



PLANNING REPORT

Planning Scheme Amendment C108

Precinct 5- Ballan Framework Plan

Prepared on behalf of Wel.Co

August 2024

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Document Information

Planning Report

Planning Scheme Amendment
The Cedars, Ballan
Prepared for Wel.Co

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Executive Summary

This report has been prepared on behalf of Wel.Co Pty Ltd.

Subject Site:	The Cedars, Ballan
Legal Description:	Lot 1, Title Plan 872395 Lot 2, Title Plan 872395 Lot 1, Title Plan 886442 Lot 2, Title Plan 886442 Lot 1, Title Plan 886443 Lot 2, Title Plan 886443 Lot 2, Title Plan 862992 Lot 1, Title Plan 222589 Lot 1, Legal Plan 119886 Lot 1, Plan of Subdivision 308413 Lot 2, Legal Plan 218512 Lot 1, Plan of Subdivision 319354 Lot 2, Plan of Subdivision 319354
Proposal:	<u>Rezoning</u> Apply Neighbourhood Residential Zone (Schedule 8) <u>Overlays</u> Apply Vegetation Protection Overlay (Schedule 2) Apply Development Plan Overlay (Schedule 8) Remove Design and Development Overlay (Schedule 2)
Title Restrictions:	None
Site Area:	98.543ha

Summary

The intent of the planning scheme amendment is supported by state and local planning policy, with the background reports showing that post-amendment development can be appropriately implemented, and is in accordance with the Moorabool Planning Scheme, Ballan Strategic Directions, and would be an **acceptable outcome**.

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1 Introduction

1.1 Project Overview

This planning report has been prepared by Whiteman Property & Associates (**WPA**) on behalf of Wel.Co in support of a planning scheme amendment at The Cedars, Ballan (**the subject site**).

The purpose of this report is to outline the planning merits of the proposal and its consistency with strategic intent of state and local policy, including Ballan Strategic Directions.

1.2 Prior Discussions with Council

The Planning Scheme Amendment request was formally submitted to Council on 16 September 2022 following a series of draft submissions being considered. This report seeks to provide the basis for the response to the request for further information that was made pursuant to the formal application submission.

1.3 Supporting Information & Consultant Team

Accompanying the report are a raft of background reports that have been updated to provide additional detail, as requested by Council. This report should be read in conjunction with the following supporting information:

- Appendix 1- Residential and Retail Assessment – Ethos Urban
- Appendix 2- Infrastructure Servicing Strategy- Spiire
- Appendix 3- Stormwater Management Strategy – Spiire
- Appendix 4- Public Open Space Review – ASR Research
- Appendix 5- Bushfire Assessment – Terra Logic
- Appendix 6- Flora and Fauna Assessment – Nature Advisory
- Appendix 7- Noise Impact Assessment – Marshall Day
- Appendix 10- Contamination Assessment – Connolly Environmental
- Appendix 11- Traffic Engineering Assessment – Traffix Group
- Appendix 12- Development Contribution Plan Strategy – Enterprise Urban
- Appendix 13- Concept Plans – Patch

The following documents are incomplete and will be submitted prior to the submission of a future subdivision permit application:

- Appendix 8- Cultural Heritage Management Plan – Unearthed Heritage
- Appendix 9- Historical Heritage – Unearthed Heritage
- Geotechnical Assessment – Tonkin & Taylor

2 Subject Site & Surrounds

2.1 Subject Site

The subject site is located on the northern side of Old Melbourne Road, the eastern side of Geelong-Ballan Road, the southern side of the Western Freeway and the western side of the Werribee River. It has an area of approximately 98.54ha. The subject site is currently used for

dwelling and for agriculture.

Vegetation on the subject site mostly comprises exotic pasture grasses, planted trees and garden plants, together with some scattered native trees and patches of remnant native vegetation along the Werribee River Corridor. The adjoining road reserves also contain some patches of remnant native vegetation. The land generally slopes to the east towards the river. There are several existing driveway access points to existing dwellings located within the precinct. None of these access points are designed or constructed to handle more than low volumes of traffic and more defined strategic locations for future access have been determined by the traffic consultant (Traffix Group) in negotiation with the Department of Transport, as the relevant roads authority.

