

Legend	
In the draft PSP or considered in PSP development	Not incorporated in the draft PSP
Partially met See footnotes	Unclear, overly broad or outside ambit of considerations

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
1	PSP landowner			Increase permeability to Duffields Road interface			Refine/define purpose of open space south of Spring Creek	Relocate neighbourhood convenience centre Duffields Road corner <sup>1</sup> Reduce govt. school size to 3.5ha <sup>2</sup>	
2	PSP landowner			Provide pedestrian and cycling routes across Spring Creek Reduce/rationalise vegetated buffer along GOR	Rationalise conservation areas & distinguish between conservation and credited open space	Review drainage in relation to existing catchment and rationalise drainage corridors/widths	Relocate open space to create better linkages and respond to the Sustainable Futures Plan <sup>3</sup> Increase credited open space areas around conservation areas	Allow for local convenience centres with 400m catchments	
3	PSP landowner		Allow average densities <sup>4</sup>	Provide connections across Duffields Road Allow flexibility in precise alignments of connector streets. Allow flexibility in precise location of bridges/culverts Consider PTV routes	Redefine conservation areas in drainage corridor	Review drainage requirements Promote WSUD	Relocate hill top local park <sup>5</sup> Allow some conservation land to be credited Reduce buffer along Duffields Road** Reduce open space extent along Spring Creek Allow a range of interfaces to Spring Creek	Identify point of destination at confluence of the two water courses north of Spring Creek <sup>6</sup> Allow for local convenience centre north of Spring Creek	
4	PSP landowner		Reduce in NE Corner of 195 Grossmans Rd	Allow direct access to Grossmans Road <sup>7</sup> Relocate northern, east-west access street connection at its western extent		Review drainage requirements	Reduce extent of open space at 165 Grossmans Road <sup>8</sup>	Allow exemption from reticulated sewer connection for larger lots	

<sup>1</sup> With the removal of the public primary school this element is being reviewed. The final location will include consideration of the patch of Bellarine Yellow Gums on Duffields Road.

<sup>2</sup> The Department of Education has confirmed that a primary school in Spring Creek is not required. This has now been removed from the plan.

<sup>3</sup> Open space 'corridors' will be realigned to improve connectivity. However, the change will not fully respond to this request.

<sup>4</sup> Average lot sizes within the specified (lot size) ranges.

<sup>5</sup> Minor changes will be made to the location of open space to improve connections and service walkable catchments. These changes may not completely satisfy this request.

<sup>6</sup> Not identified in PSP. A planning permit application would be subject to a merits assessment (planning permit).

<sup>7</sup> PSP will strongly discourage direct access but this element will be subject to merits assessment at planning permit stage.

<sup>8</sup> This is still being reviewed; awaiting CCMA information to inform rationalisation of encumbered land.

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other	
5	PSP landowner			Realign western, north-south access in south Spring Creek to 50m off boundary, not 100m**	Refine conservation areas to accurately reflect significant vegetation to be retained (particular reference to conservation area on western boundary).	Remove dam located at the confluence of the three small tributaries on the western boundary and relocate <sup>9</sup>	Reduce Spring Creek buffer to 30m			
				Relocate Great Ocean Road buffer to within road reserve		Review/rationalise drainage in relation to existing catchment				
						Reduce drainage buffer to 10m <sup>10</sup>	Recognise the land between the two conservation areas on the western boundary as residential (lower density). <sup>11</sup>			
6	PSP landowner		Increase	Realign western north-south connector road off western boundary						
				Realign northern east-west local access street to south						
				Allow direct access to Grossmans Road <sup>12</sup>						
				Reduce buffer to Grossmans Road						
7	PSP landowner							Relocate northern boundary of school and connector road further south <sup>13</sup>		
8	Abutting landowners		Increase buffer on western boundary	Realign western north-south connector road					Provide buffer along the western boundary	Amenity impacts during construction <sup>14</sup>
				Remove western, north-south connector street connection to Grossmans Road						
9	General								Allow for a "reasonable" sized commercial centre	
10	General		Reduce	Prohibit access to the Great Ocean Road	Consider Kangaroos				Consider bushfire risk	Poor timing of consultation process
									Encourage energy efficient buildings <sup>15</sup>	
									Town boundary	
11	General		Reduce; it's too large a development						Consultation process is too rushed	Too much developer input
12	General		Reduce		Not enough nature space for animals/kangaroos				Loss of amenity and outlook from Ocean Views Estate	

<sup>9</sup> This is still being reviewed; awaiting CCMA information.

