

30/05/2013
C169**SCHEDULE 28 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO28****IVANHOE GRAMMAR SCHOOL (MERNDA) DEVELOPMENT PLAN****1.0**30/05/2013
C169**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.

2.030/05/2013
C169**Conditions and Requirements for Permits**

Any proposal to subdivide the land must provide a conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling (as appropriate).

3.030/05/2013
C169**Conditions and Requirements for Development Plan**

A Development Plan must be prepared for the land affected by this overlay generally in accordance with the Indicative Master Plan in Clause 4.0.

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:

- Protection and enhancement of areas of environmental significance. An environmental assessment (including a threatened species 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.
- Recognition 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 the proposed subdivision on significant views.
- Provision of appropriate transition and interface design treatments between designated land uses and the existing or proposed Plenty Gorge Parklands, which incorporates, as far as practically possible, a boulevard road adjacent to the parklands with associated lots orientated towards the park to avoid rear abutments.
- Provision for the incorporation of a Parks Victoria shared trail facility towards the southeast of the site for the wider community as part of the establishment of the Plenty Gorge 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;
 - indicate the extent of proposed impervious services;
 - demonstrate how proposed landscaping will complement the parklands;
 - guides species selection and indicates numbers of plants, with emphasis on the selection of indigenous vegetation generally and the use of only indigenous species for land adjacent to the Plenty Gorge Parklands; and

- provide for local soils to be used for earthworks, to prevent the spread of soil borne diseases.
- 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 (WSUD). A drainage strategy 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, to satisfy both Parks Victoria and Melbourne Water Corporation.
- Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.
- A positive interface with the Ivanhoe Grammar School. If lots are proposed to back onto this interface, a landscape buffer shall be provided to the satisfaction of the Responsible Authority.
- Provision of a 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. The plan should further provide for any public bus network which may be required within the Development Plan area (as appropriate) and a bicycle and pedestrian network plan (which includes links to adjoining land and networks).
- A landscape concept plan for all open space areas.
- A street tree concept plan.
- The location of any detention tanks, drainage retarding basins or other utility infrastructure required to service the neighbourhood.
- The stages, if any, by which the development of the land is proposed to proceed.

4.0 Indicative Master Plan

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