2.2 Existing Planning Controls

The subject properties are currently zoned for Rural Living Zone and covered by the Design & Development Overlay (Schedules 2 & 3), the Environmental Significance Overlay (Schedules 1 & 2) and Land Subject to Inundation Overlay.

Subsequent sections of this planning report will discuss the proposed new proposed zoning and which of the overlays will be retained, in addition to the inclusion of new overlays specific to this precinct.

2.3 Certificate of Title Review

The site comprises the following titles.

Title particulars	Location
Lot 1, Title Plan 872395	Part of 446 Old Melbourne Rd (fronting the road)
Lot 2, Title Plan 872395	Part of 446 Old Melbourne Rd (to the rear of the above parcel)
Lot 1, Title Plan 886442	East side of the aqueduct adjoining the freeway
Lot 2, Title Plan 886442	To the rear of 2/TP872395
Lot 1, Title Plan 886443	West side of the aqueduct adjoining the off-ramp to the freeway
Lot 2, Title Plan 886443	To the north of 5600 Geelong-Ballan Rd (fronting the road)
Lot 2, Title Plan 862992	Section of aqueduct
Lot 1, Title Plan 222589	400 Old Melbourne Rd
Lot 1, Legal Plan 119886	462 Old Melbourne Rd
Lot 1, Plan of Subdivision 308413	5570 Geelong-Ballan Rd
Lot 2, Legal Plan 218512	5580 Geelong-Ballan Rd
Lot 1, Plan of Subdivision 319354	5600 Geelong-Ballan Rd
Lot 2, Plan of Subdivision 319354	5590 Geelong-Ballan Rd

2.4 Site Context

The site is located on the western edge of Ballan. Old Melbourne Road currently forms the western gateway to Ballan. The southern edge of Old Melbourne Road has been experiencing urban development in recent years so that the edge of town has been steadily shifting westwards. The proposal will shift the gateway to an extent, which will result in Geelong-Ballan Rd acting as the western edge of the town. West of Geelong-Ballan Road and north of the Western Freeway

is mostly rural land.

2.5 Current Zoning of Surrounding Land

Land to the **north** is occupied by the Western Freeway, which has a road reserve of a minimum of approximately 100m in width.

Land to the **east** contains the Werribee River, beyond which is a mixture of conventional density residential land, low density residential land and farming land.

Land to the **south** contains the Old Melbourne Road, which has a road reserve of approximately 50-55m in width. The south side of Old Melbourne Road contains a string of dwellings, ranging from low density through to multi-dwelling developments.

Land to the **west** contains the Geelong-Ballan Road, which has a road reserve of approximately 60-65m in width, beyond which is Phoenix Park (a caravan park of sorts), and broadacre rural land.

The surrounding properties are zoned rural living and farming to the north and west with a mix of residential zones to the south and east. Land south of Old Melbourne Road generally includes more conventional residential land zones given its proximity to the Ballan Town Centre, train station and other areas of amenity.