<sup>10</sup> The land take for drainage is being reviewed and is awaiting CCMA information. This will rationalise the extent of encumbered land, however, the total buffer is unlikely to be as little as 10m.

<sup>11</sup> This is still being reviewed; awaiting CCMA information.

<sup>12</sup> Strongly discourage but subject to merits based assessment

<sup>13</sup> This is the subject of a current subdivision application. However, the primary driver for this is to ensure that the school has road access within the UGA. This will be built into the PSP.

<sup>14</sup> Regulated via Construction Management Plan (CMP); a CMP would be a (subdivision) planning permit requirement

<sup>15</sup> This is encouraged through the PSP but not required. However, concurrently the major developers are working to incorporate of sustainability initiatives principally through the UDIA program.

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
13	General			Provide shared path from Beach Road to Messmate Road			Open space has local access streets adjacent which is good design		
				Review design of northern, north-south local access street and Messmate Road intersection.					
				Review western north-south connector street connection with Grossmans Road. Poor sight-lines.					
14	PSP landowner						Relocate credited open space further west		
15	General		Reduce		General environmental concerns				Too much developer influence on plans
16	PSP landowner			Provide a north-south vehicular access across Spring Creek				Allow access across Spring Creek for services	
17	General	General opposition	Reduce: prefer lifestyle blocks						
18	General		Reduce: lots are too small						
19	General		Reduce: prefer larger lots				More open space; should not be payment in lieu <sup>16</sup>		
20	General	General opposition							
21	General		Reduce: lots are too small	Prohibit access to Great Ocean Road and connection to Strathmore Drive.	Larger areas to protect vegetation and preserve wildlife.		Buffer along Spring Creek should be greater than 30m	Adequacy of infrastructure provision (esp. water).	
				Prohibit school zone along Great Ocean Road					
				Timing of dual carriageway along Great Ocean Road <sup>17</sup>					
				Divert Christian College traffic to Duffields Road					
22	General	Conditional support		Increase bike path connections		Revegetate habitat corridors	Provide open space for structured recreation activities (eg. ball games)	Encourage solar energy efficient lot design	
				Investigate PTV route					

<sup>16</sup> With the rationalisation of encumbered land, the credited open space will increase. An additional park will also be included in the north. However, where additional open space is not required payment in lieu will be accepted with the money contributing to community open space/facilities where they are most needed.

<sup>17</sup> A dual carriageway will not be constructed as part of this project.

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
23	Community Groups x 2	General opposition	Reduce density		Consider wildlife displacement.	Revegetate with existing EVC	Increase buffer along Spring Creek; it should be at least 100m. <sup>18</sup>	Should seek to achieve 100% renewable energy for the precinct <sup>19</sup>	The draft Framework Plan lacks detail
							Retain the vineyard as a community asset.	Remove state school from the plan	
24	PSP landowner				Retain windrows <sup>20</sup>		Increase total open space beyond 10% <sup>21</sup>	Protect significant view lines (eg. development at high points) <sup>22</sup>	Back fences should not abut existing properties.
					Manage displacement of possums		Locate open space on high points	Limit back fences abutting current properties	
					Regulate works around trees to avoid damage. <sup>23</sup>		Include additional pocket park/open space area to the south of 135 Grossmans. Would also protect existing BYG.		
25	General		Reduce: blocks of less than 500-600sqm inappropriate	Prohibit access to Great Ocean Road No more traffic lights			Increase total open space	Protect the character of the area	
26	Community Group		Reduce: Lot size should exceed 4,000sqm	Increase buffer to Great Ocean Road (50m)			Increase buffer to Spring Creek to at least 100m		
							Increase open space to 10%		
							Open space should form corridors and provide connectivity		
27	General			Consider traffic volumes on Ocean View Crescent				Relocate school further within PSP area <sup>24</sup>	Consult with community on development dates.
				Ensure appropriate parking for school and retail					
28	General		Reduce: Lots of 500sqm are inappropriate	Consider traffic volumes on Ocean View Crescent			Reconsider/increase total open space		
				Concern about traffic generation/volumes and traffic lights.					
29	General	General opposition							

