

04/05/2017
C175**SCHEDULE 34 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO34**.

Mernda Township Development Plan

This schedule applies to the land within the Mernda Township. A development plan is required to provide for the coordinated subdivision and development of the land in a manner that is consistent with the Township and context of the Mernda-Doreen Growth Corridor.

Objectives:

- To ensure a well-connected subdivision pattern that is considerate of the existing Township character and integrates current and future land uses.
- To promote a more connected street-based layout that will establish a relationship with the Mernda Town Centre and broader Mernda-Doreen Growth Corridor.

1.004/05/2017
C175**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 outlined by the Concept Plan and development plan requirements included in this schedule.

2.004/05/2017
C175**Conditions and requirements for permits**

Any proposal to subdivide land must provide:

- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling (as appropriate).
- A contamination assessment report.
- A servicing report including the location of any detention tanks, drainage retarding basins or other utility infrastructure required to service the neighbourhood.
- A Conservation Management Plan for places with nominated heritage significance. The Conservation Management Plan is to be prepared under the guidance of an experienced heritage practitioner to ensure the ongoing protection and where necessary restoration of these buildings.
- Provision of a bicycle and pedestrian network plan (which includes links to adjoining land and networks). Provision of key pedestrian links across Schotters Road, towards the Plenty River, and other active open space and recreational reserves as identified in the Concept Plan.
- Provision of enhanced pedestrian links and entry points across Cockerell and Gillian Roads to maintain connection with land subject to the *Heals Road Development Plan* (where applicable).
- A 'Net Gain' assessment of any native vegetation to determine items and areas for significance, having regard to *Victoria's Native Vegetation Management – A Framework for Action* including the location of any necessary offsets.
- Provision of road cross-sections for Johnsons Road that considers the layout and orientation of a landscape buffer and explores options for the incorporation of Water Sensitive Urban Design (where applicable).

- A geotechnical report for nominated medium density housing located adjacent to the waterway of the 1:100 year floodline.

3.0 Referral of applications

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In accordance with Section 55 of the *Planning & Environment Act 1987*, an application must be referred to the relevant referral authority specified in the Schedule to Clause 66.04.

4.0 Requirements for development plan

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A Development Plan must be prepared for the land affected by this overlay and accord with the Concept Plan in Clause 4.0. The Development Plan must include:

Lot size, layout, and design

- A design and siting plan to promote an active interface with the Plenty River and reduce the impact of the proposed development on existing built form.
- A statement of housing outcomes and lot yield densities that outlines opportunities for a diverse range of allotment densities and dwelling types.
- Requirements (as appropriate) for medium density housing. Land nominated for medium density or terrace style rear loaded development in the Concept Plan must:
 - be of a high architectural quality;
 - take into account existing heritage places;
 - have regard to overall neighbourhood scale; and
 - provide outlook to areas of open space where appropriate.
- A detailed site analysis that includes building envelopes, building heights, massing, setbacks, and indicative scale.
- A responsive subdivisional design that takes into consideration the topography of the site and any existing vegetation.

Vegetation and Landscape

- A statement indicating how any proposed development plan is consistent with Council's River Red Gum Protection Policy.
- Requirements (as appropriate) relating to the retention of important landscape views and vistas. The assessment must provide design and siting measures to enhance or promote the landscape character objectives for the area and reduce the impact of future development on significant views.

Road and pedestrian network

- Provision of an intersection treatment at Hayes and Schotters Road.
- Provision of a shared pathway along the length of Hayes Road that provides pedestrian connection to the Plenty River.
- Provision of a shared pathway along the length of Schotters Road that provides a pedestrian connection from Bridge Inn Road to Hazel Glen Drive. The final layout of the shared pathway is to be determined following discussions between the Responsible Authority and Public Transport Victoria prior to the approval of the Development Plan.
- Provision of street tree planting on internal roads with suitable native trees species to complement existing indigenous species.
- A functional road layout plan that adheres to the road layout depicted in the Concept Plan. The plan should show typical road cross-sections and integration with the existing

and proposed road network. The road network should display a high degree of permeability and internal and external connectivity.

Infrastructure and Servicing

- An Integrated Water Management Strategy that demonstrates the application of the principles of water sensitive urban design (WSUD) and provides for the:
 - protection of natural systems, integration of stormwater treatment into the landscape, and
 - protection of water quality (particularly in relation to the Plenty River and its tributaries), and reduction of run-off and peak flows.
- Provision of a Precinct Infrastructure Plan which demonstrates what infrastructure is required to service newly built out areas, nominates which development is responsible for delivering what, and ensures that the delivery of this infrastructure is secured through a legally binding agreement. Contributions by developers may be in the form of a cash contribution or works in lieu of payments. Where cash contributions are proposed, they should be in accordance with the rates set out in the *Mernda Local Structure Plan Part 1*.

Heritage Conservation

- A detailed heritage assessment which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the existing Township layout.

5.0

Decision Guidelines

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Before deciding on a request to approve or amend a Development Plan, the Responsible Authority must consider the views of Public Transport Victoria in relation to whether the Development Plan or amended Development Plan prejudices the operation of the Mernda Railway Line.

6.0 Concept Plan

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