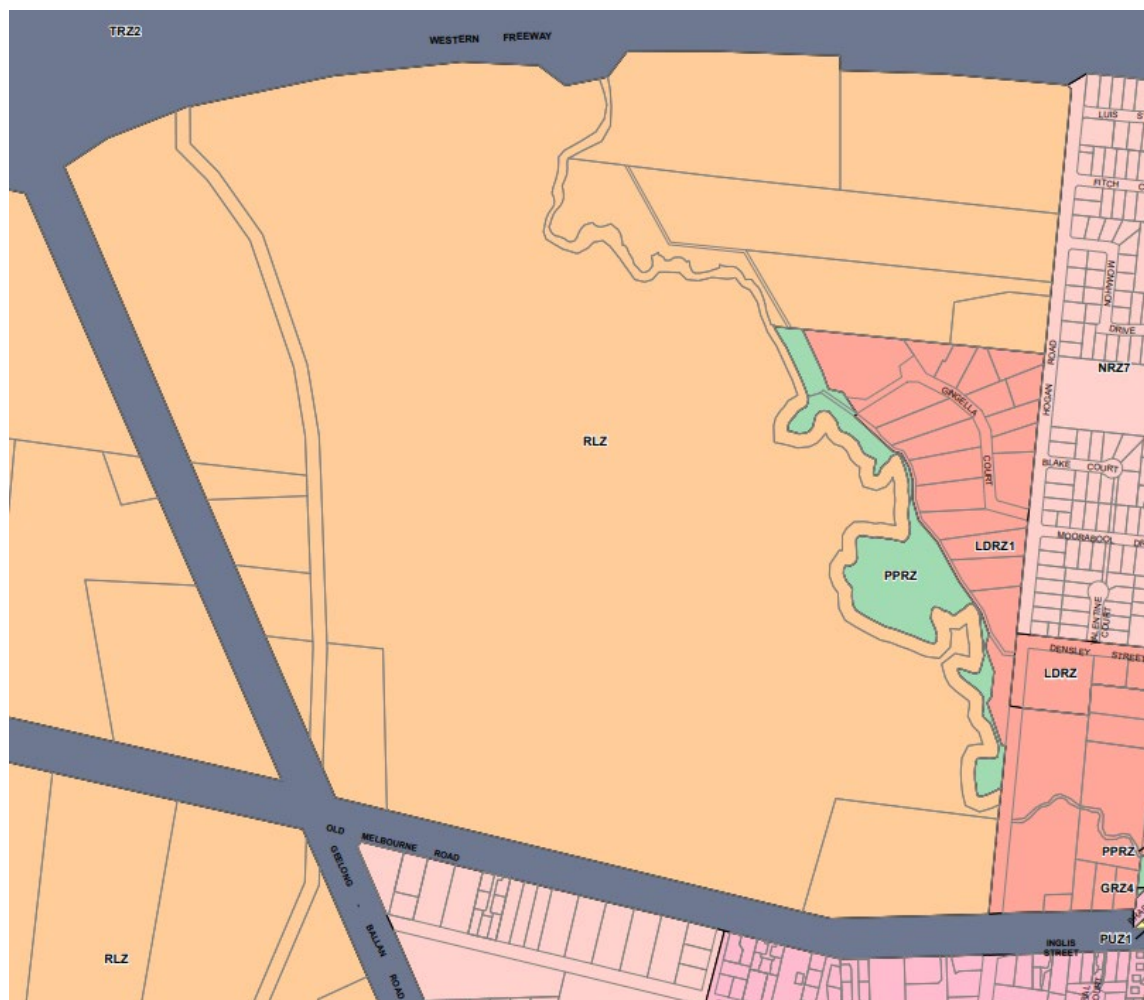


Figure 1: Zoning map of the subject site central to Western Highway, Old Melbourne Road & Geelong-Ballan Road (Source: Vicplan)

3 The Proposal

The application seeks to rezone the land from its current zoning of Rural Living to Neighbourhood Residential. It is considered the Neighbourhood Residential Zone is an appropriate zone for the land on the basis that:

- Strategic direction supports increased residential land supply in Ballan.
- This site has been identified for greenfield growth to contribute to that supply.
- The Neighbourhood Residential Zone's purpose supports Council's intent to provide for urban land without over-intensifying development.
- The rezoning is accompanied by concept plan that demonstrates that identified environmental values within the land, primarily the Werribee River and escarpment, can be appropriately maintained.

The application also seeks to apply a Development Plan Overlay to the site. It is considered appropriate to apply this overlay on the basis that it will provide for the future subdivision of the site in a manner generally in accordance with the Ballan Framework Plan in Clause 11.01-1L-03 of the Moorabool Planning Scheme, thus meeting Council's strategic goals for the precinct.

The application also seeks to apply a Vegetation Protection Overlay to the site. It is considered that this is appropriate on the basis that:

- Existing protections for many of the mature native trees on the site would be lost following subdivision as the future lots will be smaller than 0.4 hectares in area and will thus be exempt from the need for a planning permit for native vegetation removal (under Clause 52.117-7 of the Moorabool Planning Scheme). Native Vegetation that is not protected in public open space or within road reserves will be counted as a loss at the time of subdivision and offsets should be provided accordingly.
- The purpose of the Overlay meets the intent of providing the protection, particularly:
 - *To protect area of substantial vegetation.*
 - *To preserve existing trees and other vegetation.*

4 Purpose of the amendment

The amendment is proposed to provide for the development of the bulk of the land for residential development. This is to be accommodated by subdividing and then selling the land for individual landowners to subsequently develop. Such development cannot be contemplated under the current zoning of the land.

