

27/05/2019
C239wsea**SCHEDULE 37 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO37**.

45 REGENT STREET AND 100 CRAVENS ROAD, MERNDA DEVELOPMENT PLAN**1.0**27/05/2019
C239wsea**Objectives**

- To develop 45 Regent Street and 100 Cravens Road, Mernda for residential purposes that contributes to housing choice and responds to the context of the site;
- To further facilitate the assemblage of the Quarry Hills Regional Parklands;
- To protect and enhance the natural landscape character of the Quarry Hills Regional Parklands.

2.021/03/2019
C217**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

3.021/03/2019
C217**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- All proposals to construct a building or construct or carry out works before the Development Plan has been prepared must be accompanied by a report which demonstrates how the proposal will not prejudice the long term orderly use and development of the land, to the satisfaction of the responsible authority. These reports must be prepared by a suitably qualified person and may include, as appropriate:
 - A 'Net Gain' assessment of any native vegetation to be removed and the location of any necessary offsets. The assessment must have regard to any relevant legislation;
 - An environmental site assessment, this must include advice on whether an environmental audit of all, or part of the land is recommended having regard to the Potentially Contaminated Land General Practice Note, June 2005;
 - 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; and
 - 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).

4.021/03/2019
C217**Requirements for development plan**

A development plan must include the following requirements:

- The 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 policy context of the site 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 Quarry Hills Regional Parkland located immediately to the south of 45 Regent Street, Mernda; and

- The provision of an appropriate transition and interface between the Development Plan area and existing residential development located immediately adjacent to the subject properties.

Supporting information requirements

The Development Plan must be accompanied by, and demonstrate consistency with, the following:

Heritage Survey

- 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;
- The sensitive integration of the significant heritage place on the site and associated curtilage within the broader design of the subdivision. This should include but not be limited to:
 - Maintaining the heritage place as a prominent feature within the subdivision and landscape;
 - Maximising and protecting view lines to and from the heritage place and associated curtilage;
 - Maximising the protection and incorporation of existing mature vegetation associated with the heritage place; and
 - Ensuring that the subdivision design maximises the potential for the ongoing use and maintenance of the heritage place within the subdivision.

Planning Assessment and Design Response Report

A Planning Assessment and Design Response report which provides:

- A statement of housing outcomes, population and lot yield targets demonstrating the provision for a diverse range of allotment densities and dwelling types;
- 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;
- A Landscape Strategy which includes or shows:
 - The protection and retention of 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 at the street level;
 - The enhancement of the open space areas with new landscape and facilities appropriate to the function of each open space area; and
 - The recognition and enhancement of the habitat value of open space areas that have ecological values.

Flora and Fauna Assessment and Response

An arboricultural survey of existing native flora and fauna on the site. The Arboricultural survey to also include an assessment 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.

Infrastructure Delivery and Drainage Strategy

- 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. The report should have regard to the policies and guidelines of servicing authorities and other State policies; and
- An Infrastructure Delivery Strategy which identifies the anticipated staging and timing of the provision of infrastructure.

Transport Strategy

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:

- The distribution, hierarchy and characteristics of vehicular and pedestrian road and trail networks;
- A Traffic Impact Assessment Report detailing access and passage to the surrounding road network as well as within the development area; and
- Indicative road cross sections.

Environmental Assessment

An environmental site assessment, this must include advice on whether an environmental audit of all, or part of the land is recommended having regard to the Potentially Contaminated Land General Practice Note, June 2005.