

11/12/2008
C98**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO17****Employment Precinct, 135 – 285 Donnybrook Road, Mickleham****1.0 Requirement before a permit is granted**11/12/2008
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Before deciding on any application the responsible authority must consider:

- The purpose of the zone
- The approved Development Plan
- The relevant Melbourne 2030 Growth Area Plan
- The Native Vegetation Precinct Plan at Clause 52.16
- Any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

The Responsible Authority may grant a permit for subdivision, to construct a building or to construct or carry out works prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, building or works will not prejudice the preparation of the development plan.

2.0 Requirements for development plan11/12/2008
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The Development Plan may consist of plans or other documents and may with the agreement of the Responsible Authority, be prepared and implemented in stages. The Development Plan must have regard to the views and requirements of the Department of Sustainability and Environment, Department of Planning and Community Development, Department of Infrastructure and VicRoads. The Development Plan must show and include to the satisfaction of the Responsible Authority:

General Requirements

- The land to which the Development Plan applies;
- Generally in accordance with the Schematic Concept Plan SP0134 Revision 1 prepared by Taylors, Development Strategists;
- Consistency with any relevant approved structure plan or Native Vegetation Precinct Plan for the site;
- The relationship of the development of the land to the existing and proposed land uses on adjoining land;
- The proposed development and use of each part of the land;
- The indicative sequence of development and infrastructure provision;
- An overall landscape strategy for the site;
- Proposed retarding basins, lakes, water features, water courses and drainage lines and the means by which these will be managed and water quality maintained incorporating the principles of Water Sensitive Urban Design;
- A servicing concept plan detailing how service infrastructure will be provided and integrated with other infrastructure such as roads, drainage, streets, lighting and landscaping;
- Consistency with any Integrated Water Cycle Management Plan prepared by Yarra Valley Water, Melbourne Water and Hume City Council.

Integrated Transport Plan

- An Integrated Transport Plan must be prepared having regard to the views of the Department of Infrastructure and VicRoads and must report on the following to the satisfaction of the Responsible Authority:
 - The proposed street and pedestrian movement network;
 - The needs for non-motorised travel, including access by walking and cycling and links to the Principle Bicycle Network (PBN) and Metropolitan Trail Network (MTN), facilities for cyclists and internal circulation of cyclists and pedestrians;
 - How the proposal makes better use of existing transport assets including arterial roads, public transport or new pedestrian links or cycle paths;
 - The integration of land use with transport provision;
 - How the proposal will promote and facilitate the use of public transport;
 - A road layout that facilitates efficient and effective public transport to the site;
 - Linkages between key destinations and trip generating activities for vehicles, pedestrians and cyclists;
 - The requirements of freight and commercial vehicles;
 - The proposed arterial and neighbourhood connector street network including proposed linking points to surrounding land;
 - How the plan responds to State government transport objectives;
 - The details relating to the upgrading of Donnybrook Road and the construction of Aitken Boulevard (E14);
 - Road layout and design, including road reserve widths and indicative cross-sections.

Neighbourhood Activity Centre

A Specific Area Plan for land contained within the Business 1 Zone must be prepared to the satisfaction of the Responsible Authority and should include;

- The use and development of the land including building envelopes, design objectives and site layout, including setbacks;
- Detail on the interface, and integration between, the neighbourhood activity centre, child minding facility and surrounding land uses including the pocket park, open space links, and Aitken Boulevard (E14);
- Car parking;
- Location of crossovers and footpaths;
- Consideration of the vision, principles and directions for Activity Centres contained within *Melbourne 2030: Planning for sustainable growth, October 2002*, including the performance criteria for activity centres;

Native Vegetation

All native vegetation on the site to be retained, removed and relocated is to be in accordance with the Native Vegetation Precinct Plan. The following plans must be prepared to the satisfaction of the Responsible Authority and the Department of Sustainability and Environment;

- a Vegetation Management Plan, incorporating a vegetation offset plan, detailing management of the vegetation to be retained;

Open Space

A plan which details the open space network on the site is to be provided. The plan is to show all Councils open space requirements which include:

- open space networks which integrate with the Department of Sustainability and Environment managed Mt Ridley Grasslands and Woodlands to the east and south including, the provision of a 2.5m linear shared path for walking and cycling within the Council 15 metre unencumbered open space adjacent to the woodlands and road reserve;
- an open space link between Council unencumbered open space adjacent to the woodlands and road reserve and the Merrifield Employment Precinct to the north including, the provision of a 2.5m linear shared path for walking and cycling;
- the pocket park located within the neighbourhood activity centre and how it integrates with the surrounding land uses and links with the open space networks;
- open space networks including the provision of a 2.5m shared path for walking and cycling along drainage reserves and how these link with other areas within the site.

Urban Design

- Urban design guidelines indicating preferred siting and built form outcomes for the site including Donnybrook Road, open space areas and different uses and zones;
- Detail of how the transmission line easement to the south of the site will be integrated with the Mt Ridley Grasslands and surrounding existing and proposed land uses;

Residential Interface

- Specific plans and urban design guidelines are to be prepared for the southern boundary of the site with interface with existing Rural Living properties to the south including:
 - preferred siting and built form outcomes;
 - Landscaping treatments including land forming to buffer and minimise the visual impact of development on adjoining residential properties generally in accordance with Figure 2 or 3 of the urban design report for the Folkestone Business Park prepared by Hassell Ltd dated April 2008.

Cultural Heritage

- Any sites of cultural or heritage significance and the means by which they will be managed;
- Completion of further investigations to locate any physical evidence of the former road that extended through the site east of the Newgrove Ruins and the completion of any management measures that may result from these investigations;
- An assessment of the need to prepare a Cultural Heritage Management Plan under the Aboriginal Heritage Regulations 2007 and preparation of a Plan if required.

Other Matter

- Any other matters that relate to the development of the land.