

01/11/2012
C166(Part 1)**SCHEDULE 27 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO27**.

MERENDA WEST AND SOUTH MORANG QUARRY HILLS PRECINCTS**1.0**01/11/2012
C166(Part 1)**Requirement before a permit is granted**

The Responsible Authority must not grant a permit to use or subdivide land, construct a building or construct or carry out works:

- Prior to the approval of a development plan unless the Responsible Authority is satisfied that the proposed use, subdivision, buildings or works will not prejudice the orderly use and development of land.
- Until the owner has entered into an agreement under Section 173 of the *Planning and Environment Act 1987* to provide contributions equivalent to that required under the *Growth Areas Infrastructure Contribution* legislation.

2.001/11/2012
C166(Part 1)**Conditions and requirements for permits**

A planning permit application allowing the development of the land must be accompanied by reports prepared by suitably qualified persons relating to the following:

- 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.
- An environmental assessment 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.
- A landscape concept plan for all open space areas.
- The location of any drainage retarding basins or other utility infrastructure required to service the neighbourhood.
- 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; and a bicycle and pedestrian network plan (which includes links to adjoining land and networks).

3.001/11/2012
C166(Part 1)**Requirements for development plan**

For properties south of Regent Street, any development plan must show how the concept plan and subdivision layout proposed will allow for the integrated development of surrounding parcels to the satisfaction of the Responsible Authority.

The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site including the *Mernda Strategy Plan*, and show, or include, the following matters to the satisfaction of the Responsible Authority:

- The provision of an appropriate transition and interface between the Development Plan area and:
 - The land subject to the *Mernda Villages Development Plan* (where applicable).
 - The land which is subject to the *Mernda West Development Plan* (where applicable).

- The proposed Quarry Hills Regional Parklands to the west and south as identified in the *Quarry Hills Landscape Masterplan*.
- An appropriate treatment of park interfaces to create clear visual and physical connections with the parkland which maximises active interfaces to the park boundary and avoids rear fence abutments.
- The designation of specific land uses, including non-residential land uses and their integration with existing or future development on land abutting the site.
- Provision 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 subdivision layouts which allow for innovative urban design and built form responses that are responsive to the site, surrounds and any parkland interfaces.
- The preparation of a landscape strategy which includes or shows:
 - The protection and retention of River Red Gums and other native trees in open space.
 - A detailed design response to the natural topography and sight lines of the site.
 - The contribution of streetscapes to the amenity of the Development Plan area.
 - Visual and physical links between open space and key landscape features and their integration with bicycle and pedestrian networks.
 - The enhancement of the open space areas with new landscape and facilities appropriate to function.
 - The recognition and enhancement of the habitat value of open space areas that have ecological values.
- Conservation and protection of significant 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 open space network.
- An arboricultural survey of all existing trees on the land including their condition, health and integrity and appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context.
- A stormwater management plan and drainage strategy based on the application of Water Sensitive Urban Design principles, 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.
- A transport strategy which provides for a road network with a high degree of internal and external connectivity and permeability, and public transport opportunities as appropriate. This plan strategy should include:
 - A road hierarchy.
 - Indicative road cross sections.

Developer Contributions

- Contributions which are to be obtained through the development of the precincts will be utilised to augment higher order infrastructure.
- Lower order infrastructure and improvements (including roundabouts and road widening) will be a subdivisional requirement to be undertaken by developers as part of the development process.