

Renaissance Rise Development Plan

1315 Plenty Road, Mernda

Lot 1 on Plan of Subdivision 134588

Lot 1 on Plan of Subdivision 336646A



Prepared by Tract Consultants Pty Ltd

In association with:

- > Atma Environmental Pty Ltd
- > Terra Culture Heritage Consultants Pty Ltd
- > Essential Economics Pty Ltd
- > Biosis Research Pty Ltd
- > Tree Logic Pty Ltd
- > Grogan Richards Pty Ltd
- > Bosco Jonson Pty Ltd

On behalf of Metricon Homes Pty Ltd



Renaissance Rise Development Plan

Development Plan approved by the City of Whittlesea on 23 November 2004 in accordance with Clause 43.04 Schedule 5 of the Whittlesea Planning Scheme.

20/10/2006


Signature for the Responsible Authority

Contents

1	Introduction	3
2	Strategic Framework	4
3	Site Analysis	8
4	The Plan	11
5	Open Space and Recreation	18
6	Transport and Traffic	20
7	Physical Infrastructure	21
8	Development Contributions	22
9	Site Staging	25
	Appendices	
	Appendix I - Tree Context Report	
	Appendix II - Plenty Road, Interim and Ultimate Treatments including Access to Adjacent Heritage Properties	
	Appendix IV - Responses from Referral Authorities	
	Figures	
1	Locality Plan	3
2	Regional Context Plan	4
3	Mernda Strategy Plan - Precinct 4 Plan	5
4	Strategic Framework for Residential Areas	6
5	Site Photos	8
6	Site Analysis	9
7-10	Planning Control Maps	10
11	Design Response	11
12	Development Plan	12
13	Indicative Housing Form	13
14	Indicative Concept for Neighbourhood Centre	14
15	Landscape Masterplan	17
16	Features of the Landscape Masterplan	19
17	Road Hierarchy Plan and Road Cross Sections	20
18	Site Staging Plan	25

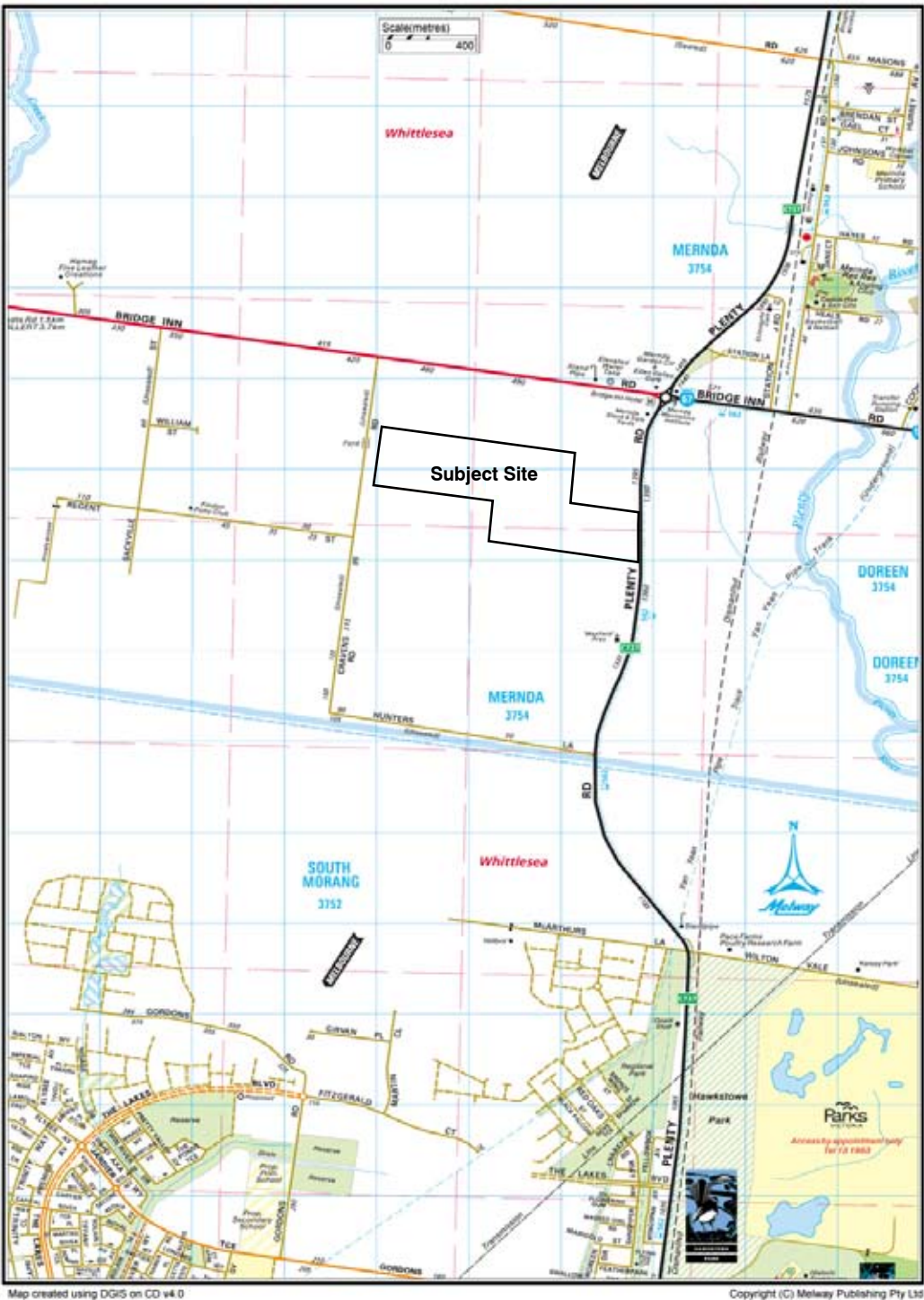


Figure 1 - Locality Plan

1.1 Overview

This development plan provides for the integrated development of 2 parcels located on Plenty Road in Mernda. It has been formulated with acknowledgement of the concurrent planning being undertaken by EarthTech Pty Ltd on behalf of Central Equity Land Corporation whose land abuts the development plan to the south and west.

The development area comprises approximately 33.36ha and is zoned for urban residential purposes (refer to **Figure 1 – Locality Plan**).

Prior to considering subdivision or development applications for these purposes, a Development Plan in accordance with requirements of schedule 5 of the Whittlesea Planning Scheme must be prepared to the satisfaction of Council.

This plan seeks to resolve these requirements with consideration to the areas overall strategic planning framework, topographical and vegetative features, and integration with neighbouring parcels.

1.2 Development Plan Purpose

The primary purpose of this Development Plan is to implement the requirements of schedule 5 of the Development Plan Overlay in the Whittlesea Planning Scheme. In doing so, the plan will also give effect to the principles established in the wider Mernda Strategy Plan.

This Development Plan will ensure the coordination and integration of land use and development elements by providing a logical street and transport network, public open space allocations and a rationale for design outcomes.

In particular this Development Plan demonstrates compliance with clause 43.04 by showing:

- Consistency with the Mernda Strategy Plan;
- Coordination with neighbouring land parcels held in separate ownership;
- A site responsive subdivision design with a variety of lot sizes and dwelling types;
- Topographical and physical details;
- Identified alignments for pedestrian and bicycle access through the estate;
- Location and indicative layout and use for a future activity centre;
- A conceptual landscape plan including the retention of significant vegetation;
- All known and investigated environmental and cultural values with proposed measures for protection.

