

THE CITY OF  
GREATER GEELONG

# CRPSP PROVISION DRAFTING CHANGES SUMMARY

—

VERSION: November 2025

## PURPOSE

This summary covers drafting changes to requirements and guidelines only. It compares the proposed drafting to the August 2024 edition. For tables, plans, and appendices, refer to *Creamery Road Precinct Structure Plan (City of Greater Geelong, November 2025)*. Where there are discrepancies between this document and the *Creamery Road PSP* (November 2025), defer to the text in the PSP.

Changes made result from the following:

- **NWGGA Standing Advisory Committee Referral 1 Report - Volumes 1 & 2 (21 May 2025 & 20 June 2025).**  
SAC recommendations informed direct changes and related ancillary changes e.g. the central north-south boulevard connector in the precinct being reclassified as the Clever and Creative Boulevard (CCB).  
Novel & non-standard items identified by planning experts in panel did not form a formal recommendation of the SAC, but where comments could be addressed, this was actioned (e.g. ESD).
- **Internal Review.**  
Internal review in the wake of gazetted amendments since original drafting, in particular VC283 and VC289 (e.g. changes to provisions around canopy cover etc, removal of redundant or duplicated provisions). This review also incorporated opportunities to clarify or correct provision drafting and previous comments from stakeholders, where applicable.
- **DTP advice.**  
The draft provisions were reviewed by DTP officers who recommended additional changes.

### 3.1.1 CHARACTER

#### REQUIREMENTS

<b>R1.</b>	No change
<b>R2.</b>	No change
<b>R3.</b>	No change
<b>R4.</b>	No change
<b>R5.</b>	No change
<b>R6.</b>	No change
<b>R7.</b>	<del>Where an acoustic barrier is proposed, an application for development and/or subdivision</del> Any application for development and/or subdivision within the Acoustic Treatment Area identified on <i>Plan 8 Housing</i> and which proposes the construction of an acoustic barrier must be accompanied by plans (drawn to scale and dimensioned) which show the design of the acoustic barrier. The design and built form of the barrier must be to the satisfaction of the responsible authority or relevant authority.

#### GUIDELINES

<b>G1.</b>	No change
<b>G2.</b>	No change
<b>G3.</b>	No change
<b>G4.</b>	No change
<b>G5.</b>	No change
<b>G6.</b>	No change
<b>G7.</b>	No change
<b>G8.</b>	<p>Lots and development abutting the Clever and Creative Corridor (CCC) or Clever and Creative Boulevard (CCB) should front the CCC/CCB, and in all other areas should front (in order of priority where there are multiple fronting elements):</p> <ul style="list-style-type: none"> <li>• Waterway drainage corridors and public open space;</li> <li>• Cowies Creek conservation area;</li> <li>• Local streets*;</li> <li>• Connector roads;</li> <li>• Arterial roads; and</li> <li>• Schools.</li> </ul> <p>*Local streets include pedestrian streets, micro streets, local access streets (1 and 2), and parking streets, as shown on <i>A3.2 Street Types &amp; Cross Sections</i>.</p>
<b>G9.</b>	No change

