protect significant scenic and natural areas preserving places where people can comfortably enjoy the natural beauty of the site	The draft framework plan shows local parks and reserves that have been located to capitalise on viewlines from identified high points. The creek environs and significant conservation areas within the precinct will provide opportunities for appreciation of the natural environment and passive recreation.