5 How the amendment furthers the objectives of planning

The objectives of planning in Victoria are:

- to provide for the fair, orderly, economic and sustainable use, and development of land;*
- to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

- (d) *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- (e) *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
- (f) *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*
- (fa) *to facilitate the provision of affordable housing in Victoria;*
- (g) *to balance the present and future interests of all Victorians.*

It is submitted that the amendment will provide for fair and orderly use and development of the land that will provide a pleasant, efficient and safe living environment while maintaining ecological processes and genetic diversity. Public utilities and facilities can be appropriately installed through the formal subdivision process, while the present interest of Victorians is met by providing additional land for housing. The amendment and subsequent development are not expected to detract from the future interests of Victorians.

As explained in the Explanatory Report attached with this amendment application, the amendment will:

- Provide additional residential land supply within a designated settlement thus satisfying state Settlement policies.
- Provide additional residential land supply in an area defined within local strategic policies as being a priority area for residential development.
- Protect biodiversity, natural landscapes and amenity, and natural resources by setting aside land around the Werribee River for conservation purposes and provide for the protection of mature native vegetation throughout the site.
- Provide a subdivision design that is attractive, safe, accessible, diverse and sustainable.
- Provide land for housing at different densities thus contributing to housing diversity.
- Allow for the timely provision of infrastructure.

Key to the amendment is the Settlement provisions of the Planning Scheme, with the general description of the policy contained at Clause 11 of the Scheme:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- *Health, wellbeing and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of environmental sustainability, urban design and amenity.*
- *Climate change adaptation and mitigation.*
- *Prevention of land, water, air and noise pollution.*
- *Protecting, conserving and improving biodiversity, waterways and other natural resources.*
- *Accessibility.*
- *Land use and transport integration.*
- *Waste minimisation and resource recovery.*
- *Planning is to prevent environmental, human health and amenity problems created by siting incompatible land uses close together.*
- *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.*

It is considered that the amendment provides for the needs of future communities through the

provision of zoned land for housing. The land will ultimately be serviced as part of the subdivision process. The subdivision arising from the amendment will avoid siting incompatible land uses close together while minimising impacts on the environment resultant from urban development by avoiding those areas that provide high levels of biodiversity.

The objective of Clause 11.01-1S Settlement is “to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for Victorians through a network of settlements.” The amendment responds to strategic research undertaken by Moorabool that designates the site as part of the next tranche of land to be brought into a standard residential use class, noting that Ballan is shown on the Victoria Settlement Framework Plan as a peri-urban town, and thus able to accommodate residential growth. Regional policy contained at Clause 11.01-1R continues on this theme, stating “direct growth to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale.” This policy feeds on local policy at Clause 11.01-1L-01 Settlement in Moorabool, which seeks to “direct the majority of the population and employment growth to Bacchus Marsh with supporting growth in Ballan.”

The amendment also responds to the first strategy of the statewide objective, which is to “develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities,” by giving effect to the strategic work undertaken by the Council to accommodate growth in Ballan. Furthermore, the proposal will “limit urban sprawl and direct growth into existing settlements”, noting that the land is within the township boundary defined in the Planning Scheme.

Extensive strategic work has been undertaken by Moorabool in relation to the growth of Ballan, with the most recent such work being *Ballan Strategic Directions*, finalised June 2018. The document was produced on the following basis:

The process of developing Ballan Strategic Directions has considered the current situation (including relevant policies and strategies), issues and opportunities associated with the town and has developed design and policy direction to influence the future of Ballan.

The intent of the document was to provide:

A long term document for the township that articulates a series of objectives, strategies and actions which consider the following land use planning issues:

- *Urban form & character: natural landscape, settlement boundary, land use patterns, character, gateways and public realm;*
- *Residential development: infill development and growth area development with an overarching Residential Settlement Framework;*

Furthermore, the document was framed as an implementation document that would provide clear strategic direction for Ballan.

