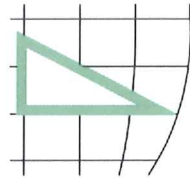


PEYTON WAITE

LAND SURVEYORS

TOWN PLANNERS

PROJECT MANAGERS



**Lot 6
1365 Plenty Road, Mernda
Development Plan for
Metricon Land Vic Pty Ltd**

Amended May 2010

Mayfield Groves Development Plan

The Development Plan was approved by the City of Whittlesea on 23 February 2010, in accordance with Clause 43.04 Schedule 5 of the Whittlesea Planning Scheme.

16/09/2010

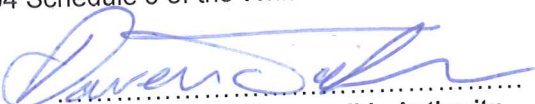

Signature of the Responsible Authority

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Executive Summary

This submission and associated documentation has been prepared for consideration and approval as the Development Plan required for this part of the Mayfield Precinct, (ie Lot 6) 1365 Plenty Road, Mernda under the requirements of the Whittlesea Planning Scheme Development Plan Overlay, Schedule 5 (DPO5 - Mernda Development Plan).

The Development Plan (DP) and associated material has been prepared on behalf of Metricon Land Vic Pty Ltd who is now the owner and developer of the site.

The assessment will:

- Provide a description of the development proposed with respect to the provisions of DPO 5 and the Mernda Strategy Plan;
- Provide an examination of applicable issues relating to the development of the site for residential purposes;
- Detail the proposed development and the design process undertaken.

The report presents updates to existing documentation relating to the site, and presents a revised DP for approval. This revised document caters to the form of development now being established along the subject site's boundaries and ongoing changes in the residential property market in this location.

The Development Plan has been prepared as a site responsive design to the site topography (trees and levels), connectivity requirements and adjoining heritage properties.

1. Introduction/Preamble

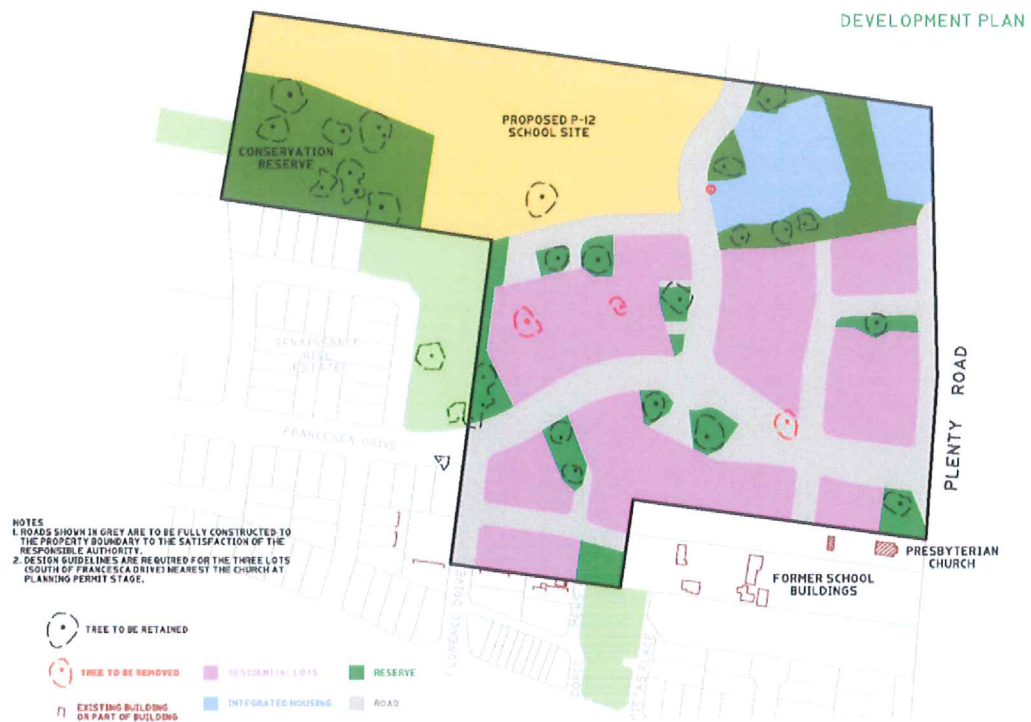
This Development Plan Report provides an assessment of the subdivision development proposed for the land at 1365 Plenty Road, Mernda on behalf of Metricon Land Vic Pty Ltd, against the design requirements applicable under the Development Plan Overlay, Schedule 5 of the Whittlesea Planning Scheme.

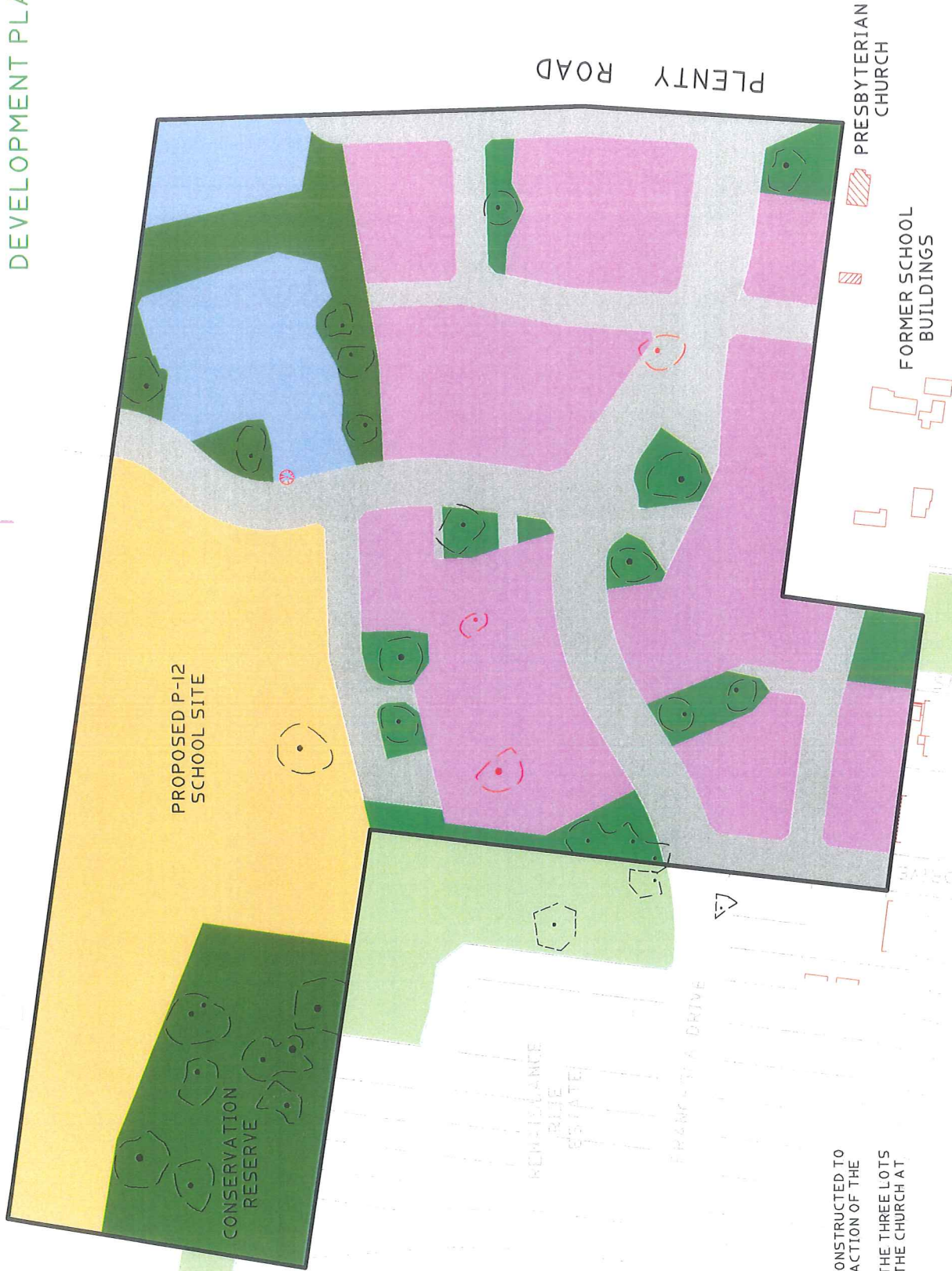
2. Subject Site

The Subject Site is 1365 Plenty Road, Mernda and consists of land described as Lot 6 on LP 143554, Volume 9655 Folio 9689, being exactly 12 hectares in area, located on the West side of Plenty Road, Mernda, approximately 600 metres South of Bridge Inn Road, Mernda.