1.3 Development Plan Content

This report includes discussion of key elements from the development area’s strategic planning framework and provides for the coordinated urban design of the site with regard to it’s various constraints and opportunities.

Accordingly, this Development Plan comprises this report and the attached Development Plan map as well as supplementary reports submitted in annexure including:

- | | |
|--|---------------------------|
| > Atma Environmental Pty Ltd | > Biosis Research Pty Ltd |
| > Terra Culture Heritage Consultants Pty Ltd | > Tree Logic Pty Ltd |
| > Essential Economics Pty Ltd | > Grogan Richards Pty Ltd |
| | > Bosco Jonson Pty Ltd |



Figure 2 – Regional Context Plan

2.1 Regional context

The development area is located within the City of Whittlesea. The municipality is located approximately 20km to the north of Melbourne and is on the fringe of the developed metropolitan area.

The City adjoins the Shire of Nillumbik to the east, the City of Hume to the west, the Cities of Banyule and Darebin to the South and the Shires of Murrundindi, and Mitchell to the north (refer to Figure 2 – Regional Context Plan).

Whittlesea is characterised by its high rate of population growth and rapid urban development. Council's Municipal Strategic Statement (MSS) reflects Councils enthusiasm to accommodate appropriate development in considered locations throughout the municipality. The MSS builds upon the broad principles of development initially introduced to the area by Minister's Direction 7 - The Plenty Valley Strategic Plan.

2.2 Ministers Direction 7 - Plenty Valley Strategic Plan

Responding to Melbourne's sprawling development pattern of the 1970's and 1980's, "growth corridors" were established in an attempt by the Victorian Government to encourage outward metropolitan growth in areas considered both economically and spatially rational.

It did so by providing a very broad outline of key transportation and land use relationships and advanced the concept of planning for long term residential and employment growth in the City of Whittlesea.

Following its introduction, a series of strategic planning frameworks have been prepared to guide the implementation of Ministers Direction 7 including the highly relevant Mernda Strategy Plan (discussed in greater detail in Section 2.5 of this report).

2.3 Metropolitan Strategy

The land is located within the Urban Growth Boundary and is accordingly identified for development in the Metropolitan Strategy. The framework seeks a residential yield of approximately 15 lots per ha, though given the proponents attempts to both retain existing vegetation on site and reserve a 2ha local activity centre in line with the Mernda Strategy Plan, a development yield of approximately 11 to 12 dwellings p/ha is more likely.

2.4 Net Gain

New planting within the development will occur with particular reference to the Net Gain outcomes required in the Victoria's Native Vegetation Management - A Framework for Action. The aims of Net Gain include:

- 1. A reduction in losses in the extent of existing native vegetation,
- 2. A reduction in losses in the quality of existing native vegetation due to threatening processes, and
- 3. The achievement of gains in extent and quality of native vegetation through its rehabilitation and revegetation with indigenous species for biodiversity conservation and land and water resource outcomes.

The Framework directs that in terms of native vegetation clearance, a three step approach must be taken:

- 1. Investigating options to avoid clearing
- 2. Evaluation of options for minimising of clearing, and
- 3. Mitigation of any essential clearing through suitable offset measures to achieve a net gain.

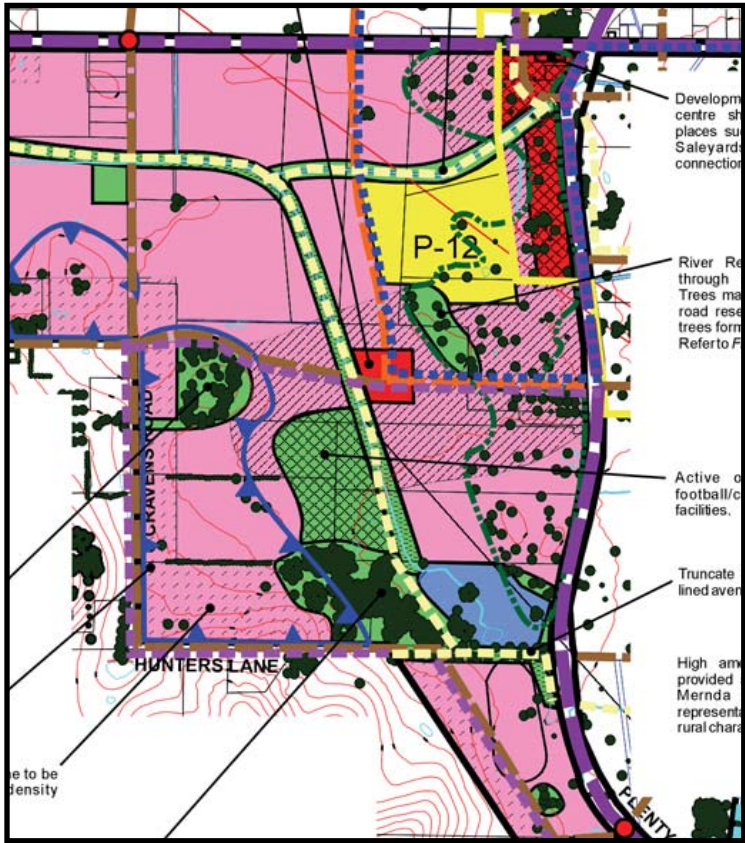
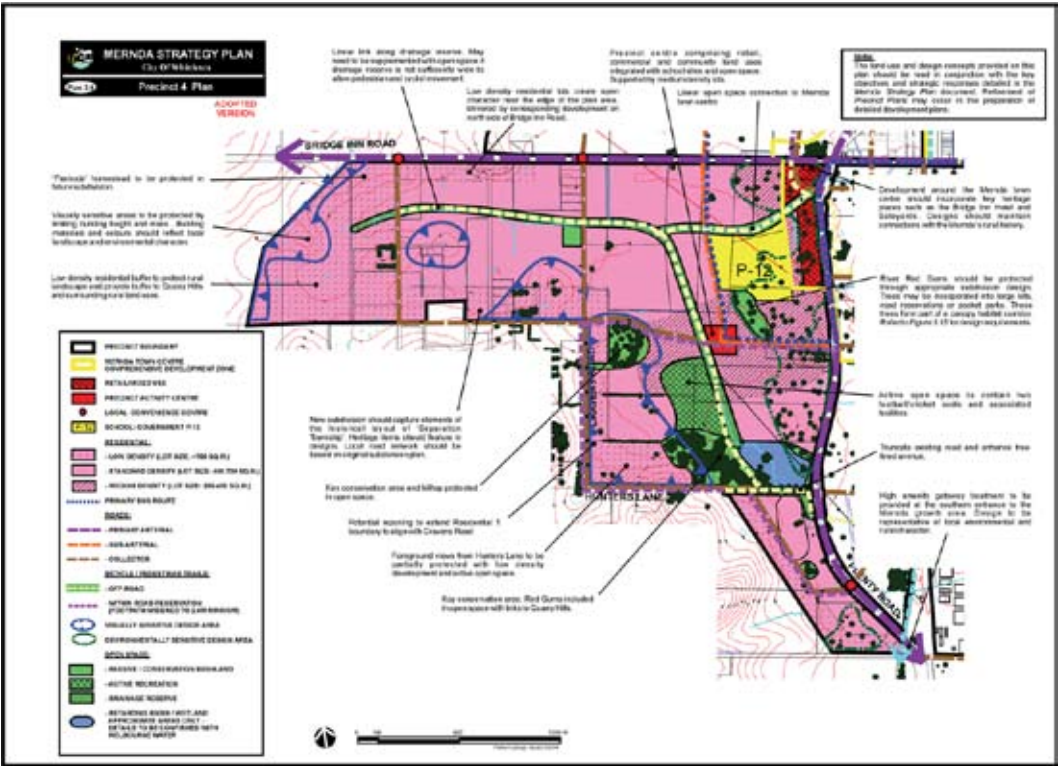


Figure 3 - Mernda Strategy Plan - Precinct 4 Plan (Source: City of Whittlesea)

Due to the sites vegetative features, two parks have been identified within the Mernda Strategy Plan to avoid disturbance to these features. Additionally, the proponent has attempted to retain other trees and native vegetation within public reserves despite arborist advice that many of these trees could be considered for removal in an urban development of the land.