Figure 7 – Defined Settlement Boundary designates the site as part of Undeveloped Character Precinct no. 5. Figure 9 – Ballan Settlement Framework designates the property for development in the short-to-medium term, being within the next 1-10 years (from the date of the document).

Figure 13 – Western Growth Precinct – Precinct 5 Concept, provides a concept plan for the site, with the amendment for the site intended to support development generally as envisaged by the concept plan. The development pre-conditions section goes on to state:

Ballan Strategic Directions recognises and supports the delivery of this Precinct as a priority due to the ability of the Precinct to be serviced and its relatively un-fragmented land ownership which assists in achieving an orderly roll-out of development subject to the following conditions:...

The amendment will provide for the creation of a new residential precinct in accordance with the previously prepared strategic framework, with the finer details to be determined as part of the subsequent Development Plan and subdivision application.

On the basis of the above, it is considered that an amendment seeking to provide additional land for residential growth within the defined township boundary of Ballan is supported by the settlement policy.

6 Response to Planning Practice Notes (PPN)

PPN No	PPN Subject	Response to PPN Objectives (Precinct 5-Ballan)
PPN1	Applying the Heritage Overlay	<p>Whilst the subject property is the former location of the Ballan Homestead, there are no remnants that remain on site. The appointed heritage consultant acting on behalf of Wel.Co (Unearthed Heritage) is currently in the process of applying to have the Ballan Homestead removed from the register (reference H772-0059).</p> <p>The removal from the register will subsequently avoid the need to have the heritage overlay applied to the subject landholding, however as outlined above and discussed in pre-application meetings with Shire of Moorabool, Wel.Co are committed to interpretative installations that pay homage to the former homestead location. The actual detail associated with this will be subject to ongoing discussions between Wel.Co and Council and can be resolved post the Planning Scheme Amendment being adopted.</p>

PPN No	PPN Subject	Response to PPN Objectives (Precinct 5-Ballan)
PPN11	Applying for a Planning Permit within the Flood Provisions in Planning Schemes	The LSIO overlay already applies to the subject land and this will be maintained to ensure any future permit applications post rezoning of the land appropriately consider the drainage requirements and needs to support future development. The LSIO footprint will be fully contained within a POS reserve along the Werribee River and will not impact the development footprint.
PPN23	Applying the Incorporated Plan & Development Plan Overlays	<p>The new DPO schedule will assist Council and landowners in guiding the future development of the land and providing certainty about the nature of the proposed future land uses (as per the intent and operation of the DPO).</p> <p>The proposed schedule will include requirements for a range of detailed technical assessments, to ensure that the development plan responds appropriately to the site's environmental values, constraints and context.</p>
PPN30	Potentially Contaminated Land	The supporting report prepared by Connolly Environmental made no recommendations for further assessment or remediation for the landowners landholdings. The properties with potential contamination and in separate ownership will require the application of the EAO to ensure that the applicable requirements are addressed before the subject properties can be considered for future development.

PPN No	PPN Subject	Response to PPN Objectives (Precinct 5-Ballan)
PPN43	Understanding Neighbourhood Character	<p>PPN43 states the importance of the design response being derived from and responding to the key features identified in the neighbourhood and site description.</p> <p>Since the initial meetings with Shire of Moorabool, a primary focus of discussion has been the importance of respecting and responding to the neighbourhood character of Ballan. This is reflected in the proposed zoning controls and the emphasis on respecting the existing character within the proposed provisions tied to the DPO schedule.</p> <p>Key considerations will be the proposed pattern of development, built form, scale and architectural styles as per the key objectives within the practice note.</p>