The land is currently vacant and maintained in a grassed state. It is currently being used for grazing purposes.

DEVELOPMENT PLAN





- NOTES
1. ROADS SHOWN IN GREY ARE TO BE FULLY CONSTRUCTED TO THE PROPERTY BOUNDARY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.
 2. DESIGN GUIDELINES ARE REQUIRED FOR THE THREE LOTS (SOUTH OF FRANCISCA DRIVE) NEAREST THE CHURCH AT PLANNING PERMIT STAGE.

- RESERVE
- 1/4 SIDING LOTS
- INTEGRATED HOUSING
- ROAD
- TREE TO BE REMOVED
- TREE TO BE RETAINED
- EXISTING BUILDING OR PART OF BUILDING

2.2 Site Analysis

Local Topography

The subject site is located at 1365 Plenty Road Mernda, mid way between the intersections with Hunters Lane and Bridge Inn Road. In total the site comprises an area of 12.0 Ha. of primarily grazing land.

The site is for the most part flat, although does have a number of distinct topographic features, which are outlined below. The site is slightly elevated above the surrounding landform, forming part of the broad ridge which divides the Darebin Creek catchment and the Plenty River catchment, (within which the site generally sits). As such, the site overlooks the broad valleys to the north and the east.

Land to the east (on the eastern side of Plenty Road) continues the generally flat to undulating landform of the site, before meeting the Plenty River valley. The Plenty River valley itself is the defining feature of this landscape, with the Plenty Gorge Parklands forming a significant open space and conservation resource for the northeast region of Melbourne. The river and its associated parklands are located less than 1Km from the subject site, and so will form an important component of the recreational experience of future residents of the site. Despite this proximity, the incised nature of the Plenty River, and the barrier created by Plenty Road, means that the river seems quite remote from the site. The opportunity to provide an open space connection between the subject site and the Plenty Gorge Parklands remains, however, an important consideration in the preparation of an appropriate development plan. The proposed Mernda Town Centre is located on the opposite side of Plenty Road, and extends north to Bridge Inn Road. As with the Plenty Gorge Parklands, the opportunity to connect the proposed development with the town centre, and its proposed railway station, is a significant consideration for the development form.

The specific landscape character, both on the site and adjoining it, is of generally open pasture land, with scattered trees, appearing as either individuals or groups. These trees are of significant age and size, and so make a significant contribution to the character of the area. A number of local and regional topographic features, and their impact upon views from the subject site, add considerably to the character of the landscape.

the southern part of the site, through the extension of Francesca Drive, currently approved for construction within Renaissance Rise.



Slope and Topography

As noted above, the majority of the subject site consists of generally flat to gently sloping land, with slopes of between 1:20 and 1:60. These gentle slopes fall in two directions (to the north and to the east) divided by a broad ridge running diagonally across the northern part of the site. These characteristics confirm that the site sits above the low lying land to the north and west, and would have originally been less subject to the periodic inundation which would have characterized such land.

Within this generally flat to gently sloping nature of the site landscape, there are two notable topographic variations, as described below:

An escarpment of between 4 and 5 m elevation faces Plenty Road in the north-east corner of the site. This escarpment represents the edge of the Silurian hills of South Morang ("Quarry Hills"), which form an important visual backdrop to land to the north and west of the site. It is an important topographic feature of the site, providing a vantage point for views to the east, but also clearly separating the higher land located on the ridge from the Plenty Road corridor, and providing an element which can be incorporated in to the development in a positive sense.

A knoll near the northwestern corner of the site, rising up to 4m above the general lower level of the land to the north. This knoll is a local highpoint formed on the underlying basalt located at the edge of the low lying alluvial soils which make up the majority of the site. The knoll also forms part of the northern extension of the Silurian hills of South Morang, and provides a vantage for views over the site to the north, south and west. The hills beyond this knoll to the

south are also an important visual backdrop to the site, when viewed from the north. The knoll is an important visual feature, providing a sense of visual containment along the eastern edge of the site, and containing a group of red gums which are also an important visual element of the site.

The topographic pattern of flat to gently sloping land focused around the northern ridge, with local features – the escarpment and the knoll – provides with a definable spatial character and form. Recognising and responding to this form is important in determining an appropriate and site-responsive development plan for the site.

Visual Characteristics

As indicated above, the topographic characteristics of the site are also important in defining it's the key visual and spatial characteristics. These are summarized as follows:

The landform of the knoll, in the west of the site, along with the stand of trees which it supports, is an important visual focus for the site. The knoll also provides a vantage point from which important views, particularly to the backdrop hills to the south and west, and over low lying land to the north, are obtained.



The escarpment in the north-eastern corner of the site, and the former quarry which it contains, create an important visual and spatial "break" in the landscape when viewed from Plenty Road to the east. Perhaps even more importantly, the views obtained to the north and east from the vantage point of the escarpment are an important feature which should be integrated with any development proposals in this part of the site.



The double row of Cupressus spp (Cypress) which line the former driveway into the site form a strong visual barrier between the northern and southern halves of the site, generally preventing views from one half into the other. Views along the driveway are generally contained within the two rows of trees. These characteristics would tend to make this feature difficult to retain within the future development in its current form.



The remnant redgum trees scattered across the site are an essential part of its visual landscape character, as they are across the surrounding region. On this particular site, the trees are generally presented as scattered individuals, with the exception of the trees located on the western knoll, which present as a distinct group. This is an important distinction, and should influence how these trees are presented within future development across the site.





Long views to the north and northeast are focused on the hills associated with the Kinglake National Park



Vegetation

Existing vegetation across the subject site primarily consists of introduced pasture species. Remnant indigenous trees (all *Eucalyptus camaldulensis*) are scattered across the site. While these trees are generally broadly spaced, rather than massed, a distinct group appears on the knoll in the north-western corner of the site. The trees are all mature and are of significant size (generally between 15 and 20m canopy diameter) and make a substantial visual impact upon the site. Importantly, they also represent an important (and defining) element of the regional landscape character. Incorporation of these trees into the character of the proposed development (primarily through retention the public realm) will be an important aspect of site responsive development.



In regard to non-indigenous trees, these are limited to a double avenue of *Cupressus* sp. (Cypress) along a former driveway running east - west across the centre of the site. These trees appear relatively immature, and have little significance, although their visual impact is quite major, preventing views between the northern and southern halves of the site.

3. Site Responsive Design

In order to determine a development proposal for the site that is truly site responsive, it is important to seize the opportunities which are presented by this particular site. In the case of Lot 6, landscape factors (such as topography and existing vegetation), as well as visual characteristics (which are obviously greatly influenced by topography) will play an important role in determining the most appropriate and sensitive approach to development. When taken together, these factors assist in defining the following principles which should be used to guide the sensitive development of subject site:

- Development should aim to capitalize on views available from the high points identified on the eastern escarpment and the western knoll.
- Development should respect the location and character of existing remnant trees by retention of as many trees as possible in public areas (open space or road reserves), and allow for the further extension of the character of these trees where possible.
- Open space areas should be integrated with movement systems (roads and paths) so that a public realm of consistent character can be developed.
- The design of proposed open space should be integrated with the design of the development areas, in order to:
 - create a consistent visual character for the entire area of the development;
 - create a unifying landscape parkland setting for the site;
 - to contribute to a co-ordinated cycle and pedestrian network connecting with the Mernda Town Centre and with open space in adjoining development areas to the north, south and west.
 - Provide for future links to the Plenty Gorge parklands
- Internal roads should be designed to:
 - Direct views to open space areas;
 - Positively integrate remnant trees;
 - Provide space for planting, allowing the open space character of the development to merge into local streets;
 - Provide for lot layouts which maximize solar access and respond to viewing opportunities (especially looking east from the eastern escarpment)

Important non-residential uses on or adjoining the site (the school, the Mayfield Presbyterian Church, the Comprehensive Development Site to the north) should be visually

and spatially integrated with residential areas, particularly through the creative and consistent use of the landscape of roads and adjoining reserves.

