

**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**19/01/2006  
VC37Shown on the planning scheme map as **DPO17****LAURIMAR TOWN CENTRE DEVELOPMENT PLAN****1.0**19/01/2006  
VC37**Conditions and requirements for permits**

Any permit in respect of land containing a place which is of Aboriginal or European cultural heritage significance as identified in the approved Development Plan must contain a condition which gives effect to the recommendations for the protection, restoration and interpretation of the place.

Any permit which results in a development discharging stormwater must give effect to the Stormwater Management Plan which is part of the approved development plan.

**2.0**19/01/2006  
VC37**Requirements for development plan**

A single Development Plan must be prepared for all the land to which this Schedule applies.

The 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 Mernda Local Structure Plan: Part 1 and the Laurimar Town Centre Comprehensive Development Plan and any other relevant incorporated document. 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 document.
- The location of the various land uses (or mixed land uses) which are proposed within 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).
- Residentially zoned land on the periphery of the town centre.
- Any native vegetation to be removed. The plan should specify how a 'net gain' outcome, as defined in Victoria's Native Vegetation Management Framework, can be implemented.
- 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.
- Application of the principles of water sensitive urban design. 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, and reduction of run-off and peak flows.
- Provision of a safe, pedestrian-orientated principal road network. A functional road layout plan must be submitted showing typical road cross sections and integration with the existing and proposed road network and the location of a public transport

interchange. The plan should provide for a bicycle and pedestrian network which includes links to adjoining land and networks.

- A traffic management plan.
- A parking plan which shows the number of car parking spaces to be provided for particular uses and the basis on which the car parking rate is justified.
- A street tree concept plan.
- A proposal for development contributions based on an appropriate adaptation of the equivalent dwelling unit used in the Mernda Local Structure Plan: Part 1.
- 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 treatment, 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.