<sup>18</sup> The extent/width of the buffer will be influenced by biodiversity and cultural heritage assets and topography and as such, it is unlikely to be a consistent width.

<sup>19</sup> Options for renewable energy and other sustainability initiatives are being explored through a parallel process.

<sup>20</sup> Encouraged where practical but not required.

<sup>21</sup> The extent of combined (encumbered and credited) open space is likely to exceed 10%. However, open space requirements are set out in the planning scheme and an open space contribution greater than 10% cannot be required.

<sup>22</sup> This is responded to in the PSP by locating parks at high points, restricting building height to 7.5m.

<sup>23</sup> Regulated via future planning permits and the relevant Code of Practice; not set out in the PSP.

<sup>24</sup> DEET have advised that the primary school site is not required.

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
30	Community Group			Concerned about post development traffic volumes along existing Strathmore Drive				Address bush fire risk	Existing traffic impacts outside PSP area
				Prohibit access to Great Ocean Road					Seek funding for best planning practice
				Retain vegetation along Great Ocean Road					Improve Domain Road
				Include vegetation buffer to Great Ocean road					Fire assembly plan
				Include shared path along Great Ocean Road					Fire evacuation route
31	General		Reduce: lots under 500sqm are inappropriate	Improve Duffields Road			Increase total open space to 10% <sup>25</sup>	Confirm need for primary school <sup>26</sup>	
32	General Pro-forma		Reduce: Minimum 4,000 sqm along Grossmans Road	Reconfigure western, north-south connector road			Increase open space	Provide green buffer on western boundary	Provide cat ban
			More lots at a larger size needed					Set minimum boundary setback requirements for dwellings	
33	General	Against						Clearly define town boundary to prevent further expansion to the west	
34	General Pro forma		Reduce:	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
35	General Pro forma		Minimum 4,000 sqm along Grossmans Road	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
36	General Pro forma		Reduce:	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
37	General Pro forma		Minimum 4,000 sqm along Grossmans Road	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
38	General Pro forma		Reduce:	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
39	General Pro forma		Minimum 4,000 sqm along Grossmans Road	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
40	General Pro forma		Reduce:	Reconfigure western, north-south connector road				Provide green buffer on western boundary	

<sup>25</sup> The extent of credited open space will be increased but % will be based on need. Where credited open space is less than 10%, payment in lieu will be required.

<sup>26</sup> DEET has confirmed that the Public Primary School land is not required

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
41	General Pro forma		Minimum 4,000 sqm along Grossmans Road	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
42	General Pro forma		Reduce: Minimum 4,000 sqm along Grossmans Road	Reconfigure western, north-south connector road				Provide green buffer on western boundary	
43	General	General opposition	Reduce: Lots should be at least 8,000sqm	Reconfigure western north-south connector intersection to Grossmans Road	Increase indigenous vegetation	Consider grey water and stormwater management	Increase buffer to Spring Creek to at least 250m either side	Remove public school	Composition of community panel:50% developers
				Prohibit access to Great Ocean Road	Consider kangaroos (includes the installation of 'kangaroo safe' fencing.		Increase total open space	Remove neighbourhood centre	
							Increase buffer on western boundary to 200m. Buffer to be retained in private ownership but may not be developed.	Ban cat ownership	
		Define western boundary <sup>27</sup>							
44	Community Group								Limit plastics and plastic based litter
45	General			Consider safety along Grossmans Road	Consider kangaroo displacement			Protect vistas and outlooks as open space <sup>28</sup>	Limit rubbish impacts
					Consider impact on the environment and relevant ecosystems.			Protect ridgelines	
46	General			Consider post development traffic impacts on surrounding network	Increase conservation areas <sup>29</sup>		Increase buffer to Spring Creek (submission did not specify width)		Poor timing of consultation
				Increase walking and cycling paths in precinct					
47	General		Reduce: support lot sizes at 1,500sqm. Do not support smaller lot sizes.	Remove local access road along waterway				Address bush fire risk	
								Allow for a Performing Arts Centre	
								Houses should back onto waterways in lieu of perimeter roads.	
48	Abutting landowner							Recognise potential for urban growth west of PSP area	