4. The Development Plan

Vision

The design achieved has been prepared through a site responsive design process which has sought to maximise the retention of existing trees. Roads and lots have been designed in line with this goal, and to provide good connection to the adjoining developments, in particular the future school and activity centre, as well as respecting the adjacent heritage properties and catering to the future expansion needs of the Presbyterian Church.

Land Use

The plan proposes 70 residential lots, two medium density housing sites of about 2500m² and 5700m² respectively, a 2.684 ha area to form part of the designated P-12 School to the north-west, a 1.245 ha tree conservation reserve and assorted smaller reserves to assist with the retention and protection of River Red Gums located across the site. Open space reserves will also preserve the quarry void and escarpment.

Local Connections

Vehicle Plan

The development plan caters for all key features of Plan 3.8 – Road and Public Transport System in the MSP, in that it provides the east-west sub-arterial road within the southern portion of the site, running from Plenty Road through to the proposed Precinct Activity Centre to the west. The proposed layout also provides a collector road to service the school and mixed use area to the north and local road connections to the south of the site and back onto Plenty Road.

The proposed layout provides for the key road elements of the Precinct 4 Plan. The site maintains an east-west sub-arterial road to cater for through traffic and this road alignment is generally in the southern part of the site.

Cycle and Pedestrian Plan

The road network proposed provides generous road reservations with dedicated cycle paths along both sides of the sub-arterial road from Plenty Road through to the Precinct Activity Centre to the west, and the connector road to the north. Shared paths will also be provided through each of the passive open spaces, providing efficient, safe cycle ways to all parts of the development and adjacent amenities, particularly the school, Precinct Activity Centre, and proposed town centre.

Open Space

Primary and Local Open Space

The primary open space within the Mayfield development will focus upon the two main landscape features of the site – the western knoll and the eastern escarpment. This open space will have a predominantly “natural” and informal landscape character. In this way, the open space character will reflect key elements of the landscape upon which it is based, and will provide opportunities for passive recreational pursuits, along with creating a valuable fauna habitat through re-vegetation. These two areas will be complemented in character by a series of local open space reserves focused around the remnant River Red Gum located across the site.

In keeping with the nature of the development as a whole, other local open space areas, such as the northern tree reserve and the western reserve, will also project a “natural” and informal landscape character, through the planting of native trees and ground level species, and the use of natural stone, where appropriate. The location and design of local open space to particularly retain remnant trees will be an important means of projecting this character. Tree protection within open space areas will be achieved through application and enforcement of the following guidelines:

WORKS WITHIN TREE PROTECTION ZONES

- Any works within TPZ must be approved by the Responsible Authority, prior to commencement.
- No removal of trees or site clearing to occur prior to all tree protection fencing, conservation area fencing and site security fencing being completed.
- Protect trees liable to damage during construction with suitable temporary guards or protective enclosures, to the satisfaction of the Responsible Authority, for the duration of work under the Contract and remove at Practical Completion or until such earlier date as is approved by the Responsible Authority. Enclosures should be at minimum distance of 1metre from the tree canopy drip line.

Temporary fencing is to include a notice to the satisfaction of the Responsible Authority, outlining the following:

- Purpose of the tree protection envelope

- Need for retention and maintenance of the temporary fencing and,
- Imposition of fines for removal or damage of fencing and trees.

- Where excavations are made near trees, add continuous 900 mm high corrugated galvanized steel sheeting bedded 150 mm into the ground, wired to the reinforcing mesh.
- Do not store, stockpile, dump or otherwise place under or near trees bulk materials or harmful materials such as oil paint or excavated material, even for short periods. Prevent wind blowing materials, such as cement, from harming trees and plants. Prevent damage to tree bark. Do not attach stays, guys and the like to trees.
- No building or works, loading or unloading of material, vehicle access and parking or other construction activity to occur within the tree protection envelope, without written consent and of the Responsible Authority.
- Do not remove topsoil from within the drip line of trees unless otherwise specified. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible.
- Each tree nominated for pruning works, to be suitably marked prior to removal or works commencing and an inspection arranged with an appropriate Council officer to verify accordance with the permit.

Prior to removal or pruning works, an inspection of subject trees is to be made by an appropriate zoologist to determine the presence of any native animals living or nesting in the tree. Should any animals be detected, they shall be caught and relocated to a site nominated by the zoologist.

- Do not cut tree roots exceeding 50 mm diameter unless permitted by the Superintendent. Where it is necessary to cut tree roots, use a chainsaw or similar means, so cutting causes minimal disturbance. Immediately after cutting, paint roots with an approved root inducing hormone.
- All Contractors to be aware of their responsibilities, to ensure the protection of existing trees.
- Following construction of works, weed removal is to be applied to areas inside tree protection zones and approved native grasses to be planted and the area within the drip line mulched, except in broad areas of tree clusters.
- A qualified arborist with experience in timber resource recovery, understanding of habitat values of large old trees and capacity to conduct milling operations is to be engaged to undertake any tree removal and processing.

In consultation with council officers the material removed from specified trees is to be dealt with as follows:

- Leaf and branch material up to 200mm is to be chipped and used within tree protection zones of retained trees.
- Medium and large hollow logs are to be stockpiled for use in future conservation reserves.
- Large solid timbers with a diameter of greater than 400mm are to be processed on site or removed for milling for future use in landscaping and infrastructure within conservation areas.

In all cases, open space areas will be addressed by the fronts or sides of residential blocks or edged by road reserves, ensuring that surveillance is retained and activity is generated within each area. Where fencing is provided to the interface of residential properties and open space, this fencing will be of a semi-transparent character, consisting of a capped fence of hardwood battens with a minimum 25mm gap between battens, and, potentially, expressed feature posts. This fence would typically be 1700mm in height providing privacy while also allowing for some passive surveillance of open space areas.

Proposed tree species in open space areas include:

- Eucalyptus camaldulensis
- Eucalyptus ovata
- Eucalyptus melliodora
- Eucalyptus scoparia
- Eucalyptus mannifera "Little Spotty"
- Eucalyptus leucoxylon "Rosea"
- Eucalyptus pauciflora "Little Snowman"
- Acacia melanoxylon
- Allocasuarina verticillata

Landscape Concept

The Landscape Concept for the development responds to the characteristics of the site and the landscape development principles derived from these characteristics. The Landscape Concept Plan illustrates the various landscape initiatives to be undertaken as part of the development. These initiatives can be seen as meeting five primary objectives:

- Retention of remnant trees in public open space wherever possible, recognizing the role such trees have in defining local landscape character;
- Responding to the topographic features of the site within the possibilities afforded by the public realm of the development;
- Creation of a local open space network which will have direct connections to all residential neighbourhoods, as well as connections with the broader context of Mernda;
- Development of a road and street system which has a strong landscape character in its own right, and is clearly integrated with other non-residential uses, particularly the character of the open space.



Proposed Landscape Character

The proposed landscape character of the development will be characterized by the primary use of Australian (indigenous and non-indigenous) vegetation, wherever possible and appropriate, in response particularly to the overwhelming dominance of the local landscape character by the remnant River Red Gums. This will particularly include strong tree planting themes along roads and throughout local open space areas.

Lower level plantings will also be undertaken throughout open space areas as well as in some road reserves. These will also be characterized by the use of the indigenous flora, providing not only a unique landscape character, but also valuable habitat. These plantings will also be used in the transitional spaces between private and public environments.

The use of Australian flora will not only make a significant contribution to the landscape character of the development, but will also be focussed on reducing on-going maintenance, as well as ongoing water use. This will not only be reflected in the species chosen, but also in the form of planting areas, which will particularly work towards reducing managed lawn areas, especially in the vicinity of remnant trees.

In summary, therefore, vegetation within the development will be focussed on Australian species, arranged in "naturalistic" groupings and forms within open space areas, contrasted with the controlled use of trees within streetscape areas. The result will be a landscape with a character derived from landscape images associated with the region around Mernda.