Of the many trees on site, only one tree will be removed to enable urban development of the site. Appropriate Net Gain offsets will be agreed between Council and DSE at the appropriate stage of subdivision. Additional advice from the commissioned ecologists indicates that a 0.24ha area of native vegetation grasslands will be removed. This contains 0.06 habitat ha. In accordance with the net gain requirements, 0.09 ha of plains grassy woodland is required as replacement and this as resolved with DSE, is to be accommodated in the Key Conservation Area within the Woodland Waters Development Plan area. Metricon will pay an initial \$5000 and then \$40,000 to Council over the next ten years for Net Gain Offset works on an adjoining property in accordance with an agreement with Council and DSE.

2.5 Mernda Strategy Plan

The Mernda Strategy Plan (MSP) was prepared to provide finer detail with respect to the development of the Mernda township under the broader Plenty Valley Strategic Plan. In this capacity the MSP provides a framework for the:

- > Principal transport network;
- > Location and hierarchy of activity centres;
- > Location and function of community services; and
- > Levy of developer contributions.

It also provides direction for the preferred layout and interface of residential development and urban design treatments throughout the area.

The location of the land subject to this Development Plan is within Precinct 4 of the MSP (refer to **Figure 3 – Mernda Strategy Plan- Precinct 4 Plan**). With regard to the area affected by this Development Plan, the MSP identifies:

- 2 unencumbered reserves identified primarily with respect to remnant vegetative and topographical features;
- additional reserve land to accentuate the provision of active open spaces being predominantly accommodated on the neighbouring land holding to the south (Central Equity Land)'
- support for the development to accommodate a variety of lot mix and extended support for medium density housing alternatives;
- A local activity centre projected to accommodate up to 3,000sqm retail floor space in occupation of a 2 ha site area including roads and a community facility centre at approximately 5,000sqm;
- The provision of a 40m drainage and utility reserve;
- An indicative location for collector and arterial roadways;
- A principal bus route; and
- Off Road Bicycle and pedestrian paths.

Significantly, the Mernda Strategy Plan also provides direction for road function (please refer to **Section 6 - Transport and Traffic**) and provides a rationale for the levy of developer contributions in light of the significant social and hard infrastructure provisions planned for the region (please refer to **Section 8 - Developer Contributions**).

Following the development of the MSP, Council has prepared a road hierarchy plan. This has been prepared to assist the preparation of development plans in the Precinct 4 area, bearing in mind that land ownership is fragmented. This is discussed in greater detail within **Section 6 - Transport and Traffic**.

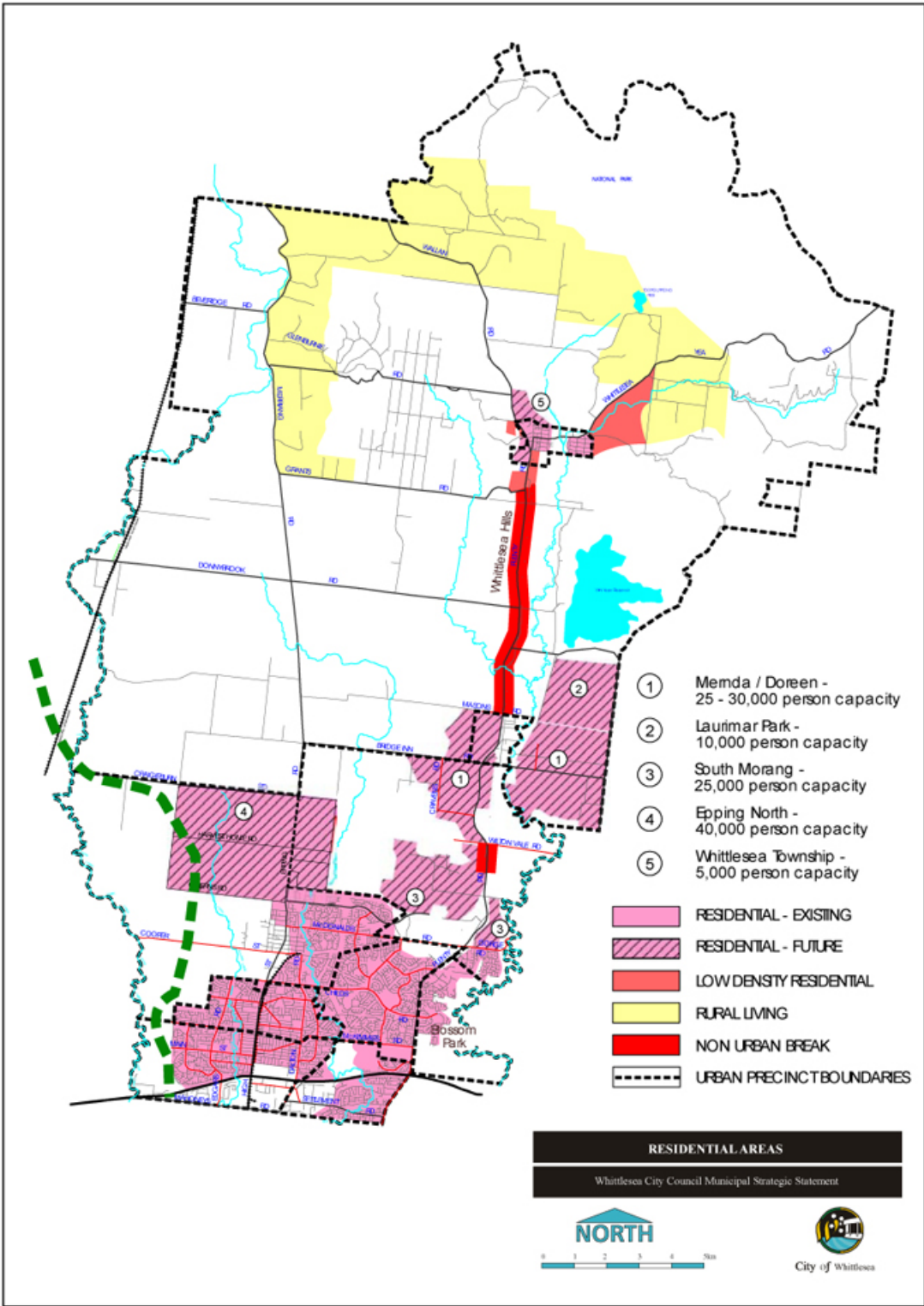


Figure 4 – Strategic Framework for Residential Areas

2.6 Municipal Strategic Statement

The Whittlesea MSS is a thematic document that seeks to provide both planning direction for use and development, as well as explain the pressures the City faces in considering further development proposals.

Of the twelve key land use objectives, those considered pertinent to the development area include:

Residential Growth Areas

To plan for a diverse series of residential communities that have a unique identity and sense of place, cater to all segments of the housing market and respect and incorporate local environmental and cultural features. (Refer to Figure 4 – Strategic Framework for Residential Areas)

Managing Urban Growth

To effectively manage urban growth in a manner that maximises beneficial relationships between compatible land uses and which avoids inappropriate incursions into non-urban or environmentally sensitive areas.

