

19/01/2006
VC37**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****MERENDA TOWN CENTRE 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 separate Development Plan must be prepared for each of the following areas affected by this overlay:

- Land north of Bridge Inn Road and east of Plenty Road.
- Land north of Bridge Inn Road and west of Plenty Road.
- Land south of Bridge Inn Road and east of Plenty Road including land to the east of the railway reservation.
- Land south of Bridge Inn Road and west of Plenty Road.

The responsible authority may consider a Development Plan which fully combines one or more of the above land units.

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:

- General consistency with the relevant Incorporated Plans (Mernda Strategy Plan and Mernda Town Centre Comprehensive Development Plan). A written report must be submitted addressing how the Development Plan responds to and applies the design principles and key objectives of the relevant Incorporated 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 trees in their intended open space or town centre 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.

- The location of various land uses (or mixed land uses) which are to comprise the Development Plan area (e.g. retail, office, community facilities, residential, light industries, open space areas).
- Provision of appropriate transition and interface design treatments between designated land uses (or mixed 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.
- Provision of appropriate transition and interface design treatments between designated land uses (or mixed land uses) and:
 - Residentially zoned land on the periphery of the town centre.
 - The rail station and modal transport interchange.
 - The existing rail reserve.
 - Identified cultural heritage places.
 - Primary and Secondary arterial roads.
- 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. Particular emphasis must be given to linking the relevant themes of the Mayfield Heritage Conservation Area as identified in the Whittlesea Heritage Study. 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.
- Provision of a safe pedestrian-orientated 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 and modal transport interchange. 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 traffic management plan.
- A parking plan which designates the number of car parking spaces to be provided for particular uses, the basis on which the car parking rate is justified and the internal layout of the car parking areas.
- Concept plans for the modal transport interchange and train station.
- Landscape architecture and urban design concept plans for all proposed public open space areas including pedestrian walkways.
- A street tree concept plan.
- Building envelopes showing building heights, massing, and indicative scale.
- The application of energy efficiency and water conservation principles in building form and design.
- A development contributions plan and open space land budget.
- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling.
- 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 town centre or surrounding areas.
- The stages, if any, by which the development of the land is proposed to proceed.