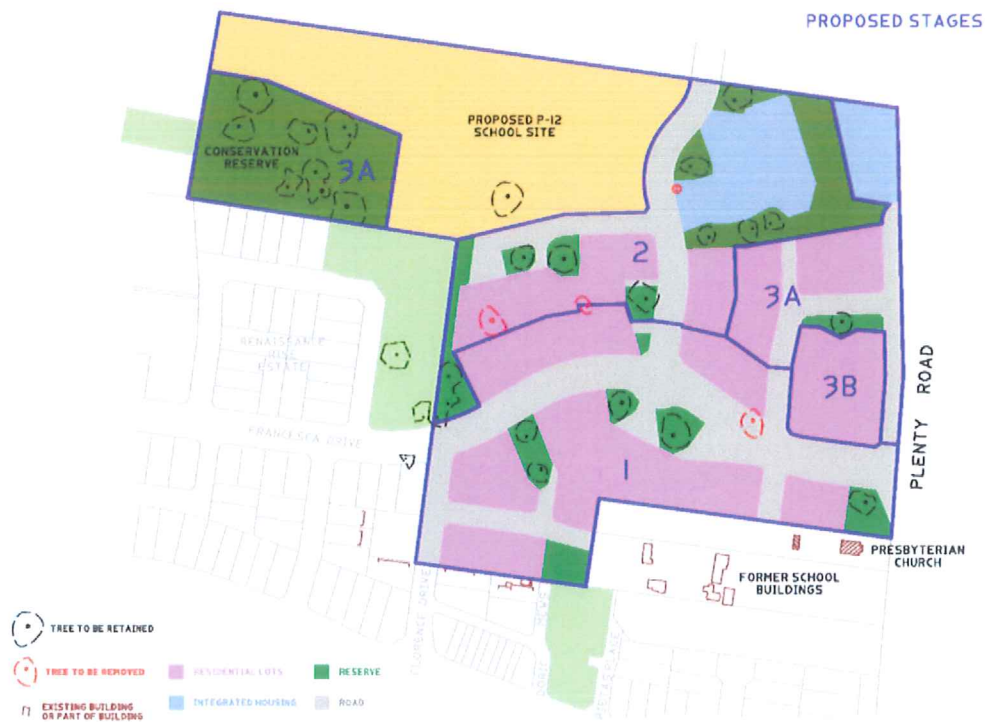
Hard landscape materials, where used, will also reflect the local landscape. Such material will include basalt (bluestone) derived from site excavations, for use in formal walls and throughout broad planting areas, and “rural” timber forms in fencing etc.

Build Form and Design

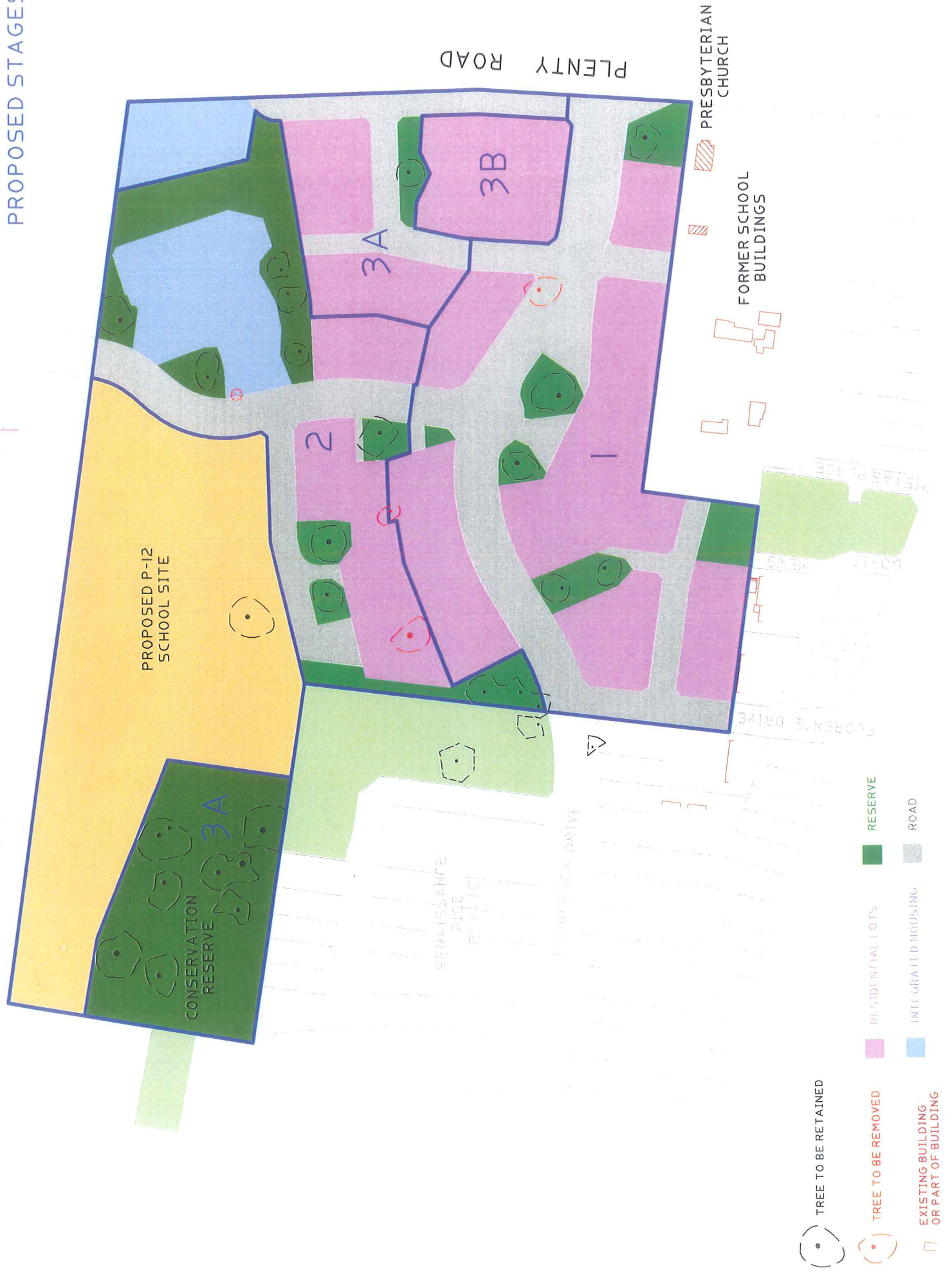
Housing Design Guidelines will be prepared and incorporated using MCP's to control built form and sitings.

Indicative Staging

The following diagram details the intended staging of the development



PROPOSED STAGES



5. Planning Controls

(i) Zone and Overlay Controls

The land at 1365 Plenty Road is zoned Residential 1 under the Whittlesea Planning Scheme, with the following overlay controls:

- Development Plan Overlay DPO 5
- Design and Development Plan Overlay DDPO 4
- Development Contributions Plan Overlay DCPO 8
- Vegetation Protection Overlay VPO 1
- Incorporated Plan Overlay IPO 1

Under the Clause 32.01-2 of the Residential 1 Zone, a permit is required to subdivide the land.

Under the provisions of Clause 43.04-1 of the Whittlesea Planning Scheme Schedule 5 to the Development Plan Overlay a planning permit for development or subdivision must not be granted until a development plan has been approved. To enable a permit to be granted a development must:

- Be generally in accordance with the development plan
- Include any conditions or requirements specified in a schedule to the development plan overlay

The purpose of this submission is to obtain the approval City of Whittlesea for a suitable Development Plan for the land, as required by DPO5, prior to the consideration of a planning permit application, which is being submitted concurrently.

(ii) PURPOSE OF THE ZONE AND OVERLAYS

The initial purpose of all zones and overlays includes the implementation of the State Planning Policy Framework (SPPF), Local Planning Policy Framework (LPPF), the Municipal Strategic Statement (MSS) and applicable local policies.