<sup>27</sup> The township boundary is already defined in the Planning Scheme. No roads abut the western boundary to demonstrate that western expansion is not proposed.

<sup>28</sup> Local parks have been located at high points. Dwellings are restricted to 7.5m in height but a change in the outlook cannot be avoided.

<sup>29</sup> Conservation areas have been located where there are significant biodiversity assets (eg. the Creek, Bellarine Yellow Gum patches and other significant vegetation)

No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other	
49	Community Group	Against; not required for land supply	Reduce: increase average lot size to 2,500-4,000sqm	Include walking and cycling paths across Spring Creek	Include protection of native flora and fauna species		Locate open space next to neighbourhood centre	Provide buffer on western boundary	Poor timing of consultation	
				Ensure efficiency in road network			Increase buffer to Spring Creek to at least 100m either side <sup>30</sup>	Include drainage corridor in DCP		
				Provide bike paths along open space network				Undertake independent review of drainage strategy		
				Provide one access to Grossmans Road				Protect views from Great Ocean Road		
				Provide only two accesses to Duffields Road						
				Prohibit access to Great Ocean Road						
50	Abutting landowner		Reduce: lots should be larger along western boundary (>4,000m <sup>2</sup> ) in particular	Reconfigure western north-south connector intersection to Grossmans Road			Increase total open space	Increase buffer along western boundary	Staging of development. Should start in north <sup>31</sup>	
									Rates compensation to neighbouring properties	
									Potential loss of property value	
51	General		Reduce: Lots should be larger across the precinct & esp. along GOR	Provide shared paths			Create linear parks with drainage corridors	Minimise commercial development <sup>32</sup>		
				Increase buffer to Great Ocean road						Ensure drainage corridors are not included in credited open space.
										Increase buffer to Spring Creek (width not specified)
52	General		Reduce	Confirmation of traffic lights at Strathmore Drive	Protect fauna		Increase total open space			
53	General	General opposition							Poor timing of exhibition	

<sup>30</sup> The width has been articulated as being 75m but the final width will also consider topography, flooding and vegetation. As such, the final width is yet to be determined and whilst it will be at least 75m, it may not be 100m.

<sup>31</sup> This is likely.

<sup>32</sup> The area set aside for commercial development is informed by a needs based assessment in the form of the Economic Impact Assessment.



No.	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
54	General		Reduce: should largely be 4,000 m <sup>2</sup> with some smaller lots 450-550m <sup>2</sup>	Reconfigure western north-south connector intersection to Grossmans Road				The commercial area should be close to Duffields Road to capitalise on passing traffic <sup>33</sup>	
				Shared path in GOR road reserve to connect the path to the east to the existing service road west of the Spring Creek UGA				The public school should not front Duffields Road	
				Prohibit access to Great Ocean Road				Public school should be collocated with Christian College <sup>34</sup>	
				Increase buffer to Great Ocean Road					
				Include roundabout at intersection of Duffields/Grossmans Rd					
				Include culvert under Duffields Road to facilitate safe pedestrian/bike access					
55	Abutting landowner	General opposition		Review access points to Grossmans Road		Ensure that runoff does not pollute or detrimentally affect waterways		Will generate need for infrastructure like a supermarket, schools, petrol stations <sup>35</sup>	
				Grossmans and Duffields Roads will need upgrading				Upgrades to services will be required	
								Consider public transport options <sup>36</sup>	
								The rural outlook and ocean views currently available from the west will be lost	
								Respect character of Torquay	
56	General			Remove/relocate access to GOR: concern relates to additional traffic volumes down Strathmore Drive east and at the intersection.					
		10	35	76	18	11	39	60	24

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Partially met <b>See footnotes</b>	Unclear, overly broad or outside ambit of considerations





<sup>33</sup> With the removal of the public primary school this element is being reviewed. The final location will include consideration of the patch of Bellarine Yellow Gums on Duffields Road.