Housing Provision

To promote the establishment of increased diversity and quality in housing provision to meet the needs of existing and future residents of the City of Whittlesea in a manner which contributes positively to local character and sense of place.

Transport and Accessibility

To plan for comprehensive (multi-nodal) transportation networks which increase the level of accessibility and choice in travel mode within and beyond the City of Whittlesea.

Infrastructure Provision

To actively pursue resolution of provision of key strategic items of physical infrastructure for un-serviced growth areas and plan for and identify means to fund the establishment and maintenance of social and physical infrastructure to meet the needs of existing and future residents in a timely and efficient manner.

Environmental Assets

To identify, permanently preserve and promote opportunities for the enhancement of local environmental assets which are vital to the maintenance of ecological processes.

Image and Appearance

To progressively upgrade the image and appearance of the City of Whittlesea. This focuses on retention of local environmental features, landscape qualities and urban and landscape design improvements.

2.7 Local Planning Policy Framework

- 22.01 Open Space Policy recognises the importance of open spaces in providing recreation, conservation, and social interactive functions. While not limited to these points, the policy seeks open spaces that:
 - > Preserve areas of flora/fauna significance, waterways, flood plains;
 - > Balance the communities needs in local and regional linear open space linkages;
 - > Provide further balance between local, district and regional open space;
 - > Encourage a diverse range of recreational opportunities for different age groups;
 - > Provide safe and comfortable environments and increase the level of passive surveillance through these areas; and
 - > Provide open space along waterways with development fronting, not backing, on to open space;
 - > Ensures that all areas reserved for open space are on unencumbered land.

- 22.04 Subdivision Design Policy was prepared as a result of Council's concern that subdivision plans were being prepared without regard to Council's broader principles of development. In particular it seeks to:
 - > Achieve appropriate site responsive subdivision design for the creation of new undeveloped allotments for residential development.
 - > Define and evenly apply municipal planning objectives for subdivision design.
 - > Create a sense of place and community focus through subdivision design.
 - > Promote subdivision that ensures integration, lot size diversity, efficient open space provision, movement, and appropriate streetscape design.
 - > Define the need and requirements for site analysis procedures (must satisfy the requirements of, Subdivision Design – Requirements and Site Analysis Procedures Guideline).
- 22.06 Display Home Policy seeks to achieve well designed quality display home and display home centres that are suitably located and which do not detrimentally impact upon the amenity of the surrounding area.
- 22.10 River Red Gum Policy requires that the development of urban and rural areas take into account the presence, retention, enhancement and long-term viability of River Red Gums in urban areas. The policy suggests that:
 - > Generally the majority of River Red Gums proposed for retention to be sited in public open space reserves or road reserves;
 - > Any planning proposal for development on land which contains one or more remnant River Red Gum tree should be accompanied by a comprehensive site analysis plan;
 - > Where feasible, areas of significant River Red Gum regeneration should be protected in any development proposal;
 - > Trees identified for retention should be appropriately protected during the construction phase and thereafter their health regularly monitored;
 - > Any tree nominated on a development plan or plan of subdivision for protection should be located within an appropriate tree protection zone; and
 - > Any permit for subdivision that so recognises such trees for protection, should include a requirement that the protected tree, protection envelope, development envelope and any conditions related thereto be nominated on the relevant title.
- 22.11 Development Contributions Plan Policy applies to new residential subdivisions in the municipality. Building upon Council's direction for new communities and economic investment, the policy ensures the provision of basic infrastructure in a timely fashion to meet the needs generated by new development.

The development area is located within Precinct 4 of the Mernda Strategy Plan and this matter is expanded upon in **Section 8 – Developer Contributions**.

2.8 Summary

This Development Plan recognises the broader planning frameworks established through the Plenty Valley Strategic Plan, the Mernda Strategy Plan and other relevant local policies identified within the Whittlesea Planning Scheme as well as the recent preparation of a road hierarchy plan prepared by Council to integrate fragmented land holdings in the area. Accordingly, the plan provides for the integration of the site within Precinct 4 of the MSP.

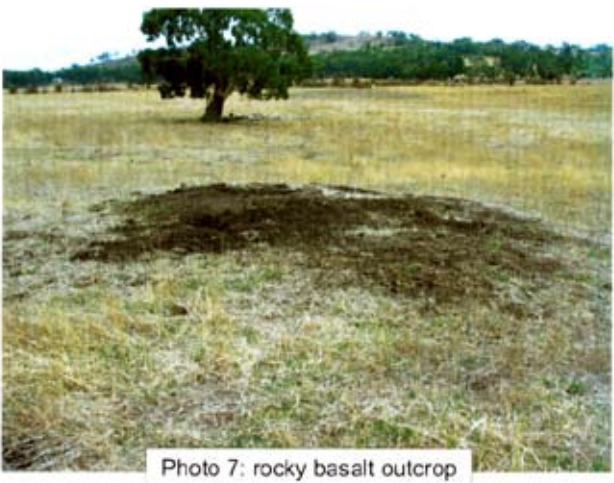


Figure 5 - Site Photos

3.1 Site Description

3.1.1 Details

The site has a gross area of approximately 33.36ha and is held in 2 separate titles. Both titles are generally rectangular in shape though given the battle axe nature of the northern parcel, the site is slightly irregular. The site is bounded to the east by Plenty Road, to the south and west by the development area being proposed by Central Equity, and to the north by the Elderslie property (currently being designed by Urbis JHD on behalf of the proponents of that development) along with some fragmented holdings northeast. Both allotments subject to this development plan have direct access to Plenty Road.

The site is located within an urban growth area and further residential development is anticipated throughout the Mernda region in light of both the land use zoning in the area as well as the Mernda Strategy Plan.

3.1.2 Site Analysis

Pattern

The development area has been subdivided and developed for rural residential purposes.

Full development of the site area is constrained by existing site vegetation as well as a major infrastructure easement proposed to bisect the land north south. This easement is approximately 40m wide. It's primary purpose will be to convey 1 in 100 year flood events as well as accommodate a sewer main along the boundary of the 40m easement.

Topography and Land Form

The land enjoys a variety of topographic conditions and parts of the site are subject to inundation as a result of overland flows from the north. The site is marked by the rise of a vegetated hilltop to the west of site. The site generally falls to the south and east toward the wetlands proposed in the Central Equity development area.

Flora

Biosis Research and Tree Logic have been engaged by the proponent to prepare investigative reports for the development area, which have guided the initial planning for the land.

The Tree Logic report assesses the structure and health of existing trees on site and recommends that of the existing stock on site, two trees are of a "must retain" value and another 9 trees "should be retained" as a group. Remaining stocks on site are of varying health and quality values and are considered to present less ecological value. It should be noted that the proponent, despite this advice, has undertaken to retain all but 1 of the existing trees on site.

Fauna

Biosis Research advise that no fauna species of National or State significance were recorded on site.