In addition to this the remaining zone and overlay purposes consist of the following:

32.01 RESIDENTIAL 1 ZONE

Purpose

- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households
- To encourage residential development that respects the neighbourhood character
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs

43.04 DEVELOPMENT PLAN OVERLAY

Purpose

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land
- To exempt an application from notice and review if it is generally in accordance with a development plan

42.02 VEGETATION PROTECTION OVERLAY

Purpose

- To protect areas of significant vegetation
- To ensure that development minimizes loss of vegetation
- To preserve existing trees and other vegetation
- To recognize vegetation protection areas as locations of special significance, natural beauty, interest and importance
- To maintain and enhance habitat corridors for indigenous fauna
- To encourage the regeneration of native vegetation

43.02 DESIGN AND DEVELOPMENT OVERLAY

Purpose

- To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.03 INCORPORATED PLAN OVERLAY

Purpose

To identify areas which require:

- The form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted to use or develop the land.
- A planning scheme amendment before the incorporated plan can be changed.
- To exempt an application from notice and review if it is generally in accordance with an incorporated plan.

45.06-1 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Purpose

- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

(iii) STATE PLANNING POLICY FRAMEWORK (SPPF)

The SPPF provides a Victoria wide context for planning decisions and consists of general principals for land use and development with specific policies on the broad issues to be addressed. These documents need to be addressed to ensure any subsequent statutory zone controls are considered within the context of the wider strategic goals of the municipality.

With respect to this site and its proposed subdivision, the following are considered applicable:-

***"Clause 12.01 A more compact city
12.01-1 Objective***

To facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Housing

Locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport by:

- *Increasing the proportion of housing to be developed within the established urban area, particularly at activity centres and other strategic sites, and reduces the share of new dwellings in greenfield and dispersed development areas.*
- *Encouraging higher density housing development on sites that are well located in relation to activity centres and public transport.*
- *Ensuring housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
- *Ensuring an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Ensuring all new development appropriately responds to its landscape, valued built form and cultural context."*

Clause 14 Settlement

Clause 14.02-2 Metropolitan Development

General Implementation

Outward Metropolitan growth must be confined to designated growth areas in accordance with Minister's Directions under the Planning & Environment Act 1987.

Consolidation of residential and employment activities is encouraged within existing urban areas and designated growth areas. Development in existing residential areas should be respectful of neighbourhood character.

Higher land use densities and mixed-use developments should be encouraged near railway stations, major bus terminals, transport interchanges and tram and principal bus routes.

Clause 15 Environment

Clause 15.09-1 Conservation of native flora and fauna Objective

To assist the protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals.

Particular Use and Development

Clause 19.01 Subdivision Objective:

To control the subdivision and consolidation of land and the removal and variation of easements and restrictions through planning schemes, within the framework of the Planning & Environment Act 1987 and the Subdivision Act 1988.

(iv) MELBOURNE STRATEGY 2030

Melbourne 2030 'Planning for Sustainable Growth', amongst other things, seeks to contain urban sprawl and consolidate urban areas based on the protection of existing suburbs.

i.e. The scope of Melbourne 2030

"Melbourne 2030 extends beyond the urban area of metropolitan Melbourne and its immediate surrounds because of the growing interdependence of metropolitan Melbourne and the regional cities, towns and rural areas in the wider region..."

Policy 1.3

"Locate a substantial portion of new housing in or close to activity centres and other strategic re-development sites that offer good access to services and transport"

Initiatives 1.3.1

"Ensure an adequate land supply for urban housing development across the region to maintain competitiveness in the housing market. This should include an adequate supply of re-development opportunities within the established parts of the city to reduce the pressure for fringe development"

(v) LOCAL PLANNING POLICY FRAMEWORK (LPPF)

MUNICIPAL STRATEGIC STATEMENT

The Mernda area represents one of the three designated growth areas for the City of Whittlesea. The Mernda Strategy Plan details the format urban growth will take within the area. This Development Plan clearly supports the broad intent of the state government's urban consolidation initiatives and addresses the logical development of the Mernda area taking into account the establishing form of development on the adjacent properties, i.e.

"In the short term the bulk of the growth will be directed into South Morang and the Laurimar Park Estate in Mernda/Doreen, with a minimal amount of incremental growth occurring within the Whittlesea Township. Growth within the Township of Whittlesea will consolidate the role of the township as a rural service centre but will be limited to ensure the rural character and scale of development is preserved."

[bold my emphasis]

Source: Clause 21.06 MSS

The development plan submitted for approval addresses all objectives of the Residential 1 Zone and relevant overlays. The location of the site being within a recognised growth corridor, inside the Urban Growth Boundary, supports the proposed diverse format of residential development, in line with the state government's urban consolidation initiatives.

MERENDA STRATEGY PLAN

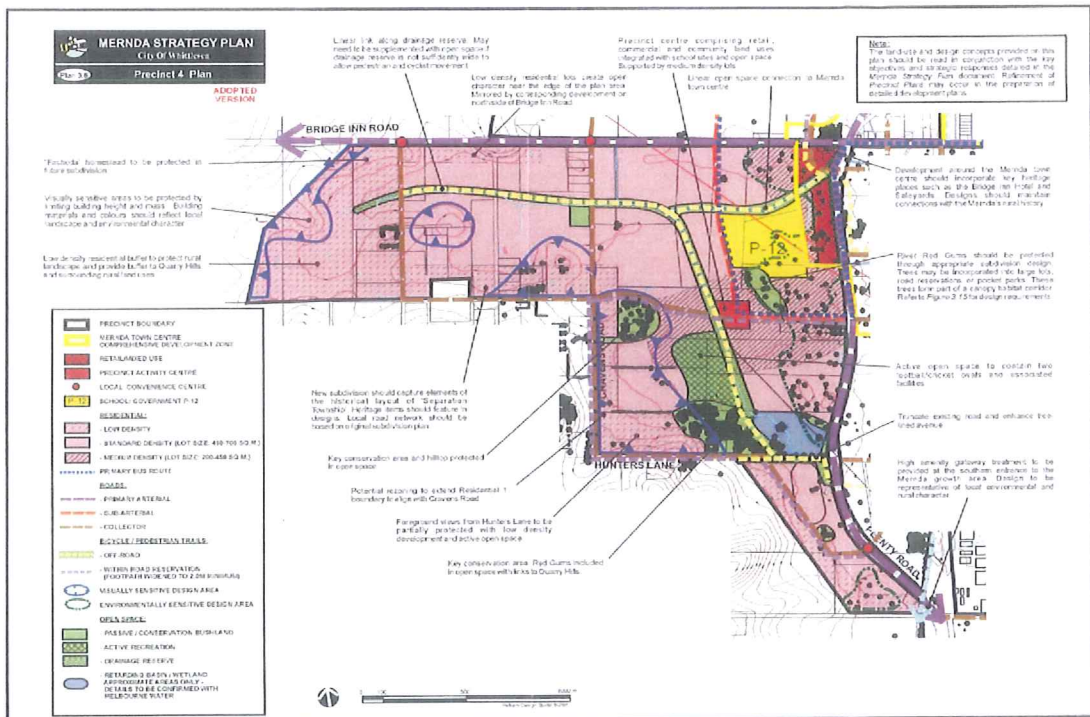
The site is located within Precinct 4 as defined within the Mernda Strategy Plan. The site was formerly part of the Elderslie/Clough "The Groves" Estate and, whilst a concept development plan was prepared for a proposed design by Elderslie/Clough, this was not formally approved and is now superseded by this application.

The Mernda Strategy Plan identifies the following requirements for Lot 6:

- Residential, allowing for medium density housing (lot sizes 200 – 450m²);
- A portion of the land to form part of the proposed P-12 school, extending into the property from the north (2.6 ha);
- A passive open space area in the northwest corner of the site, for the conservation of indigenous bushland;
- A sub-arterial road running east-west to be located generally in the southern part of the site;
- A primary bus route along the sub-arterial road.

The Precinct Plan also states the following for the Subject Site, Lot 6:

"River Red Gums should be protected through appropriate subdivision design. Trees may be incorporated into large lots, road reservations or pocket parks. These trees form part of a canopy habitat corridor"



Precinct 4 Mernda Strategy Plan

In addition to these requirements the design process for any Development Plan to be prepared must respond to and apply the Design Principles and Key Objectives of the relevant plans within the Mernda Strategy Plan.