## 3.1.2 HOUSING DIVERSITY, DENSITY & CHOICE

### REQUIREMENTS

<b>R8.</b>	An application for subdivision and/or development must <del>deliver a range of lot sizes</del> be capable of accommodating a variety of dwelling types in accordance with Plan 8 Housing and Table 3 Housing Delivery Guide.
<b>R9.</b>	Residential subdivisions must <del>provide the minimum dwelling densities as specified in Table 4 Dwelling Density Minimums</del> submit a density plan <del>must be submitted</del> which: <ol style="list-style-type: none"> <li><del>Responds to <i>Table 4 Dwelling Density Minimums</i></del></li> <li>Calculates the dwellings per hectare over the entire area of the subject site.</li> <li>Demonstrates how the <del>minimum</del> average target density of 20 dwellings per hectare is achieved and how it achieves a range of lots and housing typologies as per the housing delivery guide.</li> <li>Identifies <del>indicative</del> dwelling targets for super lots.</li> </ol>
<b>R10.</b>	No change
<b>R11.</b>	<del>Deleted.</del>
<b>R12.</b>	<del>Deleted.</del> See <del>+G-a</del> , <del>+G-b</del> , and <del>+G-c</del> for new affordable housing provisions.
<b>R13.</b>	<p><del>Prior to the certification of a plan of subdivision for the first stage of a subdivision, Residential ESD Design Guidelines must be prepared and submitted to the satisfaction of the responsible authority. The Residential ESD Design Guidelines must be applied as a restriction on the relevant plan of subdivision.</del></p> <p><del>The Residential ESD Design Guidelines prepared for residential subdivision must include requirements for:</del></p> <ul style="list-style-type: none"> <li><del>• All new dwellings to be constructed to be all electric in operation.</del></li> <li><del>• At least 75% of the total site area to be comprised of a combination of the following</del> <ul style="list-style-type: none"> <li><del>– Green (vegetation) Infrastructure;</del></li> <li><del>– Roof and shading structures with cooling colours and finishes that have a solar reflectance index (SRI) of:</del> <ul style="list-style-type: none"> <li><del>– At least 80 SRI for roofing with a pitch less than 15 degrees</del></li> <li><del>– At least 40 SRI for roofing with a pitch of greater than 15 degrees</del></li> </ul> </li> <li><del>– Hardscaping materials with SRI of minimum 40;</del></li> </ul> </li> <li><del>• All new residential lots to allow for future provision of Electric Vehicle Charging Points (EVCPs) of one per dwelling, where parking is provided. Unless otherwise approved in writing by the responsible authority, all EVCPs must be in accordance with NWGGA Smart City Specifications (2022) or as amended to a minimum specification of one 7kW 32Amp EVCP per dwelling;</del></li> <li><del>• All new dwellings with up to two bedrooms to have installed a 3kW minimum capacity solar photovoltaic (PV) system. An additional 1kW capacity solar photovoltaic (PV) system is required for each additional bedroom proposed; and</del></li> <li><del>• Apartment buildings to have installed a solar PV system with a capacity of at least 25W per square metre of site coverage or 1kW per dwelling, unless otherwise approved by the responsible authority.</del></li> </ul> <p><del>An application for residential subdivision or residential building and works (whichever comes first) must be accompanied by Residential ESD Guidelines which includes mechanisms to achieve environmentally sustainable and climate resilient housing to the satisfaction of the responsible authority.</del></p> <ul style="list-style-type: none"> <li>• Subdivision: The Residential ESD Design Guidelines must be applied as a restriction on the relevant plan of subdivision for each stage. Prior to the certification of each plan of subdivision, Residential ESD Design Guidelines must be prepared and submitted to the satisfaction of the responsible authority.</li> <li>• Building and works: The Residential ESD Design Guidelines must be submitted to the satisfaction of the responsible authority prior to a planning permit being granted. The required contents of the guidelines are to be shown on the endorsed plans.</li> </ul>

### GUIDELINES

<b>G10.</b>	No change
<b>G11.</b>	<b>Deleted.</b> See <b>+G-a</b> , <b>+G-b</b> , and <b>+G-c</b> for new affordable housing provisions.
<b>G12.</b>	<b>Deleted.</b> See <b>+G-a</b> , <b>+G-b</b> , and <b>+G-c</b> for new affordable housing provisions.
<b>G13.</b>	<p>Specialised housing forms, such as retirement villages, residential aged care facilities and residential villages should:</p> <ul style="list-style-type: none"> <li>• Provide a range of residential built form types;</li> <li>• Integrate into the wider urban structure;</li> <li>• Avoid inactive interfaces, such as solid fencing/gates and walls, and blank facades;</li> <li>• Be located within walkable proximity to the CCC /CCB;</li> <li>• Be accessible by public transport;</li> <li>• Not present a barrier to movement through the surrounding movement network and instead contribute to the permeability of the street network; and</li> <li>• Be located within BAL 2 areas as shown on Plan 23 Bushfire Resilience.</li> </ul>
<b>G14.</b>	No change
<b>+G-a.</b>	Applications for subdivision of land or development of land for residential, commercial or mixed-use purposes with a residential component, are encouraged to provide a contribution towards the 4.5% affordable housing target.
<b>+G-b.</b>	<p>Where an affordable housing contribution is being provided, applications should include an Affordable Housing Delivery Strategy which addresses:</p> <ul style="list-style-type: none"> <li>• The contribution to be provided, including the amount and form of the contribution i.e. affordable/social, lots/dwellings, etc.;</li> <li>• How the contribution will be achieved and secured, including the identification of intended agencies, the owner/s of land and the responsible authority entering into an agreement pursuant to section 173 of the <i>Planning and Environment Act 1987</i>, timeframes, built form, and a response to each of the matters specified by the Minister by notice published in the Government Gazette in accordance with section 3AA(2) of the <i>Planning and Environment Act 1987</i>;</li> <li>• Staging requirements to ensure that social housing and affordable housing are provided in a timely manner as development occurs; and,</li> <li>• Affordable housing principles to ensure contribution provides a range of lot sizes or housing types, promotes an integrated and equitable distribution of housing options across the precinct, and, where relevant, delivers dwellings that are functionally and visually distinct from one another.</li> </ul>
<b>+G-c.</b>	Affordable housing products should be located across the precinct, including in high amenity areas close to services and community facilities, and provide for a range of housing typologies.
<b>+G-d.</b>	<p>The Residential ESD Design Guidelines should contain sustainability provisions including, but not limited to:</p> <ul style="list-style-type: none"> <li>• No connection to any existing or future reticulated gas network.</li> <li>• Roof and shading structures with cooling colours and finishes that have a solar reflectance index (SRI) of: <ul style="list-style-type: none"> <li>○ For roofing with less than 15 degree pitch, a three-year SRI of minimum 64.</li> <li>○ For roofing with a pitch of greater than 15 degrees, a three-year SRI of minimum 34.</li> </ul> </li> <li>• Residential lots to provide a dedicated electrical circuit terminating in a garage or carport that is capable of supporting a minimum 7kW (32A) Electric Vehicle Charging Point (EVCP).</li> <li>• Solar photovoltaic (PV) system with the following minimum capacity: <ul style="list-style-type: none"> <li>○ single dwelling: 3kW up to two bedrooms, with additional capacity provided for each additional bedroom, or</li> <li>○ apartment building: either 25W per square metre of site coverage, or 1kW pers dwelling.</li> <li>○ note: neighbourhood scale renewable energy generation will be considered as an alternative to individual solar PV systems in any Residential ESD Design Guidelines.</li> </ul> </li> </ul> <p>Or a suitable alternative to the satisfaction of the Responsible Authority.</p>