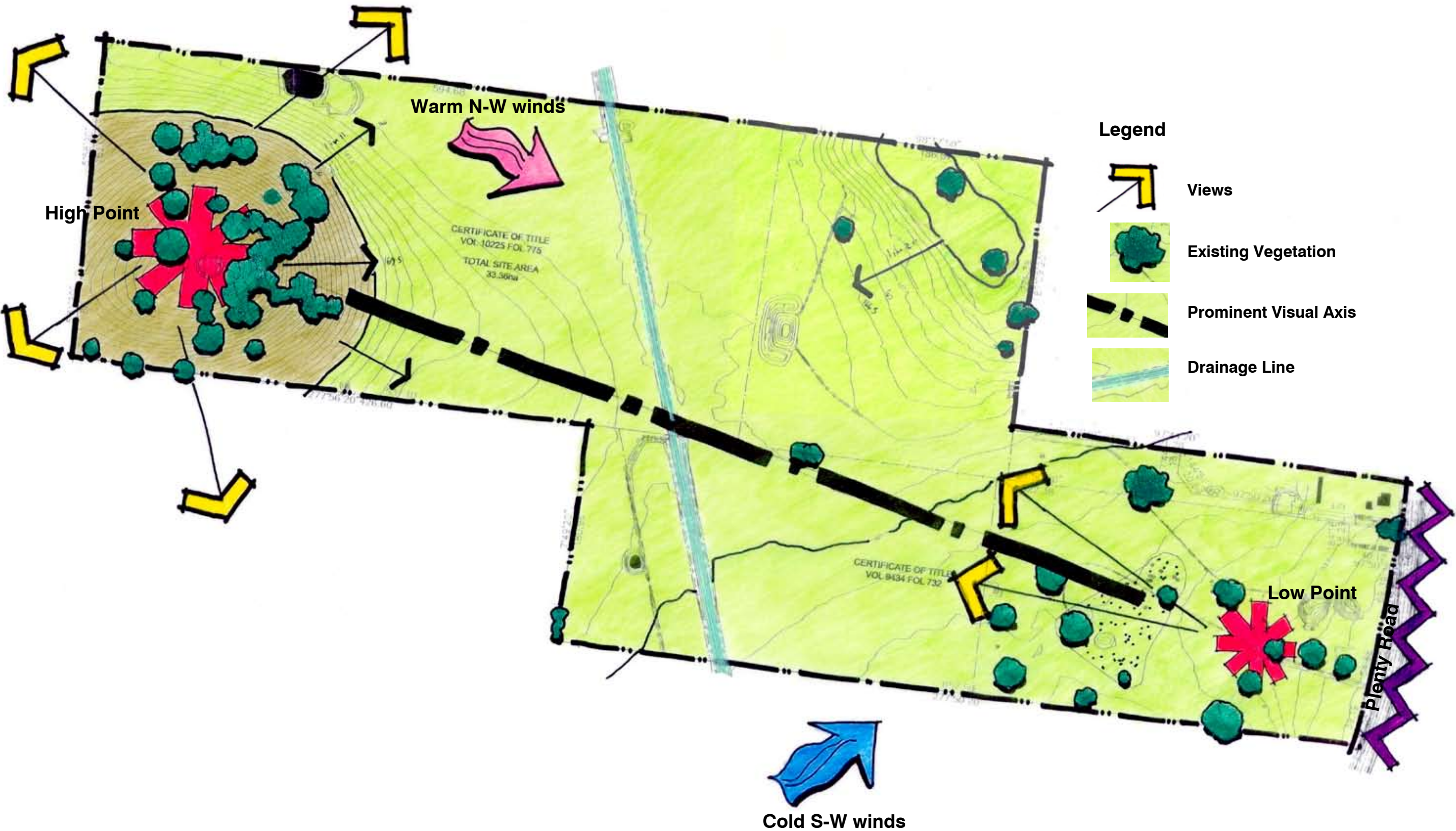
Access

Linking east to Plenty Road, a new sub-arterial road will connect the anticipated local activity centre to the surrounding arterial road network. A series of collector roads have also been proposed for the site to ensure appropriate interconnection and linkage to surrounding development areas.

Plenty Road is identified as a Primary Arterial with separated dual carriageway functions and a median strip accommodating a potential extension of the tramway network, as well as a shared pedestrian and bicycle path within the nature strip and verge.

Sub Arterials within the development area will likely comprise of dual carriageways with on street bicycle movements. Pedestrian movements are to be segregated to adjacent footpaths and nature strips.

Figure 6 - Site Analysis



3.1.3 Zoning and Encumbrances

Zone

The development area is zoned Residential 1 which encourages:

- Residential development at a range of densities with a variety of dwellings to meet the housing needs of all households, and;
- Development that is respectful to neighbourhood character.

Any applications for development or subdivision within the development area will need to address the provisions of the R1Z zone.

Overlays

Three Planning Scheme Overlays also affect the subject area. The Development Plan Overlay Schedule 5, the Vegetation Protection Overlay Schedule 1, and an Incorporated Plan also affect the site.

As discussed previously, this Development Plan aims to satisfy the requirements of the Development Plan Overlay Schedule 5 and to address the broad level requirements of all zone and overlay controls.

The Vegetation Protection Overlay seeks to protect areas of significant vegetation, maintain and enhance habitat corridors for indigenous fauna, and to recognise locations of special significance, natural beauty, interest and importance. The specific schedule affecting the development area builds on this purpose and places particular significance on River Red Gums, Black Box, White Box and Grey Box, Yellow Box and various native grasses.

It is intended that this will ensure the preservation and maintenance of significant vegetation and the vegetative character of the area, the maintenance of soil qualities, minimise the impacts of erosion and preserve habitats for fauna. No permit is required to remove, destroy or lop vegetation which is not native vegetation. The City of Whittlesea Planning Scheme recognises native vegetation as including trees, shrubs, herbs, and grasses that are indigenous to Victoria.

All but one of the identified trees on site have been incorporated within the design. Net gain works are anticipated to occur within the proposed reserve sites to offset the removal of both the tree and associated native grasslands in the lands development. (Please refer to **Section 2.4 – Net Gain**)

Encumbrances

The site is presently unaffected by encumbrances on title – though the Mernda Strategy Plan requires an easement to be created so as to convey drainage flows and accommodate sewerage services in a 40m reserve.

3.2 Views

The site enjoys immediate and intermediate view lines.

Immediate Views

Viewlines exist within the site toward the knoll identified in the Mernda Strategy Plan for retention in the future development of the land. The proponent has sought an axial link in the site layout to retain views to and from this feature.

Intermediate

Views currently exist over lower lying farm areas to the south and west. These views are likely to be significantly altered as a result of urban development of those sites.

