

19/01/2006
VC37**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO5****MERENDA DEVELOPMENT PLAN****1.0**19/01/2006
VC37**Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the orderly use and development of land as intended by the Mernda Strategy Plan.

2.019/01/2006
VC37**Requirements for development plan**

A Development Plan must be prepared for each Precinct Plan forming part of the Mernda Strategy Plan or part thereof affected by this overlay. The responsible authority may consider a Development Plan based on a land unit smaller than a precinct provided that the land unit (or part thereof affected by this overlay) is generally no smaller than the land units identified in the plan forming part of this schedule having regard to the intent that Development Plans should encompass larger land parcels rather than individual landholdings.

A Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site and show, or include, the following matters to the satisfaction of the responsible authority:

- Generally in accordance with the Mernda Strategy Plan and associated Precinct Plans. A written report must be submitted addressing how the Development Plan responds to and applies the design principles and key objectives of the relevant plans.
- Protection and enhancement of identified conservation areas. An environmental assessment of the flora, fauna and habitat significance of the land must be submitted which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas and the links between such areas. The assessment should be guided by the broader environmental assessment recommendations completed as part of the Mernda Strategy Plan.
- Retention and integration of individual and stands of mature trees, particularly indigenous River Red Gums. An arborcultural survey of all existing trees on the land and their condition, health and integrity must be submitted including appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context. A tree protection strategy must also be submitted to ensure that trees (including canopy and root system) are not damaged during subdivision construction.
- A 'Net Gain' assessment of any native vegetation to be removed having regard to *Victoria's Native Vegetation Management – A Framework for Action* including the location of any necessary offsets.
- Recognition of important landscape views and vistas. A visual impact assessment must be submitted for those areas identified as 'visually sensitive' in the Precinct Plans forming part of the Mernda Strategy Plan. The assessment must provide design and siting measures to enhance or promote the landscape character objectives for the area and reduce the impact of the proposed subdivision on significant views.

- Provision of appropriate transition and interface design treatments between designated land uses identified in the Mernda Strategy Plan. Design concept plans for the interface between residential areas and the following land uses must be submitted:
 - Adjacent or opposite land zoned Rural and Environmental Rural.
 - High voltage power transmission line easements.
 - Mernda town centre and other precinct activity centres.
 - The existing rail reserve and Melbourne Water 'pipe track' reservation.
 - Identified cultural heritage places.
 - Low density residential areas.
 - Primary and Secondary arterial roads.
 - Major open space reserves.
- Provision of appropriate transition and interface design treatments between designated land uses and the existing or proposed Plenty Gorge Parklands which incorporates a boulevard road adjacent to the parklands and the design of lots such that no common boundary abuts the parklands.
- A landscape strategy for the area adjacent to the existing or proposed Plenty Gorge Parklands including plans which:
 - show all existing vegetation including native grasses;
 - show where the removal of noxious weeds is required;
 - indicate the extent of proposed impervious services;
 - demonstrate how proposed landscaping will complement the parklands;
 - guide species selection and indicates numbers of plants, with emphasis on the selection of indigenous vegetation; and
 - provide for local soils to be used for earthworks, to prevent the spread of soil borne diseases.
- Conservation and protection of Aboriginal and European cultural heritage places. A detailed archaeological survey and heritage assessment must be submitted which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the proposed town centre or open space network. Aboriginal Archaeological survey work should be conducted in collaboration with the Wurundjeri Tribal Council and the Kulin Nation Regional Cultural Heritage Program and have regard to the previous investigations undertaken by Ellender (1994).
- Application of the principles of water sensitive urban design (WSUD). A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality (particularly in relation to the Plenty River and its tributaries), and reduction of run-off and peak flows. The plan must have regard to the particular WSUD principles set out in the Mernda Strategy Plan.
- Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.
- Provision of a road network providing a high degree of connectivity and external and internal permeability. A functional road layout plan must be submitted showing typical road cross sections and integration with the existing and proposed arterial road network. The plan should further provide for any public bus network which may be required within the Development Plan area; the provision of land for road widening where

identified in the Mernda Strategy Plan; and a bicycle and pedestrian network plan (which includes links to adjoining land and networks).

- A landscape concept plan for all open space areas.
- A street tree concept plan.
- Precinct activity centre design concept plans.
- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling.
- A development contributions plan and open space land budget.
- An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- The location of any detention tanks, drainage retarding basins or other utility infrastructure required to service the neighbourhood.
- The stages, if any, by which the development of the land is proposed to proceed.