

## AMENDMENT C114 – SPRING CREEK PRECINCT STRUCTURE PLAN – SCHEDULE OF FURTHER WORK

Item	Scope of work	Actions	Estimated cost
<b>1. Stormwater and drainage</b>	<ul style="list-style-type: none"> <li>Review the appropriateness of replacing waterbodies WL15 and WL21 with water management infrastructure at a downstream location and review the extent of WL01</li> <li>Investigate mechanisms to provide for the equalisation of contributions to shared water management infrastructure</li> <li>Update the stormwater modelling report to include reference to the impact of climate change</li> </ul>	<ul style="list-style-type: none"> <li>Consult CCMA</li> <li>Engage Stormwater consultants</li> </ul>	TBC
<b>2. Biodiversity</b>	<ul style="list-style-type: none"> <li>Investigate the implications of accepting part of vegetation patch GW5 at 200-220 Great Ocean Road as an offset site and review public access / use options for the degraded SW portion</li> <li>Investigate if public funds have been used for the planting of vegetation patch SRW1</li> <li>Review the significance of the vegetation at 160 and 195 Grossmans Road</li> <li>Review and refine the NVPP, including: <ul style="list-style-type: none"> <li>Clear explanation of the rationale for vegetation retention and removal</li> <li>Inclusion of a minimisation strategy</li> <li>Minimisation of specific offsets</li> <li>Inclusion of roadside vegetation</li> <li>Clear explanation and identification of vegetation for practical retention</li> <li>Rewording of tree protection zone requirements</li> <li>Information that explains the difference between specific and general offsets, and the offset requirements for landholders</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Consult DELWP</li> <li>Engage Biodiversity consultants</li> <li>Contact SCIPN re SRW1 revegetation works</li> </ul>	\$3,000
<b>3. Climate change</b>	<ul style="list-style-type: none"> <li>Undertake further work to understand climate change impacts on native vegetation across the precinct and determine suitable revegetation species</li> </ul>	<ul style="list-style-type: none"> <li>Consult Environment &amp; Climate Change Unit</li> </ul>	Officer time
<b>4. Open space</b>	<ul style="list-style-type: none"> <li>Justify the provision of open space, including: <ul style="list-style-type: none"> <li>Provision of passive open space</li> <li>Demand for and delivery of active open space</li> <li>Distribution of local parks</li> <li>Width and alignment of waterway buffers</li> <li>Size and configuration of proposed open space and conservation reserves (incl. GW5, OS-01, OS-02, OS-08, OS-13)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Engage Open space planning consultants to build on advice previously provided on Spring Creek PSP</li> </ul>	\$2,400
<b>5. Density</b>	<ul style="list-style-type: none"> <li>Explore options to increase densities within walking distance of the NAC and private school and opportunities for medium density housing immediately adjacent to the NAC</li> <li>Amend PSP maps and land use budget accordingly</li> </ul>	<ul style="list-style-type: none"> <li>Work with VPA</li> </ul>	Nil
<b>6. RDC's</b>	<ul style="list-style-type: none"> <li>Justify the application of the design controls through mandatory provisions</li> </ul>	<ul style="list-style-type: none"> <li>Prepare in-house</li> </ul>	Officer time
<b>7. PSP drafting changes</b>	<ul style="list-style-type: none"> <li>Update PSP text and maps as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Request VPA to amend the PSP</li> </ul>	Officer time
<b>8. UGZ1 drafting changes</b>	<ul style="list-style-type: none"> <li>Update UGZ1 as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Undertake in-house</li> </ul>	Officer time
<b>9. Bushfire</b>	<ul style="list-style-type: none"> <li>Consider preparing a Bushfire Assessment to inform an appropriate design response and mitigation strategies to address potential bushfire risk from the adjacent rural grasslands and vegetated creek corridor</li> </ul>	<ul style="list-style-type: none"> <li>Engage Bushfire management consultants</li> </ul>	\$10,000