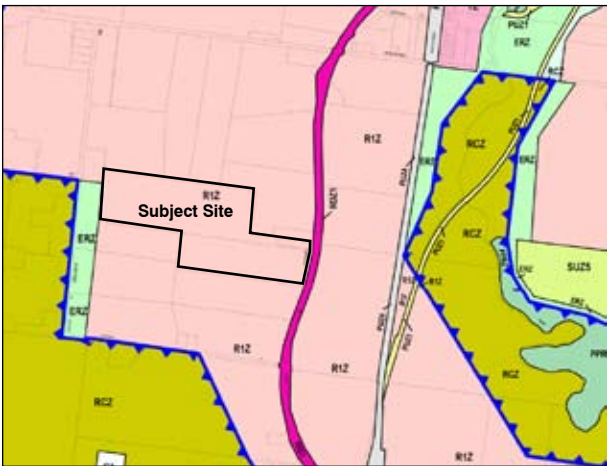


Figure 7 - Zoning Plan



Figure 8 - Vegetation Protection Overlay

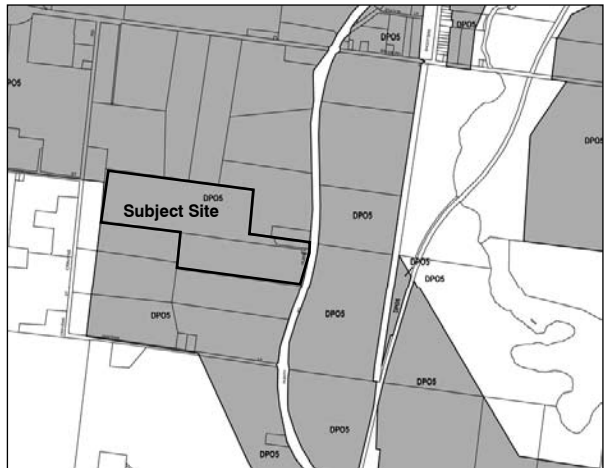


Figure 9 - Development Plan Overlay

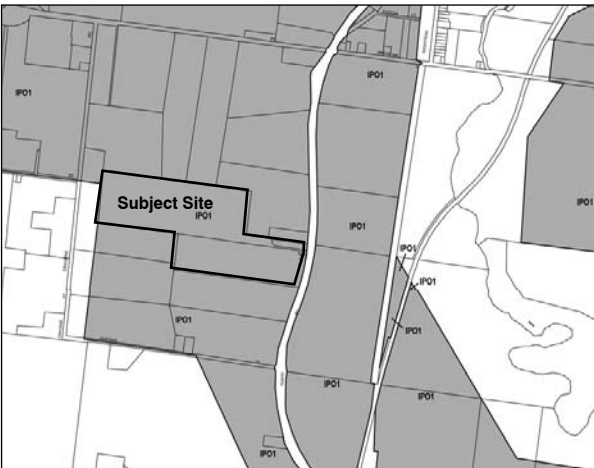


Figure 10 - Incorporated Plan Overlay

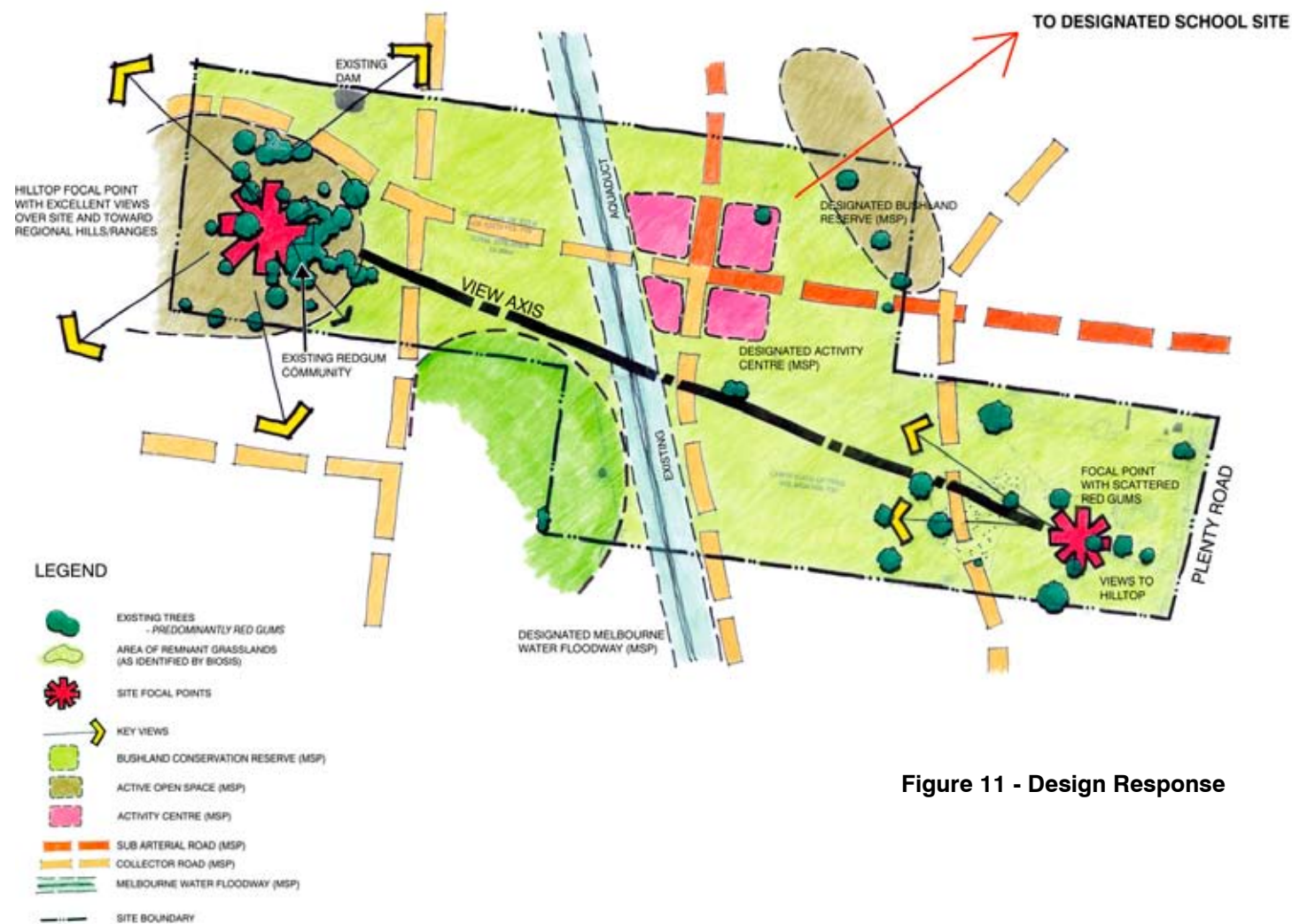


Figure 11 - Design Response

4.1 Vision

The establishment of internal cohesion between affected land parcels and integration of the development area to surrounding development. The plan also aims to provide for the long-term protection of significant native vegetation within a high quality urban development.

The Development Plan will provide a basis for considering future subdivision applications.

4.2 Principal Elements

Specifically, the development plan provides:

- A responsive road hierarchy consistent with the Mernda Strategy Plan and the road hierarchy advice provided by Council, including sub-arterial and collector networks;
- A permeable internal local street layout that respect and responds to the proposed collector and sub-arterial road network;
- Full compliance as well as accentuated provisions for pedestrian and bicycle off road transit;
- Extensive open spaces above the required provisions of the Mernda Strategy Plan;
- An appropriate drainage reserve as required;
- The retention and protection of trees identified to be of high conservation value as well as other species considered to be of less significance;
- Provision for a future local activity centre in consideration of likely demand; and
- A nominated community facility site in accordance with the Mernda Strategy Plan (i.e. – within the local activity centre) yet appropriately located to provide synergy with the P-12 State School proposed north east within the development area within the Elderslie property.

In seeking to preserve as many remnant trees on site and deliver a local community activity centre, this estate will create a unique identity and sense of place within Precinct 4 of the Mernda Strategy area, as well as appropriately integrate with the broader strategy plan area.

4.3 Land Budget

The development area comprises approximately 33.36ha of land which is held in two (2) separate titles.

The requirements of Mernda Strategy Plan reduces this to a net developable area of 24.11 ha. It is further reduced to 23.04ha as a result of additional reserves being proposed to retain existing trees.