(A) KEY OBJECTIVES AND STRATEGIC DIRECTIONS

Section 3.1 Planning and Design

Key Objective:

To create an interconnected set of neighbourhoods that each has distinctive character. They should enable community participation, economic development and adaptation to change over time

3.1.1 Precinct Based Planning

The plan prepared accommodates all of the Precinct 4 allocated attributes for Lot 6:

- Medium Density housing site is identified ;
- Portion of the land is allocated to form part of the P-12 School located in the northwest corner of the site (2.6 ha);

- 1.39 ha in total portion of land also in the northwest corner of the site is identified as passive open space and for the retention and protection of a stand of River Red Gums;
- A sub-arterial road running east-west is to be located generally in the southern part of the site, so providing a primary bus route.

3.1.2 Residential Design and Density

The Mernda Strategy Plan envisages a gross density in the order of 8 dwellings per hectare. The removal from consideration of the area of land set aside for the school site results in a net developable area of approximately 9.316ha, with a projected yield of 70 conventional dwellings and 20 Medium Density Housing units, a density of approximately 10 dwellings per hectare.

Development Component	Area
School Site Area	2.684 ha
Medium Density Housing Sites Area	0.820 ha subject to design
Total Open Space Areas	2.383 ha
Net Developable Area (ie lots, units and roads)	6.933 ha (yield of 13 dwellings per hectare)

3.1.3 Employment

None proposed. The site is to be residential except for the open space areas and a partial allocation of land to the school.

3.1.4 Visually Sensitive Design Areas

The site does not have any of the designated 'Visually Sensitive Design Areas' stipulated in Precinct 4. Despite this the site holds some unique visual attributes which have been taken into consideration as part of the design process undertaken:

- Views towards the adjacent heritage protected Mayfield Presbyterian Church to the South-east corner of the site
- The quarry void remaining to the northeast part of the site
- Views to Quarry Hills in the distance to the South West
- Both the Grassy Woodlands and scattered examples of River Red Gums throughout the site

3.1.5 Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) seeks to

- Minimize the quantity of storm water discharged
- Reduce sediment and nutrient loading within the storm water
- Minimize the quantity of water required from mains water supply

The subject site is within a Melbourne Water Drainage Scheme. Accordingly, approval is to be sought from Melbourne Water to contribute to the downstream retention and treatment of storm water discharge, and WSUD is not proposed within the development itself. Notwithstanding this, minor treatments will be investigated with a view to the addition of raingardens beneath a number of the retained Red Gums. No recycled water reticulation is available to the development and, as such, minimisation of mains water usage is to be addressed at the building approval stage with recommendations to install plumbed rainwater tanks and low flow outlets and appliances.

Section 3.2 The Transport System

Key Objective:

“To put in place an efficient, equitable and environmentally sustainable transportation system that reduces car dependence, encourages walking and cycling for local trips and supports local economic activity”

3.2.1 The Road Network

The development plan caters for all key features of Plan 3.8 – Road and Public Transport System in the MSP, in that it provides the east-west sub-arterial road within the southern portion of the site, running from Plenty Road through to the proposed Precinct Activity Centre to the west. The proposed layout also provides a collector road to service the school and mixed use area to the north and local road connections to the south of the site and back onto Plenty Road.

3.2.2 Streetscape Themes

The proposed layout provides for the key road elements of the Precinct 4 Plan. The site maintains an east-west sub-arterial road to cater for through traffic and this road alignment is generally in the southern part of the site.

Refer to road cross sections in Functional Layout Plan at Appendix A

The road reservations have maximised the retention of existing River Red Gums either within the road reservations, or in pocket reserves along the road alignment to provide an immediate and established planted theme.

3.2.3 Walking

The proposed layout affords excellent pedestrian permeability, with footpaths to be provided to both sides of the sub-arterial and collector roads, and the larger court. A single foot path is envisaged for one side of the service road and smaller court in the southern part of the development. These and the proposed path systems through the passive open space areas will provide the capacity for efficient connectivity between this site and adjacent developments, including the future activity centre.

3.2.4 Cycling

The road network proposed provides generous road reservations with dedicated cycle paths along both sides of the sub-arterial road from Plenty Road through to the Precinct Activity Centre to the west, and the connector road to the north. Shared paths will also be provided through each of the passive open spaces, providing efficient, safe cycle ways to all parts of the development and adjacent amenities, particularly the school, Precinct Activity Centre, and proposed town centre.

3.2.5 Public Transport

Much of the Mernda growth corridor has been based on the extension of the existing heavy rail system from Epping to South Morang initially, and ultimately to Mernda. A bus route is envisaged to follow the sub-arterial road allocated within the southern part of the site and will link Plenty Road and the proposed rail link to the planned Precinct Activity Centre immediately to the west. It is also likely that the location of the school to the north will influence future directions in public transport through the site. The proposed layout caters for both of these eventualities.

Section 3.3 Environmental Conservation

Key Objective:

“To protect and enhance environmental values by applying the principles of ecologically sustainable design to the designation of open space and the construction of urban areas”

3.3.1 Native Vegetation and Habitat Management and Areas requiring Environmental Protection

The Mernda Strategy Plan (MSP) at Plan 3.10 nominates Lot 6 as having both "Key Conservation" and "Link Conservation" areas.

The development plan has been designed to protect and enhance existing remnant indigenous vegetation on site wherever possible. The Passive Open Space Reserve in the northwest corner of the site has been provided to accommodate the 'Intact Plains Grassy Woodlands' area and a group of River Red Gum trees as required by the MSP. The bulk of the remaining River Red Gums scattered throughout the site will be either retained in a network of pocket parks or within road reserves, with the exception of Trees 1, 9, 13 & 31 (as defined within the *Treelogic* Arboricultural Assessment and Report). These four (4) trees are located within lots or road reserves and cannot be sufficiently protected and retained. In order to achieve Net Gain, offsets for their loss have been calculated and are included in the Habitat Hectare Assessment and Net Gain Analysis completed in May 2009 by Brett Lane and Associates (Appendix G).

In addition to the retention of the majority of the remnant River Red Gums on site, the proposed landscape character of the development will be characterised by the use of Australian (indigenous and non-indigenous) vegetation wherever possible and appropriate, in response particularly to the overwhelming dominance of the local landscape character by the remnant River Red Gums. This will particularly include strong tree planting themes along roads and throughout local open space areas.

Lower level plantings will also be undertaken throughout open space areas as well as in some road reserves. These will also be characterised by the use of the indigenous flora, providing not only a unique landscape character, but also valuable habitat. The use of Australian flora particularly within road reserves, will not only make a significant contribution to the landscape character of the development, but will also be focussed on reducing on-going maintenance, as well as ongoing water use. This will not only be reflected in the species chosen, but also in the form of planting areas, which will particularly work towards reducing managed lawn areas.

Section 3.4 Activity Centres

The key objective at 3.4 Activity Centres is:

"To establish a series of diverse and pedestrian friendly precinct activity centres that compliment a mixed use Mernda Town Centre of sub-regional status"

The subject site itself does not contain any activity centres or land intended for commercial purposes. On this basis, this strategic objective has not been considered in great detail. However the site is located within proximity of the defined Precinct Activity Centre identified to the west and the retail land identified to the north of the Subject Site. The proposed road, pedestrian and bike trail network provides efficient access to all of these areas.

Section 3.5 Social infrastructure and Community Development

Key Objective:

To facilitate the timely provision of a range of community and recreation facilities to meet the needs of local residents and promote community health and cohesion”

3.5.1 Social Infrastructure Needs and Design requirements

A portion of the site is allocated for the future P-12 School Site as detailed for Precinct 4. The proposed road, pedestrian and bike trail network provides efficient, safe access to the school. No other key facilities are identified for this site.

3.5.2 Community Development

Not relevant at this stage

Section 3.6 Housing

Key Objective:

“To provide a mix of lot sizes and housing forms to cater for a broad range of household types. The design of dwellings should be site responsive, energy efficient, and contribute to local identity”

3.6.1 Housing Diversity and Design

The whole of Lot 6 is identified in Precinct Plan 4 as Residential, allowing for medium density housing (200 – 450m²). The lot yield achieved is a combination of conventional housing of various sizes, with a specific Medium Density Housing site, taking into account the infill nature of the site, proximity to the future school and town centre and accounting for existing market demands.

Housing Design Guidelines will be prepared and incorporated using MCP's to control built form and sittings.