## 3.1.3 COMMUNITY FACILITIES & EDUCATION

### REQUIREMENTS

**R14.** The design and siting of community facilities and schools must be **generally** in accordance with; *Plan 9 Community Facilities & Education* and *Table 5 Community Facilities Delivery Guide* and respond to and address the following:

- the CCC /CCB and adjacent road network;
- *Section 3.2.1 Complete Streets* as appropriate; and
- prioritise walking and cycling access.

**R15.** If abutting the CCC /CCB, community facilities and schools must be designed to front (main entrance) the CCC /CCB with car parks and any vehicular entries located away from the main entry.

**R16.** No change

**R17.** No change

**R18.** Deleted.

**R19.** Any application for ~~subdivision or development of new~~ buildings and works for community facilities ~~and~~ or an education centres ~~s~~ with a gross floor area that is equal to or greater than 2,000 square metres must commit to the use of a best practice environmental performance rating tool, such as a Green Star Buildings, that is equivalent to net zero in operation (i.e. 4 stars), ~~rating of minimum 5 stars or more~~, or an equivalent rating achieved through a similar tool.

In the case of subdivision, this tool must be applied as a restriction on the relevant plan of subdivision. Prior to occupation of the development, a certificate of rating issued by the relevant best practice environmental performance rating tool must be submitted to the satisfaction of the responsible authority.

~~In the case of development, commitment to the use of relevant best practice environmental performance rating tool must be submitted to the satisfaction of the responsible authority prior to a planning permit being granted.~~

~~Prior to the commencement of works, a certificate from the relevant best practice environmental performance rating tool must be submitted to the satisfaction of the responsible authority.~~

**R20.** No change

### GUIDELINES

**G15.** No change

**G16.** No change

**G17.** Deleted.

**G18.** Deleted.

**G19.** A private childcare, education, medical or similar facility not shown on *Plan 9 Community Facilities & Education* should be located within, the NAC Precinct, MUIDA, or fronting the CCC /CCB.

**+G-e.** Community facilities, schools, and active (sports) reserves that are co-located should be designed concurrently to maximise sharing opportunities of car parking and other complementary infrastructure, unless otherwise agreed to by the responsible authority.

### 3.1.4 ACTIVITY CENTRES AND EMPLOYMENT

#### REQUIREMENTS

<u>R21.</u>	No change
<u>R22.</u>	No change
<u>R23.</u>	<b>Deleted.</b>
<u>R24.</u>	<p>Any application for <del>subdivision or development of</del> buildings and works for commercial or mixed-use buildings with a gross floor area that is equal to or greater than 2,000 square metres must commit to the use of a best practice environmental performance rating tool, such as a Green Star Buildings, that is equivalent to net zero in operation (i.e. 4 stars), <del>rating of minimum 5 stars or more</del>, or an equivalent rating achieved through a similar tool.</p> <p>In the case of subdivision, this tool must be applied as a restriction on the relevant plan of subdivision. Prior to occupation of the development, a certificate of rating issued by the relevant best practice environmental performance rating tool must be submitted to the satisfaction of the responsible authority.</p> <p><del>In the case of development, commitment to the use of relevant best practice environmental performance rating tool must be submitted to the satisfaction of the responsible authority prior to a planning permit being granted.</del></p> <p><del>Prior to the commencement of works, a certificate from the relevant best practice environmental performance rating tool must be submitted to the satisfaction of the responsible authority.</del></p>
<u>+R-a</u>	<p>Land use and development within the Local Convenience Centres (LCC) must demonstrate how the proposed design has appropriately considered and responded to the Activity Centre Design Guidelines in <i>Appendix 5 – Table 24 – Activity Centre Design Principles</i> and to existing views and local features including but not limited to the Coolangatta Homestead as per <i>Plan 4 Precinct Features</i> unless otherwise approved by the responsible authority.</p>