PPN No	PPN Subject	Response to PPN Objectives (Precinct 5-Ballan)
PPN45	The Aboriginal Heritage Act 2006 & the Planning Permit process	<p>Unearthed Heritage have significantly progressed the preparation of the CHMP for the subject area forming part of the rezone request. This has involved ongoing discussions with the RAP and fieldwork in preparation for more detailed and complex assessments. Most of the key areas of significance are located along the periphery of the Werribee River where the land will be set aside for recreational purposes anyhow.</p> <p>PPN45 states that a request to rezone land does not trigger a requirement to prepare a CHMP, however it is strongly recommended to identify any relevant constraints and opportunities, which has been the case in this instance.</p> <p>It is acknowledged that a planning permit cannot be issued until a copy of the approved CHMP is received and Wel.Co does not contest this position.</p>
PPN46	Strategic Assessment Guidelines	The Explanatory Report that has been included within Appendix 1 of this formal submission adopts the exact criteria and objectives contained with PPN46 for Strategic Assessments.

PPN No	PPN Subject	Response to PPN Objectives (Precinct 5-Ballan)
PPN70	Open Space Strategies	<p>Wel.Co is entirely committed to the incorporation of a future active open space reserve forming part of the delivery of Precinct 5 within the Ballan Framework Plan.</p> <p>Throughout the negotiation period leading up to this amendment request, Wel.Co engaged the services of ASR Research, who has previously done a lot of work for the VPA in PSP areas, to prepare a social needs assessment. This concludes that based on the future population projections and based on the existing sporting facilities within the township that 4-5ha of active open space in Precinct 5 would be more than sufficient.</p>
PPN90	Planning for Housing	<p>One of the key opportunities envisaged for Precinct 5 within the Ballan Framework Plan area is offering housing diversity that is currently absent from the township.</p> <p>As outlined throughout this response, the applied zone of NRZ will ensure the existing character is not compromised, yet offer opportunities to provide an increased mix of lot sizes and typologies.</p> <p>Wel.Co will work closely with Shire of Moorabool to ensure that the right mix and diversity of housing options are made available, whilst responding to key objectives outlined in the MPS & PPF.</p>

PPN No	PPN Subject	Response to PPN Objectives (Precinct 5-Ballan)
PPN91	Reforms to the Residential Zones	<p>The provisions of Clause 32.09 Neighbourhood Residential Zone (NRZ) will be applied to Ballan. As per PPN91, this zone is applied to areas where there will be predominantly single and double storey character (less than 9m). The NRZ also strives to incorporate key heritage, environmental and landscape character values, which have formed part of each presentation presented to Council by Wel.Co.</p> <p>Principle 5 underpinning the residential zones states that the NRZ is no longer restricted by dwelling density, however Council has full discretion in its assessment of what is considered appropriate within the surrounding context. This increased level of flexibility will ensure that the future residential pattern responds to market demands, whilst being respectful of the established character in Ballan.</p>

7 Concept Plan and Proposed Development Plan

A Concept Plan has been prepared for the site as part of the amendment process. This Concept Plan shows the broad strokes of what development may occur following an amendment to the Scheme, and has drawn reference to the concept plan for the precinct contained within *Ballan Strategic Directions*. The Concept Plan has been prepared in conjunction with a Development Plan for the site. The purpose of the Development Plan is to ensure that the development accords with Council's overarching strategic goals for the site.

The Development Plan fleshes out some of the issues referred to Ballan Strategic Directions in relation to:

- **Density and the site's role as a gateway to Ballan**

A consistent strategic direction of Council has been to provide lower densities at gateway entries to the designated township to emphasise Ballan's character as a rural township. The Concept Plan and Development Plan provide for lower densities along Old Melbourne Road, Geelong-Ballan Road and the Western Freeway to give effect to this strategy.

- **Interfaces with neighbouring sites**

The lower densities along the northern, western and southern interfaces of the site provide for appropriate transitions to other uses, particularly the freeway to the north and the non-urban

uses to the west of Geelong-Ballan Rd. The eastern interface provides for a buffer area for the river and river escarpment. Also along this interface are the proposed community facility and stormwater drainage retarding basins.

- **Community uses**

The amendment and subsequent development will provide for community uses through the design and construction of a community facility and associated community sports grounds. The community facility is to be constructed next to the proposed sports grounds, but is expected to be made available for the use of the broader community. The sports grounds will include an Aussie Rules / cricket oval, district playground and car parking.