3.6.2 Energy Efficiency

The MSP requires that all new dwellings must achieve a five star energy rating, in accordance with Melbourne 2030 and the Building Regulations. Housing Design Guidelines to be incorporated to control built form and sittings will promote energy efficiency measures as recommended by Sustainability Victoria.

Further to the above, the MSP also requires that local streets be aligned approximately east-west and north-south wherever possible. All local roads within the proposed Development Plan achieve this required alignment.

Section 3.7 The Open Space Network

Key Objective:

“To establish an integrated open space network that maintains ecological integrity and landscape character as a well as offering a wide range of passive and active recreation opportunities for all user groups”

3.7.1 Open Space Provision

The provision of open space within the Development Plan exceeds that required in Plan 3.13 open Space Network, which identifies a Passive/Conservation Bushland reserve extending from the northwest corner of the property, into the adjacent Renaissance Rise development, and further into the western extent of Lot 6. Both of the projections of this reserve into the property have been accounted for in the Development Plan.

In addition, a number of pocket parks have been provided for the conservation of indigenous vegetation and to protect the visual integrity of the Presbyterian Church adjacent to the southern boundary. A significant linear reserve has also been proposed in the northeast portion of the property to provide protection and enhancement to the bluestone quarry and escarpment as well as pedestrian and cycle connectivity to the mixed use zone to the north. An additional pocket park has been provided adjacent to Renaissance Rise to the south.

3.7.2 Access and Integration

All open space areas within the Development Plan are readily accessible through frontages to roads wherever possible.

The use of indigenous flora in street reserves and throughout the open space reserves will create a seamless integration across these frontages. For practicality purposes, a number of open space boundaries will abut side and/or rear boundaries of allotments. In these cases, appropriate design controls will be included in the design guidelines to achieve a semi-transparent screened interface with effective passive surveillance.

3.7.3 Management

The use of indigenous flora within road reserves, and throughout the open space areas will, in addition to promoting the natural aesthetic of the region, result in reduced ongoing maintenance requirements. The form of planting will work toward reducing managed lawn areas wherever possible whilst plant selection will focus on hardy, indigenous varieties requiring little watering and maintenance.

3.7.4 Drainage Functions

The MSP does not identify Lot 6 as serving any particular drainage function and the public open space areas will not be designed with any treatment function as a primary consideration.

Section 3.8 Heritage and Culture

Key Objective:

“To protect Aboriginal and European heritage sites and to increase community understanding and awareness of this heritage through site-responsive urban design”

3.8.1 Aboriginal Archaeological Sites

Practical Archaeology Services undertook an archaeological study of the site as part of the preparation for the Elderslie/Groves Development Plan. This report is attached in the appendices. This initial investigation was followed by sub surface testing (Complex Assessment) which failed to find any aboriginal cultural material. However, a full Cultural Heritage Management Plan (CHMP) is to be undertaken and the process to implement such plan has been initiated.

3.8.2 Heritage Buildings and Structures

No significant buildings exist within the Subject Site. The small quarry void (D classification) in the northeast portion of the site provides some evidence of the local early European history for the area, through its use to provide local road and building materials.

The Mayfield Presbyterian Church at 1345 Plenty Road (HO 18) and the Mayfield School and residence at 1325 Plenty Road (HO 16), immediately to the south of the Subject Site are the nearest heritage protected properties. 1390 Plenty Road being Mayfield Farm, Dairy and Berry Lane (HO 19) is further to the northeast across Plenty Road.

There is a possibility that materials for the construction of local bluestone buildings and structures may have been sourced from the quarry void on site. The design has sought to capitalise on views towards these historic structures, particularly along Plenty Road, by providing a reserve adjacent to the church and service road to Plenty Road, thereby opening up the view lines to the church and beyond.

The Developer has had discussions with representatives of the neighbouring Mayfield Presbyterian Church in consideration of the proposed Development Plan. The church had previously been exploring a number of development options for their site. The Development Plan as it now stands satisfies the Church's expectations. Further, the Church has indicated an interest in the possible purchase of a number of lots to allow them flexibility for future expansion.

The quarry void is to be partially filled for safety reasons and retained as a major landform feature within passive open space.

The recommendations of the original investigation and forthcoming CHMP, both with respect to aboriginal archaeology and heritage buildings and structures, will be complied with.



View of the quarry void and looking South towards the Mayfield Presbyterian Church

Section 3.9 Servicing and Drainage

Key Objective:

“To effectively and efficiently implement the servicing and drainage strategies that have been prepared by Yarra Valley Water and Melbourne Water respectively”

3.9.1 Sewerage and Water

Sewerage and water supply facilities will be provided to the development in accordance with Yarra Valley Water's Mernda Doreen Growth Strategy, as illustrated on the concept plans at Appendices G & H.

The majority of the site will be serviced via a connection to the Riverdale Branch Sewer to the east of Plenty Road. The southwest portion of the site will connect to the existing sewer in Renaissance Rise. The northwest portion of the site is designated either reserve or part of the future school site, which will be serviced by the Parkway Branch Sewer, again through the Renaissance Rise development.

Water reticulation will be via a connection to the trunk water main to the west of the site, within Renaissance Rise. This main will extend along the sub-arterial east-west road running through the site.

3.9.2 Drainage

The development falls within two separate drainage schemes – the “Mernda Central Drainage Scheme” and the “Mernda South Drainage Scheme.” This is illustrated in the Melbourne Water plan at Appendix B, which details their proposals for stormwater management under the drainage schemes in place for the site and the broader catchment. The majority of the site will drain east via proposed pipelines to a proposed offsite wetland, which will treat and retard stormwater flows prior to discharge to the Plenty River. The balance, northwest portion of the site will drain west through the Renaissance Rise estate to connect to the main drainage channel which discharges to the existing Woodland Waters wetlands to the south, where stormwater flows are retarded and treated prior to discharge.

(B) CONSIDERATION OF THE DEVELOPMENT PLAN

The proposed Development Plan has been prepared and is provided on Page 5 for consideration. The plan proposes 70 residential lots, two medium density housing sites of about 2500m² and 5700m², a 2.684 ha area to form part of the designated P-12 School to the north-west, a 1.245 ha tree conservation reserve and assorted smaller reserves to assist with the retention and protection of River Red Gums located across the site, and in the preservation of the quarry void and escarpment.

The shape of this infill Subject Site, combined with the existing built form along the external boundaries and the requirement to provide land for the school have all influenced the design prepared. This influence, combined with the goal of maximising the retention of indigenous trees throughout the site and discussions held with representatives of the adjacent Presbyterian Church,

has dictated the road layout and external connection points and has resulted in the layout prepared.

Further detail on these influences is contained at Section 2.2 Site Analysis.

The River Red Gum Protection Policy reflects the local imperative to protect the River Red Gums that are unique to the area. The consideration of these trees is addressed in greater detail in the *Treeologic* Report provided at Appendix J.

Of the thirty one (31) River Red Gums on site only four (4) are now allocated for removal, these are Nos 1, 9, 13 & 31 as identified in Diagram 1 of the *Treeologic* Report.

The location of the east-west sub-arterial road in the southern part of the site has been retained in this design and is in accordance with the road reservation requirement set out in the Mernda Strategy Plan for this property.

(C) Supporting Documentation

Arborists Report

The Arborists report prepared by '*Treeologic*', assessed the health, structure and form of the River Red Gums on site. All were determined to be of moderate to low arboricultural value. Other exotic and introduced species were not assessed for the purpose of retention. Of the six (6) trees assessed to be of moderate arboricultural value only one (tree 31) was identified for removal. Based on the modifications proposed to the design, this tree will also be saved, however tree 31, also identified to be of moderate arboricultural value is now to be removed. The remaining three trees now identified for removal being numbers 1, 9 and 13 as defined within the '*Treeologic*' report, and were assessed as being in fair to poor health and very poor structure, with low arboricultural value.

Flora and Fauna Assessment

The Flora and Fauna Assessment prepared by Brett Lane and Associates confirms that the quarry void and single stock dam are of limited ecological value and that the Plains Grassy Woodland and remnant River Red Gums are the only ecologically significant elements of the site. These are to be protected as defined previously.