#### GUIDELINES

<u>G20.</u>	<b>Deleted.</b>
<u>G21.</u>	<b>Deleted.</b>
<u>G22.</u>	<b>Deleted.</b>
<u>G23.</u>	<p>Retail and commercial floorspace may be increased as part of permit applications for subdivision and development within the NAC Precinct <del>or within the LCCs</del>, where the following criteria are met and supported through an economic assessment completed by a suitably qualified person:</p> <ul style="list-style-type: none"> <li>• The increased floorspace must not impact the role and function of existing centres in the City's retail hierarchy (as per Clause 17.02 of the Greater Geelong Planning Scheme) and the viability of existing/planned activity centres across Northern and Western Geelong Growth Area;</li> <li>• The increased floorspace must not impede on the ability to create walkable 20-minute neighbourhoods across the PSP;</li> <li>• The increased floorspace is required to support changing economic trends and needs of the community;</li> <li>• The development incorporates housing, such as apartments, shop top/multi storey housing and high-quality town houses, particularly if the increased floor area is requested in an area primarily designated for residential use;</li> <li>• <del>The additional floor space should be in the NAC, IDA or MUIDA.</del></li> <li>• The design provides additional quality built form and development outcomes and/or other community or ESD benefits; and</li> <li>• The minimum dwelling density per hectare <del>will</del> can still be achieved;</li> </ul> <p>All to the satisfaction of the responsible authority.</p>
<u>G24.</u>	No change
<u>G25.</u>	<b>Deleted.</b>

---

**+G-f.**

In addition to the requirements of Clause 17.02-2L, out of centre commercial development should:

- Be located on an arterial road or along the CCC/CCB
  - Where located on an arterial road, all vehicular access must be directly from the arterial road and not from surrounding residential streets.
  - Where located on the CCB, development must provide direct pedestrian access from the CCB. Vehicular crossovers may only be from the nominated side of the CCB where permitted. Access from residential streets behind the CCB is not acceptable.
- Provide small-scale day to day goods and services that meet localised needs, rather than competing with the designated activity centres.
- Be designed in response to the Activity Centre Design Guidelines in *Appendix 5 – Table 24 – Activity Centre Design Principles*.

unless otherwise approved by the responsible authority.

---

## 3.2.1 COMPLETE STREETS

### REQUIREMENTS

<u>R25.</u>	No change
<u>R26.</u>	No change
<u>R27.</u>	No change
<u>R28.</u>	No change
<u>R29.</u>	<p>Recreational transport links (including crossings) along waterways drainage corridors and drainage assets must be:</p> <ul style="list-style-type: none"> <li>• Located above the 1:100 year flood level, to maintain hydraulic functions of the waterway to the satisfaction of the responsible authority.</li> <li>• Designed in accordance with all biodiversity approvals and have regard for protection and enhancement of habitat and fauna movement.</li> <li>• <del>Be</del> Allow sufficient design width to <del>be nominated as a Road Reserve</del> accommodate emergency vehicle access and include services locations.</li> </ul>
<u>R30.</u>	Vehicle access to lots fronting and/or abutting the western interface of the <del>GGG</del> CCB must be provided from a rear laneway or street.
<u>R31.</u>	<b>Deleted.</b>
<u>R32.</u>	No change

### GUIDELINES

<u>G26.</u>	No change
<u>G27.</u>	No change
<u>G28.</u>	No change
<u>G29.</u>	No change
<u>G30.</u>	<b>Deleted.</b>
<u>G31.</u>	No change

### 3.2.1.1 PUBLIC TRANSPORT

#### REQUIREMENTS

<u>R33.</u>	No change
<u>R34.</u>	No change

#### GUIDELINES

<u>G32.</u>	No change
<u>G33.</u>	No change
<u>G34.</u>	No change

## 3.2.1.2 CYCLING

### REQUIREMENTS

- 
- |                    |  |
|--------------------|--|
| <b><u>R35.</u></b> | Bicycle <b>parking</b> infrastructure must accommodate a diversity of bicycle types and sizes, including cargo bicycles and electric bicycles. |
|--------------------|--|
- 
- |                    |           |
|--------------------|-----------|
| <b><u>R36.</u></b> | No change |
|--------------------|-----------|
- 

### GUIDELINES

- 
- |                    |           |
|--------------------|-----------|
| <b><u>G35.</u></b> | No change |
|--------------------|-----------|
- 
- |                    |           |
|--------------------|-----------|
| <b><u>G36.</u></b> | No change |
|--------------------|-----------|
- 
- |                    |           |
|--------------------|-----------|
| <b><u>G37.</u></b> | No change |
|--------------------|-----------|
- 
- |                    |   |
|--------------------|---|
| <b><u>G38.</u></b> | Charging infrastructure for electric bicycles is encouraged near bus stops <del>on the CCC</del> and <b>bicycle parking along connector roads</b> and other key destinations. |
|--------------------|---|
- 