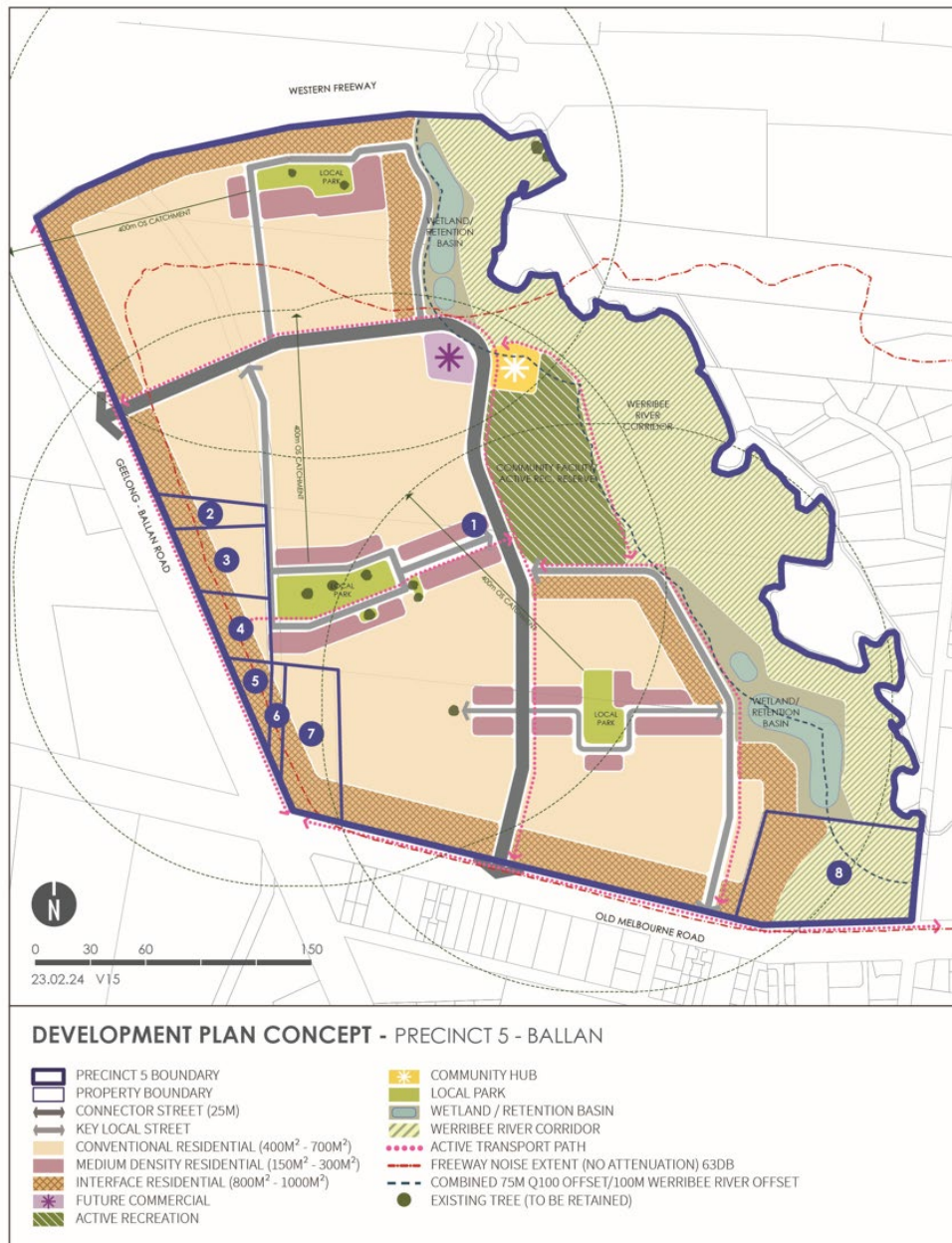


Figure 2: Development Plan Concept (Source: Patch Design+Plan)

8 Response to Further Information Request

A detailed response to the request for further information prepared by Council on 15 May 2023 has been prepared and submitted, which led to the preparation of the supporting appendices referenced at the start of this report.