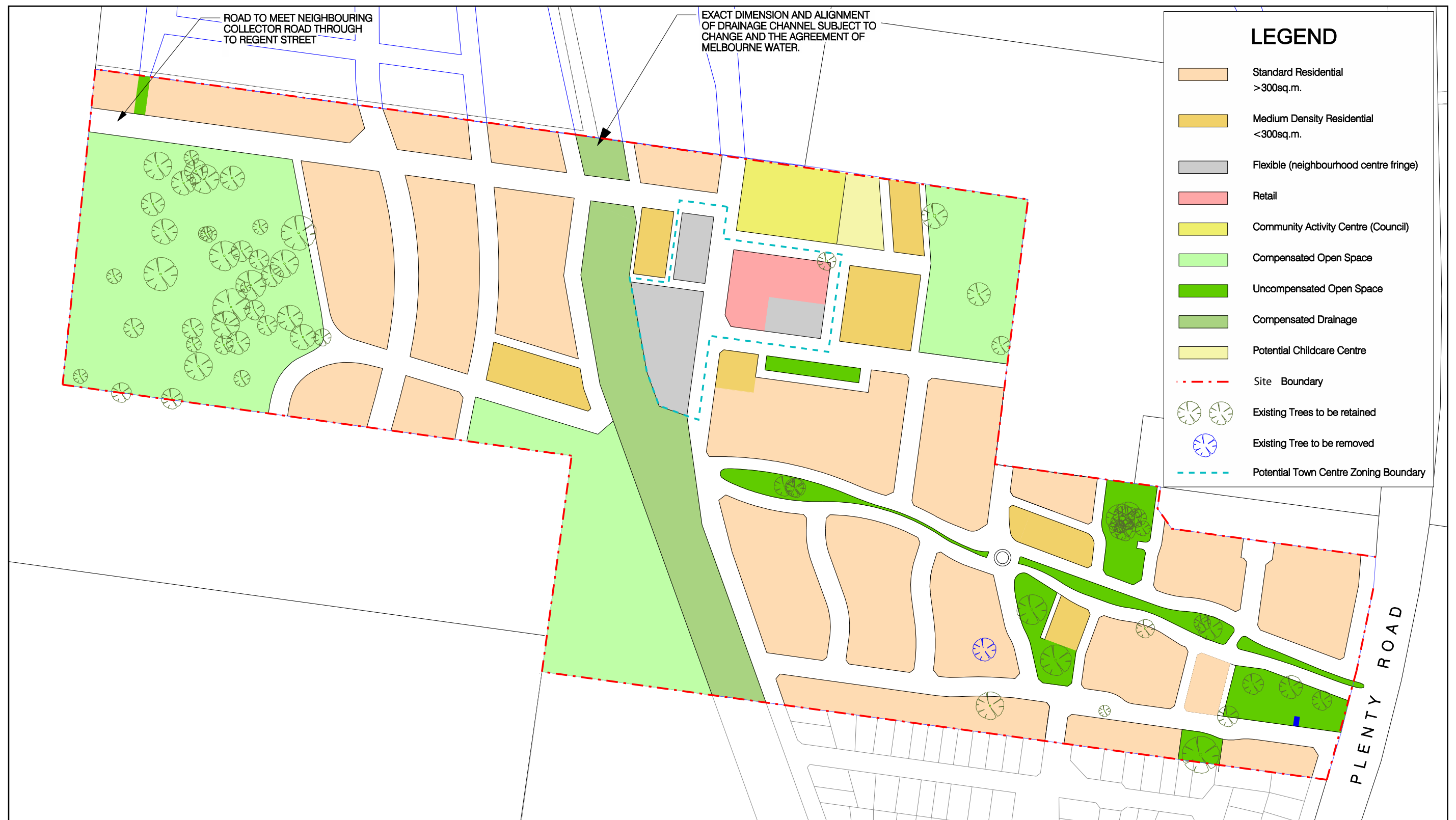
Land Budget with MSP assumptions:

Total Development Area	33.36ha
Less encumbered land <ul style="list-style-type: none">- Storm Water Channel	2.40ha
Gross Development Area	30.96ha
Less unencumbered land <ul style="list-style-type: none">- MSP Park reserves	6.80ha
Less additional unencumbered land <ul style="list-style-type: none">- additions to MSP park reserves as measured from this development plan	0.05ha
- Net developable Area (per DCP & MSP)	24.11ha*
Less unencumbered land <ul style="list-style-type: none">- additional reserves by proponent	1.07ha
Final developable area	23.04ha

NB – all figures are approximate

* Used for section 8.2

Figure 12 - Development Plan



The Mernda Strategy Plan seeks a lot yield of 15 dwellings per hectare which accords with Melbourne 2030 principles. Given the sites natural and topographical features, as well as the proponents willingness to retain a majority of on-site vegetation not allowed for under the Mernda Strategy Plan, a lot yield in this area seems more likely to be about 14 dwellings per hectare of net developable area.

Development at this density would result in providing an additional supply of approximately 350 dwellings. At an occupation rate of 3.1 persons per dwelling this will provide housing for some 1085 persons.

4.4 Housing

It is a requirement both in State and Local Planning Policy Frameworks that new residential developments cater to the increasingly diverse needs of their community. This includes not only the function of these dwellings and neighbourhoods, but also interaction with the public realm and the broader region.

It is anticipated that the development area will be subdivided and developed with a mixture of medium density and conventional urban residential lots. Given its location within Precinct 4 of the Mernda Strategy Plan, strategic support exists for a medium density outcome. (This is further explained in Section 4.5)

Despite this support, the proponent is mindful that the spatial location of the site within a fringe development does not readily lend itself to medium density uptake in lot demand. The proponent has attempted to establish a development yield that accords with both the principles of the Strategy Plan and market advice.

The resultant pattern provides for both conventional and medium density outcomes and this yield is anticipated to be enhanced through associated home based business enterprises within the identified local activity centre.



Detached Dwellings



Figure 14 - Indicative concept for neighbourhood centre

4.5 Local Activity Centre

Mernda Strategy

The Mernda Strategy Plan identifies an area of 2ha for the purposes of a local activity centre. It is anticipated through the provisions that this will accommodate a retail floor space (for shops) of up to 3,000sqm, roads and a 0.5ha Community Activity Centre (CAC) including a Pre-School, Maternal Child Health Services and meeting spaces.

The proponent has commissioned a report from Essential Economic Pty Ltd, which indicates that demand for retail floor space within this centre is unlikely to exceed approximately 500sqm – equivalent to 5 to 7 small shops.

The design for the Neighborhood Centre has addressed this issue by identifying a core retail area supported by a robust street and block pattern allowing for optimal off street car parking arrangements, potential active frontages to through traffic, and flexible future lot subdivision.

Neighbourhood Centre – Urban Structure

The centre has been designed as a traditional mixed use activity centre focussed on a north south “main street” linking a community centre to the north with open space vistas to the south. Offset collector road intersections and provision for land mark buildings define the north and south of the core retail activity area and reinforce a strong “sense of place”.

Secondary streets have been designed to integrate core retail areas with surrounding development land and the broader open space network. The yestablish a compact pedestrian oriented character focussed on the key landscape elements that define the centre’s edges.

The proposed staging boundary provides for optimal integration of all elements in design development and future subdivision of the precinct.

Design principles identified below have been developed in response to City of Whittlesea Neighbourhood Centre Design Criteria to give direction in relation to the design development of the Neighbourhood Centre precinct. Detailed design guidelines are to be developed as part of a Design Development Plan for Stage 4 Subdivision.

Retail

As indicated in the concept plan the core retail component accommodates between 5-7 shops to the eastern side of the main street, capitalising on the exposure to the sub arterial road , good pedestrian connectivity to the community centre and off street parking within the street block to the east. Potential exists for a larger scale anchor tenancy to the highly visible intersection to the south and additional ground floor retail is possible to the western edge of the main street and to the south west between the retail core and open space corridor.