## 3.2.1.3 PARKING

### REQUIREMENTS

- 
- |                    |           |
|--------------------|-----------|
| <b><u>R37.</u></b> | No change |
|--------------------|-----------|
- 
- |                    |  |
|--------------------|--|
| <b><u>R38.</u></b> | Loading areas and all other service areas must not have any interface with the CCC /CCB.<br><br>On all other streets, loading and service areas must be on the side, rear or screened to minimise views to the street.<br><br>The treatment of loading and service areas must be integrated into the building design to provide visual interest. |
|--------------------|--|
- 

### GUIDELINES

- 
- |                    |   |
|--------------------|---|
| <b><u>G39.</u></b> | Off-street parking provided in activity centres should be <del>consolidated with shared facilities</del> <b>co-located and consolidated into a shared, multi-user area</b> to promote efficiency. |
|--------------------|---|
- 
- |                    |           |
|--------------------|-----------|
| <b><u>G40.</u></b> | No change |
|--------------------|-----------|
- 
- |                    |           |
|--------------------|-----------|
| <b><u>G41.</u></b> | No change |
|--------------------|-----------|
-

## 3.2.2 OPEN SPACE SYSTEMS

### REQUIREMENTS

<u>R39.</u>	No change
<u>R40.</u>	No change
<u>R41.</u>	<p>Open spaces must have a road frontage to <del>at</del> <b>at least 3</b> boundaries, except where <del>lots</del>:</p> <ul style="list-style-type: none"> <li>• <b>The open space adjoins an alternate open space land use i.e. conservation area;</b></li> <li>• Lots directly face the open space and allow for vehicular access via a rear laneway with the provision of a 4m wide paper road fronting the open space;</li> <li>• Primary pedestrian access to lots is provided via a 1.8m wide pedestrian path contained within the paper road; and</li> <li>• Visually permeable and low scale fencing (less than 1.2 metres high) facilitates public safety and passive surveillance.</li> </ul>
<u>R42.</u>	<b>Deleted.</b>
<u>R43.</u>	No change
<u>R44.</u>	<p>Where land is identified as a credited (unencumbered) open space, such as a community park, as shown on <i>Plan 14 Open Space Systems</i> and specified in <i>Table 9 Open Space Delivery Guide</i>, if the land is:</p> <ul style="list-style-type: none"> <li>• Equal to <del>3.78</del><b>4.34</b>% of the Net Developable Area – Residential (NDAR) of the lot, the land must be transferred to Council at no cost;</li> <li>• Less than <del>3.78</del><b>4.34</b>% of the NDAR of the lot, the land must be transferred to Council at no cost, and a cash contribution must be made to Council to bring the total contribution to a value of <del>3.78</del><b>4.34</b>% NDAR; and</li> <li>• Greater than <del>3.78</del><b>4.34</b>% of the NDAR of the lot, the land must be transferred to Council at no cost to Council. Council will pay an amount to the permit applicant equivalent to the value of the land provided in excess of <del>3.78</del><b>4.34</b>% NDAR, but no greater than the difference between <del>3.78</del><b>4.34</b>% NDAR and the amount of land shown as a community park on Plan 5 Future Urban Structure</li> </ul> <p>Where a subdivision is staged, the responsible authority may agree to the release of one or more stages where the open space is in a future stage.</p> <p>The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole land, and in accordance with Sections 18a and 19 of the Subdivision Act 1988.</p>
<u>R45.</u>	No change
<u>R46.</u>	No change

### GUIDELINES

<u>G42.</u>	No change
-------------	-----------

### 3.3.1 SUSTAINABLE ENERGY & ZERO CARBON

#### REQUIREMENTS

<u>R47.</u>	No change
<u>R48.</u>	Replaced with guideline – see <u>+G-e.</u>
<u>R49.</u>	Replaced with guideline – see <u>+G-f.</u>
<u>R50.</u>	No change
<u>R51.</u>	<p><del>Prior to the issue of statement of compliance for each relevant stage of the Plan of Subdivision, a detailed Functional Layout Plan must be submitted to and endorsed by the responsible authority. The A Functional Layout Plan</del> must show the locations of the following infrastructure, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Underground services;</li> <li>• Vehicle crossovers;</li> <li>• Street lights;</li> <li>• Street trees (including root growth zones to achieve the relevant canopy cover and relevant passive irrigation detail);</li> <li>• Future bus stops and/or other public transport facilities;</li> <li>• Bicycle parking infrastructure (e.g., bicycle racks);</li> <li>• Shared pedestrian and bicycle paths;</li> <li>• All local traffic management items;</li> <li>• Utility installations on or adjacent to public reserves; and</li> <li>• Any relevant smart city infrastructure (as shown on Plan 16 Smart Cities &amp; Digital Connectivity in the Creamery Road PSP) including conduit lines, branches and pits, LoRaWAN Gateways, EV charging locations and Smart Street poles.</li> </ul> <p>The cross sections must also nominate above and below ground placement of services, streetlights, and trees and passive irrigation.</p> <p><del>If detailed designs include the removal of a tree, an additional tree of similar growth capacity must be provided elsewhere in the proposal, subject to the approval of the responsible authority.</del></p> <p>All smart city infrastructure including the handover process must be provided in accordance with the NWGGA Smart City Technical Specifications (2022) or as amended.</p>
<u>R52.</u>	No change