Cultural Heritage Management Plan

To date both an Aboriginal and Historic Survey Report and sub surface testing assessment (ie complex assessment"), have been undertaken by Practical Archaeology Services. The assessments failed to find any aboriginal cultural material, however a Cultural Heritage Management Plan (CHMP) is being prepared to inform construction of the development.

Soil Contamination Assessment

Coffey Geosciences was engaged in February 2006 to conduct a Preliminary Environmental Site Assessment (ESA) on the site. This ESA consisted of a desktop study and site walkover and was conducted to assess the potential for onsite contamination. The assessment identified a number of potential sources for contamination including fuel storage containers, empty herbicide drums, small volumes of solid inert waste and approximately 500m³ of imported fill.

Based on the findings of the Preliminary ESA, Coffey was engaged to complete a Stage 2 ESA in May 2006. Soil assessment was carried out in line with criteria obtained from the *National Environmental Protection Measure – Assessment of Soil Contamination* (NEPM 1999) and results were compared with National Environmental Protection Measure Ecological Investigation Levels (NEPM EIL – to assess potential ecological impacts) and Health Investigation Level A (NEPM HIL-A – to assess potential risks to human health), both relevant to the type of medium density residential development proposed.

The study concluded that soils at the site were generally commensurate with NEPM HIL-A and, as a result, do not pose an unacceptable risk to the health of site users. Soils were generally commensurate with NEPM EIL guidelines with the exception of manganese in one location and nickel in potentially six locations. Concentrations were, however, only marginally above the adopted criteria and, as a result, are not considered to pose a significant risk to the environment. Soil samples from the approximately 500 m³ of stockpiled imported fill showed contaminant concentrations commensurate with NEPM EIL criteria. This stockpile has subsequently been removed from site.

6. Satisfying the Development Plan Overlay

Requirement	Response	Reference
Generally in accordance with the Mernda Strategy Plan and associated Precinct Plans. A written report must be submitted addressing how the Development Plan responds to and applies the design principles and key objectives of the relevant plans.	The Development plan is consistent with the Mernda Strategy Plan and Precinct 4 Plan	Section 5 of this report
Protection and enhancement of identified conservation areas. An environmental 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. The assessment should be guided by the broader environmental assessment recommendations completed as part of the Mernda Strategy Plan.	Brett Lane and Associates has completed an environmental assessment of the flora, fauna and habitat significance of the site. This report includes recommendations for the conservation and protection of significant areas and links between such areas. These recommendations have been taken into account in the design process.	Appendix F and Section 5 of this report
Retention and integration of individual and stands of mature trees, particularly indigenous River Red Gums. An arborcultural survey of all existing trees on the land and their condition, health and integrity must be submitted including appropriate measures for the long term preservation of the tree(s) having regard to their proposed open space or development context. A tree protection strategy must also be submitted to ensure that trees (including canopy and root system) are not damaged during subdivision construction.	Remnant indigenous vegetation has been retained wherever possible with the streetscape designed to respect and respond to the nature of the trees with a number of open space and "pocket" reserves integrated into the design.	Appendix J and Section 2 of this report
A 'Net Gain' assessment of any native vegetation to be removed having regard to <i>Victoria's Native Vegetation Management – A Framework for Action</i> including the location of any necessary offsets.	A Habitat Hectare Assessment and Net Gain Analysis has been completed by Brett Lane and Associates. It is the Developer's intention to seek an agreement with Council to provide a cash contribution in place of canopy tree recruitment.	Appendix G and Section 3 of this report.

Requirement	Response	Reference
Recognition of important landscape views and vistas. A visual impact assessment must be submitted for those areas identified as 'visually sensitive' in the Precinct Plans forming part of the Mernda Strategy Plan. 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.	Land Design Partnership has prepared a site analysis taking into account the topographic nature of the site and including a visual impact assessment. This has been incorporated into the design process and ultimately the Development Plan.	Appendix C and Section 2 of this report.
Provision of appropriate transition and interface design treatments between designated land uses identified in the Mernda Strategy Plan. Design concept plans for the interface between residential areas and the following land uses must be submitted: • Adjacent or opposite land zoned Rural and Environmental Rural. • High voltage power transmission line easements. • Mernda town centre and other precinct activity centres. • The existing rail reserve and Melbourne Water 'pipe track' reservation. • Identified cultural heritage places. • Low density residential areas. • Primary and Secondary arterial roads. • Major open space reserves.	The Development Plan provides efficient and appropriate transition between designated land uses on and abutting the subject site. These are detailed in the report.	Section 2 and 3 of this report
Provision of appropriate transition and interface design treatments between designated land uses and the existing or proposed Plenty Gorge Parklands which incorporates a boulevard road adjacent to the parklands and the design of lots such that no common boundary abuts the parklands.	Not Applicable	

Requirement	Response	Reference
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; • show where the removal of noxious weeds is required; • indicate the extent of proposed impervious services; • demonstrate how proposed landscaping will complement the parklands; • guide species selection and indicates numbers of plants, with emphasis on the selection of indigenous vegetation; and • provide for local soils to be used for earthworks, to prevent the spread of soil borne diseases.	Not Applicable	
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. Aboriginal Archaeological survey work should be conducted in collaboration with the Wurundjeri Tribal Council and the Kulin Nation Regional Cultural Heritage Program and have regard to the previous investigations undertaken by Ellender (1994).	Practical Archaeology has completed a detailed archaeological and cultural heritage assessment of the site, including sub-surface testing, which has not identified any archaeological relics. Practical Archaeology is currently engaged in completing a Cultural Heritage Management Plan prior to commencement of works on the site.	Appendix D & E
Application of the principles of water sensitive urban design (WSUD). 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 (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.	The subject site is within a Melbourne Water Drainage Scheme. Accordingly, approval is to be sought from Melbourne Water to contribute to the downstream retention and treatment of storm water discharge, and WSUD is not proposed within the development itself.	Section 3 & 5 of this report
Requirement	Response	Reference

Opportunities for a diverse range of allotment densities and dwelling types. A statement of housing outcomes, population and lot yield targets must be submitted.	The Development Plan provides a diverse range of housing types and sizes, taking into account the infill nature of the site, proximity to the future school and town centre and accounting for existing market demands.	Section 3 and 4 of this report
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; the provision of land for road widening where (which includes links to adjoining land and networks).	The Development Plan provides efficient, safe vehicle connectivity both within the site, and to the external connection points of Francesca Drive, Plenty Road, Pomaderris Drive and Florence Drive, with road widths reflecting the traffic requirements of each, as well as the requirement for bus servicing.	Section 3 of this report
• A landscape concept plan for all open space areas.	Refer to Landscape Concept	Appendix C and Section 2 of this report
• A street tree concept plan.	Refer to Landscape Concept	
• Precinct activity centre design concept plans.	Not Applicable	
• A conduit network concept plan to facilitate the future installation of advanced telecommunications services through optical fibre cabling.	To be provided at permit stage The development layout has been designed to accommodate all necessary services, including conduits for future telecommunication requirements	
• A development contributions plan and open space land budget.	Development contributions and an open space land budget have been prepared as part of the Development Plan, in accordance with the requirements of the Mernda Strategy Plan.	Appendix K and Section 3 of this report.
• An environmental audit 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.	Coffey Geosciences has completed a two part environmental assessment, including soil testing. No significant contamination was encountered.	Appendix H & I and Section 3 of this report
• The location of any detention tanks, drainage retarding basins or other utility infrastructure required to service the neighbourhood.	Key drainage concepts have been incorporated into the Development Plan.	Section 3 of this report
• The stages, if any, by which the development of the land is proposed to proceed.	An indicative staging plan is included	Section 3 of this report.

7. Conclusion

The land at 1365 Plenty Road is zoned for residential development, is located within the Urban Growth Boundary and is identified for development within the Mernda Strategy Plan.

The design prepared reflects the design parameters applicable under the Mernda Strategy Plan and the identified constraints of the site.

A thorough Site Analysis has been prepared for the site and the outcome is a Development Plan that responds to the opportunities and maximises retention of trees and is sympathetic to the adjacent heritage church and their requirements.

PEYTON WAITE PTY LTD

LAND SURVEYORS

TOWN PLANNERS

PROJECT MANAGERS