9 Aboriginal Heritage

Aboriginal Heritage Legislation

The main purposes of the *Aboriginal Heritage Act 2006* are to:

- Provide for the protection of Aboriginal Cultural Heritage and Aboriginal intangible Heritage in Victoria.
- Empower Traditional Owners as protectors of their Cultural Heritage on behalf of Aboriginal People and all other peoples.
- Strengthen the ongoing right to maintain the distinctive spiritual, cultural, material and economic relationship of Traditional Owners with the land and waters and other resources with which they have a connection under traditional laws and customs.
- Promote respect for Aboriginal Cultural Heritage, contributing to its protection as part of the common heritage of all peoples and to the sustainable development and management of land and of the environment.

The *Aboriginal Regulations 2018* generally give effect to the *Aboriginal Heritage Act 2006*.

Cultural Heritage Management Plan

Pursuant to regulation 11 of the *Aboriginal Regulations 2018*, a cultural heritage management plan is required for an activity if—

- (a) all or part of the activity area for the activity is an area of cultural heritage sensitivity; and
- (b) all or part of the activity is a high impact activity.

This Plan is required for the subdivision stage of any application following the amendment. The CHMP is currently being prepared and is expected to be available in the near term. It is considered very unlikely that the CHMP will have any material effect on this proposed amendment.

10 Development Contributions Plan and Stormwater Management Plan

A Draft Shared Infrastructure Summary/Development Contributions Plan has been prepared and finalised to provide more certainty surrounding cost provisions to both the landowners and Council. The final and approved DCP will be tied to an agreement under Section 173 of the Act to provide the certainty and enforceability that such a document requires, given the quantum of

the contributions that will be required in this instance. Such a draft agreement has been drafted, with both expected to be executed prior to the formal rezoning of the land. Figure 3 within this report designates the key infrastructure items that will be captured in this precinct and delivered by Wel.Co as part of the future subdivision approvals.

Likewise, a Stormwater Management Plan is currently being finalised dealing with how stormwater from the future urban environment can be managed, including the size and positioning of retarding basins within the proposed development. This follows extensive discussions with Melbourne Water and Council.



Figure 3: Infrastructure Plan (Source: Patch Design+Plan)

11 Conclusion

The design response and supporting documentation demonstrates that the proposed planning scheme amendment furthers the objectives of planning and responds appropriately to policy contained within the Moorabool Planning Scheme and incorporated policy documents.

Accordingly, it is respectfully requested that Council support the amendment.

Appendix 1:

Residential & Retail Assessment

Prepared by Ethos Urban

Dated February 2024

Appendix 2:

Infrastructure Servicing Report

Prepared by Spiire

Dated February 2024

Appendix 3:

Stormwater Management Strategy

Prepared by Spiire

Dated January 2024

Appendix 4:

Open Space Needs Assessment

Prepared by ASR Research

Dated February 2024

Appendix 5:

Bushfire Assessment

Prepared by Terra Logic

Dated February 2024

Appendix 6:

Flora & Fauna & Biodiversity Assessments

Prepared by Nature Advisory

Rev 2 Dated July 2023

Appendix 7:

Noise Impact Assessment

Prepared by Marshall Day

Dated February 2024

Appendix 8:

*CHMP- Work in Progress

Prepared by Uearthed Heritage

Rev. 1 Dated TBD

Appendix 9:

*Heritage Assessment- Work in Progress

Prepared by Unearthed Heritage

Rev. 1 Dated TBD

Appendix 10:

Contamination Assessment

Prepared by Connolly Environmental

Dated February 2024

Appendix 11:

Traffic Impact Assessment

Prepared by Traffix Group

Dated February 2024

Appendix 12:

a. Shared Infrastructure Funding Plan

Prepared by Urban Enterprise

Rev. 1 Dated 08/08/2023

b. Draft DCP S.173 Agreement

Prepared by Madgwicks Lawyers

Rev. 1 Dated June 2023

Appendix 13:

Urban Design Concept Plan Package

Prepared by Patch Design+Plan

Dated February 2024

Appendix 14:

Planning Scheme Amendment Documentation

Prepared by WPA

Dated March 2024

WPA.

WHITEMAN

PROPERTY &
ASSOCIATES