#### GUIDELINES

<u>G43.</u>	No change
<u>G44.</u>	No change
<u>G45.</u>	No change
<u>G46.</u>	<del>Deleted</del> – see <u>+G-d.</u>
<u>G47.</u>	No change
<u>+G-g.</u>	<p>An application for subdivision or building and works (whichever comes first) should be accompanied by a Zero Carbon Operational Energy Plan which demonstrates how the subdivision or works supports the development of a zero carbon operational energy precinct through consideration of, but not limited to:</p> <ul style="list-style-type: none"> <li>• Subdivision and infrastructure design.</li> <li>• Lot and neighbourhood scale renewable energy generation and storage.</li> <li>• Green energy power purchasing agreements.</li> <li>• Infrastructure proposed to manage and monitor energy loads.</li> </ul>
<u>+G-h.</u>	Any non-residential subdivision or development within the PSP should not connect to any existing or future reticulated gas networks.

## 3.3.2 SMART CITIES

### REQUIREMENTS

---

R53. No change

---

R54. No change

---

R55. Replaced with guideline – see +G-g.

---

### GUIDELINES

---

G48. No change

---

G49. **Deleted.**

---

G50. **Deleted.**

---

G51. No change

---

G52. No change

---

G53. No change

---

G54. No change

---

G55. No change

---

+G-g. An application for non-residential subdivision or building and works exceeding 5,000 square metres gross floor area (GFA) should provide:

- EV charging infrastructure and signage installed for at least 5% of all off-street parking.
  - At least 20 percent of off-street car parking spaces (or at least one space) that are capable of supporting the provision of an appropriate moderate speed EV charging outlet, and appropriate EV infrastructure and cabling to ensure peak demand is managed.
-

## 3.4 BIODIVERSITY & THREATENED SPECIES

### REQUIREMENTS

<b><u>R56.</u></b>	The Cowies Creek Conservation Masterplan Area as shown in <i>Plan 17 Biodiversity &amp; Threatened Species</i> and identified in <i>Table 10 Conservation Area Attributes</i> must be created and managed in accordance with the following documents: <ul style="list-style-type: none"> <li>• <del>Part 10</del> Approvals under the EPBC Act 1999;</li> <li>• NWGGA Biodiversity Conservation Strategy;</li> <li>• Creamery Road Native Vegetation Precinct Plan (June 2024) or as amended;</li> <li>• Cowies Creek Landscape Masterplan (June 2024) or as amended; and</li> <li>• Cowies Creek Growling Grass Frog Conservation Management Plan (June 2024) or as amended.</li> </ul>
<b><u>R57.</u></b>	No change
<b><u>R58.</u></b>	No change
<b><u>R59.</u></b>	No change
<b><u>R60.</u></b>	<b>Deleted.</b>
<b><u>R61.</u></b>	No change
<b><u>R62.</u></b>	No change
<b><u>R63.</u></b>	Community parks, waterway corridors, utilities easements and other public open spaces, including encumbered open spaces must be designed to: <ul style="list-style-type: none"> <li>• <del>Limit impact on</del> <b>Protect and enhance</b> biodiversity values and protect the conservation area from unplanned entry;</li> <li>• Provide flexible recreational opportunities;</li> <li>• <del>Integrate with the design of the conservation area to provide improved opportunities for recreation and learning</del> <b>Provide habitat enhancement for rare and threatened species as documented in the EHP existing conditions report, WWGA Cowies Creek Conservation Area, Growling Grass Frog Conservation Management Plan and NWGGA Biodiversity Conservation Strategy or superseding document or standard as updated;</b> and</li> <li>• Respond to and acknowledge Aboriginal cultural values as appropriate, all to the satisfaction of the responsible authority.</li> </ul>
<b><u>R64.</u></b>	No change

### GUIDELINES

<b><u>G56.</u></b>	No change
<b><u>G57.</u></b>	<del>Community access to the Cowies Creek conservation area</del> <b>Where community access to the Cowies Creek conservation area is possible, the access</b> should be sensitively designed to protect the primary conservation and landscape values of the area.
<b><u>G58.</u></b>	No change