<sup>34</sup> DEET has confirmed that the public school is not required.

<sup>35</sup> The need generated by the precinct has been considered

<sup>36</sup> PTV has been consulted. Limited bus services will be available as an extension of the exiting routes



SUMMARY	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
<b>G: General submitter</b> <b>CG: Community Group</b> <b>AL: Abutting landowner</b> <b>LO: Landowner-Urban Growth Zone</b> <b>PF: Pro-forma submission</b>	<b>Generally opposed</b> = 9  G6, CG2, AL1	<b>Larger lot sizes</b> = 31  G16, CG3, PF10, AL1	<b>Relocate or remove western access to Grossmans Road.</b> Minor adjustments but road not removed. = 20 LO2, PF10, G5,CG1,AL2	<b>Protect fauna &amp; manage displacement of wildlife (also includes kangaroos and possums)</b> = 6  G3, CG2, LO1	<b>Review &amp; rationalise drainage requirements, including land take for drainage</b> = 6  LO6	<b>Increase open space</b> = 13  G7, PF1, AL1, CG3, LO1	<b>Remove, reduce or relocate public primary school.</b> DEET has confirmed primary school is not required. = 6 LO1, CG1, G4	<b>Poor timing of exhibition</b> = 5  G4, CG1
	<b>Conditional support</b> = 1  G1	<b>Smaller lot sizes</b> = 2  LO2	<b>Prohibit access to GOR</b> = 9  G7, CG2	<b>Increase conservation areas for flora and fauna</b> = 4  G4	<b>Promote WSUD and consider runoff</b> = 3  G1, LO1, AL1	<b>Increase buffer to Spring Creek (width varied in submissions from unspecified to 250m).</b> The width of the buffer is at least 75m. = 6 G4, CG2	<b>Remove or minimise commercial area.</b> Informed by Economic Assessment. = 2 G2	<b>Degree of developer input</b> = 3  G3
		<b>Allow average lot sizes.</b> Variations allowed within specified range. = 1 LO1		<b>Rationalise conservation reserves to distinguish between credited and encumbered open space</b> = 3 LO3	<b>Revegetate drainage lines</b> = 2  G1, CG1	<b>Ensure connectivity/linkages in open space network</b> = 3  G2, CG1	<b>Allow for a Neighbourhood or Local convenience centres.</b> = 3 LO2, G1	<b>Staging (should start in north).</b> Dependent on infrastructure availability but given existing infrastructure & land ownership pattern this will likely be met. = 1 AL1
		<b>Other</b> = 1  AL1		<b>General environmental concerns</b> = 3  LO2, G1		<b>Rationalise or reduce open space. Encumbered open space has been refined.</b> Credited open space has not been reduced. = 7 (LO7)	<b>Relocate convenience centre.</b> Deletion of primary school necessitates minor changes to location = 2 (LO1, G1)	
				<b>Other</b> = 2  G2		<b>Relocate open space.</b> Open space has been moved to improve linkages and service catchments. Not all requests have been met. = 4  LO4	<b>Create large buffer to western boundary.</b> Larger lots with 20m minimum setback. = 14 (AL2, CG2, PF10)  <b>Define western boundary to prevent further expansion.</b> = 3 (G3)	<b>Amenity during construction.</b> CMP is a permit requirement in UGZ. = 1  AL1
 In the draft PSP or considered in PSP development						<b>Retain the vineyard as a community asset</b> = 1  CG1	<b>Encourage energy efficient design and sustainability principles.</b> = 3 (G2, CG1)	Other = 15
 Partially met See footnotes						Other = 5	<b>Address bushfire risk.</b> = 2 (G1, CG1)	
 Not incorporated in the draft PSP							<b>Allow for a Performing Arts Centre</b> = 1 (G1)	
 Unclear, overly broad or outside ambit of considerations							<b>Protect outlooks, views and character.</b> = 8 (AL2, CG2, G2, LO1, PF1)	
							<b>Identify point of destination at confluence of water courses in north.</b> Not specifically identified but not precluded by PSP. = 1 (LO1)	
							Other = 15	

