

19/01/2006
VC37**SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO19****WILLIAMSONS ROAD EDUCATIONAL AND RESIDENTIAL PRECINCT
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 the subject land for residential and educational purposes and adjoining railway land capable of accommodating a train station precinct.

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

A development plan must be informed by detailed site analysis of the natural, cultural and strategic context of the site and immediately adjoining land and show, or include, the following matters to the satisfaction of the responsible authority:

- The location of the educational and residential precincts, the road to be constructed between the precincts and all other proposed internal local roads.
- The surveyed canopy of all existing indigenous trees on the land.
- The full extent of Williamsons Road from the Melbourne Water pipetrack reservation to Old Plenty Road including the surveyed canopy of trees which are located in or extend over the road reservation.
- The full extent of the Melbourne Water pipetrack reservation between Gordons Road and Williamsons Road and a survey of trees within the reservation which have canopies which overhang or affect the subject land.
- The full extent of land reserved for railway purposes abutting the land and opposite Williamsons Road.
- The location of the proposed train station and any transport modal interchange if such location(s) have been determined either fully or conceptually by the State Government.
- An educational precinct masterplan which provides for the internal layout of buildings, car parking areas, drop-off bays, open space/ recreation areas and other associated uses. The masterplan must provide strong visual and physical synergies with the Williamsons Road streetscape and any proposed railway station precinct. The plan must encourage building forms adjacent to Williamsons Road to be not less than two storeys in height and car parking areas to be predominately internalised within the site.
- Residential precinct densities of not less than an average of 15-20 lots per hectare. Higher densities within or exceeding this range are to be provided within the walkable catchment of the proposed train station precinct.
- Provision of appropriate transition and interface design treatments between designated land uses and the proposed railway reserve and precinct, Gordons Road and the Melbourne Water pipetrack reservation and associated heritage values.
- 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 surrounding road network and proposed train station precinct. The plan must

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).

- A traffic management plan.
- Provision for the construction of Williamsons Road along the southern and eastern boundary of the educational precinct and the further construction of a northern extension of this road adjacent to the railway reserve and northern boundary of the educational precinct to connect with proposed development areas to the west of the Melbourne Water pipetrack reservation. The plan must specify that costs associated with the construction of these roads and pipetrack crossing must be borne by the developer of the residential precinct and are to be provided as part of the first stage of subdivision.
- Provision for the construction of Williamsons Road between the educational precinct and Old Plenty Road and intersection upgrades works at Old Plenty Road and Plenty Road. The works must be provided to a standard which can sufficiently accommodate traffic movements until such time as the rail corridor and/ or station precinct is developed. The plan must specify that costs associated with the development of these works are to be apportioned between the educational and residential precincts.
- Provision for the construction of a bicycle and pedestrian path within the adjacent Melbourne Water pipetrack reservation. The works must include appropriate road intersection crossings of Williamsons Road, Gordons Road and other internal roads. The plan must specify that the design and construction standard of the path must have regard to the requirements of Melbourne Water and the heritage values of the reservation and that costs associated with the construction of the path are to be apportioned between the educational and residential precincts.
- Provision for the widening of Gordons Road to the south of the existing road reservation.
- Retention and integration of individual and stands of mature trees, particularly indigenous River Red Gums, within areas of public open space (in the residential precinct) and within appropriate open space settings (in the educational precinct). A tree protection strategy must be submitted to ensure that all trees to be retained (including canopy and root system) are not damaged during the subdivision or construction stage.
- 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.
- Conservation and protection of identified 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 in particular the dwelling associated with the former railway station.
- Landscape architecture and urban design concept plans for all proposed public open space areas.
- 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 runoff and peak flows.
- A street tree concept plan.
- A conduit network concept plan to facilitate the future installation of advanced telecommunications services through fibre optical cabling.

- A requirement for implementation of recommendations relating to the preliminary site investigation (contamination assessment) relating to the land.
- The stages, if any, by which the residential and educational precincts are to proceed.

A separate Development Plan may be prepared for the educational precinct and the residential precinct incorporating all relevant requirements referred to above.