## 3.5 INTEGRATED WATER MANAGEMENT

### REQUIREMENTS

<b><u>R65.</u></b>	No change
<b><u>R66.</u></b>	No change
<b><u>R67.</u></b>	Stormwater conveyance and treatment must be designed generally in accordance with the Creamery Road Development Services Scheme (DSS), <b>or subsequent drainage management plan</b> , and <i><u>Plan 19 Integrated Water Management</u></i> to the satisfaction of the responsible authority. Where development staging does not provide for the delivery of ultimate infrastructure for stormwater conveyance and treatment, development proposals must demonstrate how any interim solution can adequately manage and treat stormwater and construction sediment prior to discharge from the development, and how the interim solution will not prejudice the delivery of an ultimate drainage solution, to the satisfaction of the responsible authority.
<b><u>R68.</u></b>	No change
<b><u>R69.</u></b>	No change
<b><u>R70.</u></b>	No change
<b><u>R71.</u></b>	No change
<b><u>R72.</u></b>	No change
<b><u>R73.</u></b>	No change
<b><u>R74.</u></b>	No change
<b><u>R75.</u></b>	No change
<b><u>R76.</u></b>	No change

### GUIDELINES

<b><u>G59.</u></b>	No change
<b><u>G60.</u></b>	No change
<b><u>G61.</u></b>	No change

## 3.6.1 URBAN GREENING

### REQUIREMENTS

<u>R77.</u>	No change
<u>R78.</u>	No change
<u>R79.</u>	No change
<u>R80.</u>	No change
<u>R81.</u>	The location, placement and species of canopy trees must enable the bushfire vegetation classifications, as shown on <i>Plan 23 Bushfire Resilience</i> to be achieved and maintained.  <del>If it is demonstrated to the satisfaction of the responsible authority that the canopy cover targets cannot be achieved without increasing the hazard above, the bushfire nominated vegetation classification in accordance with <i>Plan 23 Bushfire Resilience</i>, the canopy cover must be reduced to a level which enables the relevant bushfire classification to be achieved.</del>
<u>R82.</u>	<b>Deleted.</b>
<u>R83.</u>	No change
<u>R84.</u>	No change

### GUIDELINES

<u>G62.</u>	No change
<u>G63.</u>	No change
<u>G64.</u>	Tree planting should <del>be located to maximise shade on</del> maximise the shading of paved surfaces.
<u>G65.</u>	No change
<u>G66.</u>	Where practical, trees nominated to have moderate retention value <del>(as shown on Plan 22 Canopy Cover &amp; Retention)</del> should be retained within open spaces, road reservations or other public space with Tree Protection Zones applied in accordance with AS 4970-2009.

## 3.6.2 BUSHFIRE RESILIENCE

### REQUIREMENTS

<b><u>R85.</u></b>	<b>Deleted.</b>
<b><u>R86.</u></b>	No change
<b><u>R87.</u></b>	<b>Deleted.</b>
<b><u>R88.</u></b>	<p>Development adjoining bushfire hazards (shown on <i>Plan 23 Bushfire Resilience</i>) must be set back in accordance with the corresponding bushfire hazard designations to the satisfaction of the responsible authority and relevant fire authority. <del>Habitable buildings, located directly adjacent to bushfire hazard areas (as shown on Plan 23 Bushfire Resilience), must be setback in accordance with Table 14 Vegetation Classifications of Bushfire Hazard Areas and Setbacks for Habitable Buildings to achieve BAL 12.5.</del></p> <p><del>A lesser setback may be considered subject to a site-specific assessment of bushfire risk, vegetation classifications and setbacks to the satisfaction of the responsible authority and relevant fire authority.-</del></p> <p><del>The setback is measured from the edge of the classified vegetation to the nearest part of an external wall of the building or building envelope.</del></p>
<b><u>R89.</u></b>	<p><del>Vegetation in the area between the BAL 12.5 line nominated on Plan 23 Bushfire Resilience must be managed by ensuring-</del> Vegetation located in a setback required for bushfire management purposes must be managed in accordance with the following requirements, unless otherwise agreed by the responsible authority and relevant fire authority:</p> <ul style="list-style-type: none"> <li>• Grass must be short cropped and maintained during the declared fire danger period.</li> <li>• All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> <li>• Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>• Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.</li> <li>• Shrubs must not be located under the canopy of trees.</li> <li>• Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.</li> <li>• Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres.</li> <li>• There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul>
<b><u>R90.</u></b>	<p><del>Bushfire fuel breaks must be established and/or maintained on the perimeter of the Creamery Road precinct boundary to ensure that there is no continuity of fuel from external bushfire hazards into urban areas.</del> Subdivision and development directly adjoining a bushfire hazard area must include a perimeter road unless otherwise agreed by the responsible authority and relevant fire authority.</p>