# AGENCY SUBMISSIONS

No.	Name	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
A	<b>DEDJTR</b> <i>Department of Economic Development, Jobs, Transport and Resources (includes PTV and VicRoads)</i>	Agency			<p>Ensure access to Great Ocean Road is restricted to that identified in PSP</p> <p>Ensure vegetated buffer along Great Ocean Road is located in road reserve</p> <p>Consider post-development impacts of:</p> <ul style="list-style-type: none"> <li>• Great Ocean Road and Duffields Road</li> <li>• Great Ocean Road and Ocean View Crescent</li> <li>• Anglesea Road and Grossmans Road</li> </ul> <p>Consider safety and treatment of proposed intersections of Great Ocean Road</p> <p>Consider consolidating the intersection locations on Great Ocean Road</p> <p>Include concept plans for two Strathmore Drive/Connector Street intersections in DCP</p> <p>Include separation between future frontage road and Great Ocean Road to avoid interference between two intersections.</p> <p>Existing culverts under Great Ocean Road may require upgrades.</p> <p>Great Ocean Road will not need further upgrading in medium to long term. When done, it can be accommodated in existing reserve.</p> <p>Explore potential to re-direct Route 51 to service southern section of PSP.</p> <p>Existing Duffields Road bus route can service northern section of PSP area.</p> <p>Ensure pedestrian connectivity east of Duffields Road</p>					

No.	Name	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
B	<b>Southern Rural Water</b>	Agency	No objection							
C	<b>Barwon Water</b>	Agency					PSP to be serviced via 225 mm mains from Surfview Estate and Great Ocean Views east of Duffields. Sewerage to extend from existing to east of Duffields Road			Prefer development to commence along Duffields Road and move east
D	<b>CCMA</b> <i>Corangamite Catchment Management Authority</i>	Agency					Increase sub-areas in RORB to five Vary rate of runoff as recommended Include SWMP guideline in PSP WSUD treatment methods must demonstrate compliance with SEPP Apply additional AEP percentages (from 1% and 100% to 2%, 5%, 10% and 50%) Consider erosion management Show predevelopment flood extends for PSP area			
E	<b>CFA</b> <i>Country Fire Authority</i>	Agency							Include bushfire management in PSP Create buffers through use of perimeter roads	

No.	Name	Stakeholder	Development - General	Densities	Traffic	Biodiversity	Water	Open Space	Other - Planning	Other
F	<b>DELWP</b> <i>Department of Environment, Land, Water and Planning (Environment)</i>	Agency				<p>There must be careful evaluation of the losses associated with road and intersection treatments, including for sight lines.</p> <p>Consider consequences of road upgrades for Duffields and Grossmans Roads.</p> <p>Create key local access streets adjacent to Grossmans and Duffields Roads to ease traffic pressure and limit the need for upgrades.</p> <p>Any onsite offsets must meet the eligibility criteria set out in the Native Vegetation Gain Scoring Manual including that recreation uses must be carefully planned and managed.</p> <p>Consider the 'Start with Grasslands' document to guide general principles associated with the protection, design and maintenance of conservation reserves.</p> <p>If the Christian College site is considered with the PSP, a biodiversity assessment will be required for that site.</p> <p>Expand the explanation on the significance of the vegetation recorded within the PSP, in particular the Bellarine Yellow Gums.</p>	Consider location of WSUD treatments along existing drainage lines to minimise vegetation losses and enable the accurate assessment of vegetation losses during the development of the NVPP.	Support the concept that most interfaces between residential development and waterway reserves include either a road or a bicycle path (or both) but it is noted that part of the north side of the Creek is shown without this approach.	The Native Vegetation Permitted Clearing Regulations are under review. The revisions might alter the offsetting guidelines.	

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