### GUIDELINES

<b><u>G67.</u></b>	<b>Deleted.</b>
<b><u>G68.</u></b>	<b>Deleted.</b>
<b><u>G69.</u></b>	<p>Landscape design and plant selection in open spaces, including waterways and drainage corridors should not increase bushfire risk, to the satisfaction of the responsible authority and relevant fire authority. <del>GFA's guidelines Landscaping for Bushfire Garden Design and Plant Selection (June 2021) or as amended, should be followed where possible.</del></p>
<b><u>G70.</u></b>	No change

## 3.7 CIRCULAR ECONOMY

### REQUIREMENTS

---

**R91.** Replaced with new guideline – see **+G-i.**

---

### GUIDELINES

---

- +G-i.** Development should consider circular economy principles, such as the use of, but not limited to:
- Existing built form or other infrastructure where reuse is feasible.
  - Recycled content in:
    - road construction materials, including road base and asphalt wearing course.
    - concrete for footpaths, shared paths, cross overs, kerb and channel.
    - drainage infrastructure including pipes (concrete and flexible) and drainage pits.
    - street furniture.
    - Locally sourced landscaping materials.
    - Certified low volatile organic compound products.
  - Timber that is certified by the Forest Stewardship Council or Program for the Endorsement of Forest Certification.
-

## 3.8.1 SUBDIVISION WORKS

### REQUIREMENTS

<b><u>R92.</u></b>	<p>Subdivision of land within the PSP must provide for all local infrastructure, other than that provided for within the Creamery Road DCP, including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Roads and streets including: <ul style="list-style-type: none"> <li>– Connector roads and local streets.</li> <li>– Internal loop roads and service roads that abut arterial roads.</li> </ul> </li> <li>• Local bus stop infrastructure (where locations have been agreed in writing by Department of Transport and Planning).</li> <li>• Landscaping of all existing and future roads and local streets.</li> <li>• Intersection works and traffic management measures along arterial roads, connector streets, and local streets (except those included in the DCP).</li> <li>• Fencing and landscaping, including along arterial roads, including, where required, any noise mitigation measures such as acoustic fences or barriers <del>or measures to address noise concerns from adjoining roads.</del></li> <li>• Recreational transport links (shared pedestrian and bicycle paths) along local arterial roads, connector roads, streets and within local parks including bridges, intersections, and barrier crossings.</li> <li>• Community parks.</li> <li>• Bicycle parking facilities as required in this PSP.</li> <li>• Basic improvements to local reserves and open space (refer to R86 below with regards to open space delivery).</li> <li>• Local drainage system where required.</li> <li>• Construction of culverts for waterway crossings of all connector streets and local streets.</li> <li>• Local street or pedestrian path crossings of waterways and the electricity transmission line easement unless included in the DCP or outlined as the responsibility of another agency in the Precinct Infrastructure Plan.</li> <li>• Infrastructure as required by utility service providers including water (potable, recycled and water tapping for potential open space), stormwater, sewerage, drainage (except where the item is funded through a Development Services Scheme), electricity and telecommunications.</li> </ul>
<b><u>R93.</u></b>	No change
<b><u>R94.</u></b>	<p>Sports (active) reserves as identified in Table 15 Precinct Infrastructure must be transferred to or vested in the relevant authority in the following conditions, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Free from surface and/or protruding rocks, structures and contaminated soil.</li> <li>• Reasonably graded and/or top soiled to create a safe and regular surface with a maximum 1:6 gradient.</li> <li>• Seeded and top-dressed with drought-resistant grass in bare, patchy and newly graded areas.</li> <li>• Provision of sewer, telecommunications, electricity, potable and recycled water (if available) connection points to <del>at</del> reserve boundaries in consultation with the responsible authority.</li> </ul>
<b><u>R95.</u></b>	No change
<b><u>R96.</u></b>	<b>Deleted.</b>
<b><u>R97.</u></b>	No change

## 3.8.2 DEVELOPMENT STAGING

### REQUIREMENTS

---

**R98.** Development staging must ensure that the CCC/CCB (when located in the planning permit area) is delivered within the first half of the development. ~~Unless agreed by the responsible authority, land in relation to the CCC must be transferred to, or vested in, the City as part of the first stages of subdivision.~~

Development staging of infrastructure must be in accordance with *Table 15 Precinct Infrastructure* to the satisfaction of the responsible authority.

---

**R99.** Where applicable, development and subdivision staging must provide for the delivery of:

- Drainage assets;
- Intersections of the CCC/CCB, connector streets and arterial roads;
- Connector streets, bridges/culverts and pedestrian culverts;
- Street links between properties, constructed to the property boundary;
- Recreational transport links and other path networks; and
- Community infrastructure, sports fields and other open spaces.

---

**R100.** No change

---

**R101.** No change

---

**R102.** No change

---

**R103.** No change

---

### GUIDELINES

---

**G71.** No change

---

**G72.** No change

---