Design principles:

- core retail development to the main street should have zero front setbacks and provide weather protection (awnings) to the street to provide pedestrian amenity and reinforce “main street” character.
- clear pedestrian connections should be provided from required off street parking
- retail anchor to south of main street should provide address the corner with architectural quality appropriate to its landmark location.
- off street carparking should be landscaped to reinforce high quality street based pedestrian movements along its edge and designed to optimise passive surveillance.

Community Activity Centre (CAC)

As detailed in the MSP provision has been made for a CAC within the activity centre. It is co-located with the school to the north and provides a significant axial view termination from the east-west collector. The site has frontage to the sub-arterial and two local streets. Dedicated parking is indicated for the CAC however it is envisaged that parking will be shared within the whole activity centre given the potential synergies generated by the co-location of retail, commercial and community land uses.

Design principles:

- the community centre should address/ open to the main street
- the community centre should provide a strong civic presence by appropriately addressing views from the western collector road and from the retail core of the main street.
- designs should consider the incorporation of complimentary second floor uses

Medium Density Housing

The street and block pattern has been designed to provide for a range of medium density housing opportunities in and around the activity centre, including

- residential properties adjacent surrounding open space elements,
- Potential home office s and mixed use developments

Block depths and orientation facilitate a range of housing types by providing for rear loading of car parking and zero side setbacks.

Design Principles

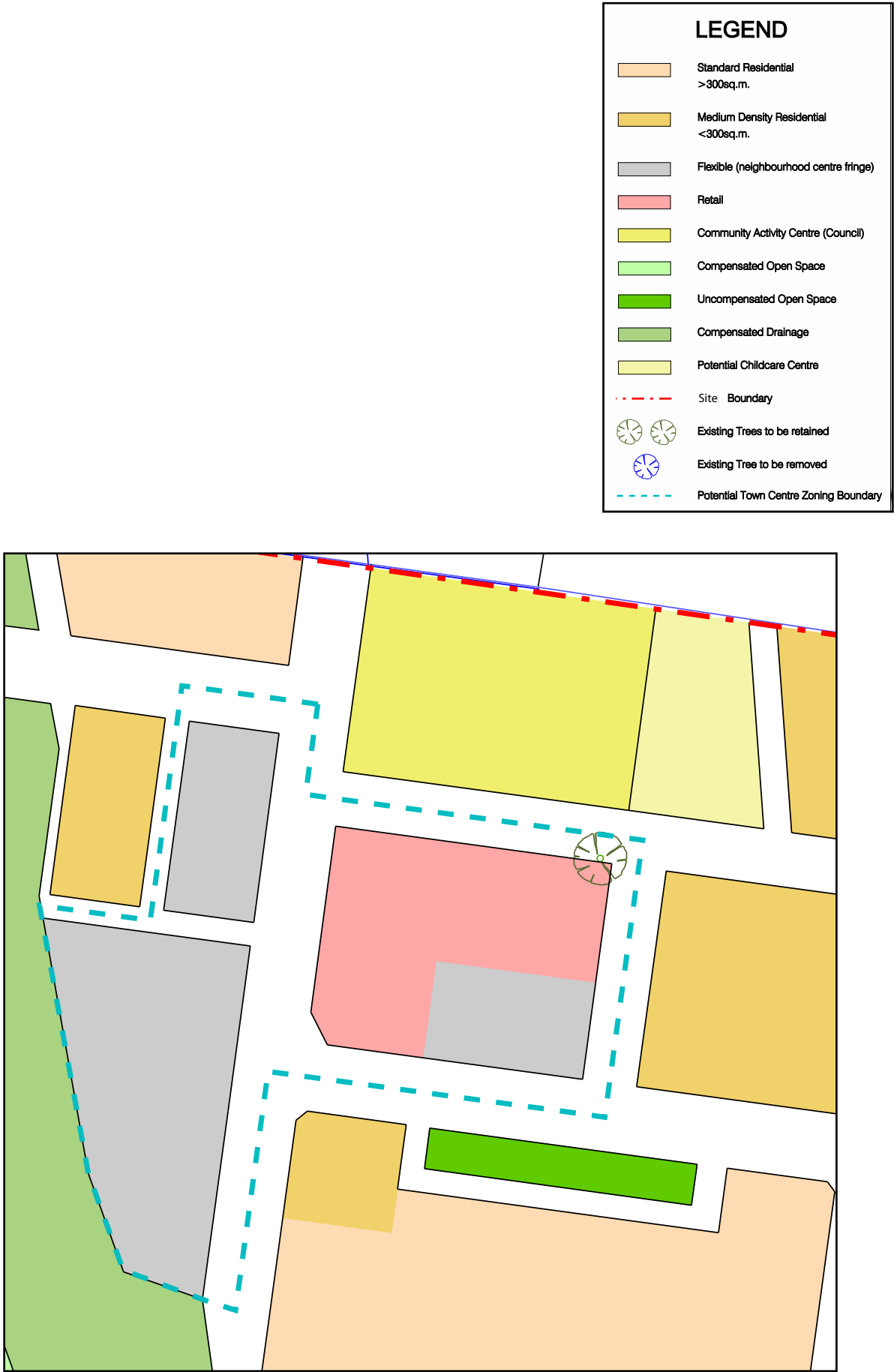
- optimise views from medium density dwellings fronting public open spaces
- building designs on lots fronting collector and sub arterial roads should provide flexible /adaptable ground floors providing for ease of access from street.

Car parking

Car parking has been shown within the activity plan as an estimate only. It is impossible to determine the required car parking areas at this stage of the development process without knowing the specific land uses within the centre.. However the street and block pattern has been designed to optimise both on street and off street car parking.



Medium Density Dwellings



Design principles

- off street carparking should be located behind buildings and easily accessible from primary roads
- on street parking should be optimised particularly adjacent retail uses.
- off street carparking should be collocated where possible to optimise opportunities for shared use.

Public Transport

The sub arterial and collector roads have been designed to accommodate future bus movements.

Design principles

- location of bus stops should be highly visible but avoid loss of kerb side carparking within the mainstreet

Streetscapes and built form

The street and block pattern has been designed for legible pedestrian movements. The detail design of buildings and street verges should reinforce pedestrian amenity.

Design principles:

- land mark buildings at the intersection of the eastern collector road to the south of the main street should frame views to and from the neighbourhood centre
- the detail design of streetscapes should should reinforce the street hierarchy and connections to public open spaces to the edge of the centre.
- the main street should incorporate distinctive contemporary street furniture.to reinforce its civic character.
- vehicle access to all lots along the main street and to the north of the eastern collector road should be via rear lane. to promote flexible uses and pedestrian access.
- setbacks to street should be minimal and continuous along a street frontage within any given block.
- buildings within the main street should be articulated to reinforce the civic character of the street and distinguish it from other streetscapes.

Future zoning amendment for neighbourhood centre

The town centre will require future rezoning to facilitate the variety of land uses anticipated in this location.

Following the creation of titles and transfer of the community centre land to Council, the Authority will need to rezone that land to Public Use Zone 3. The site will then be developed to comprise Maternal Child Health services, neighbourhood centre, meeting spaces and kindergarten as described in the Mernda Strategy Plan or to the satisfaction of Council.

The neighbourhood centre land will require an amendment to the planning scheme to rezone the land to allow for a variety of non-residential land uses, as well as residential land use as appropriate. Accordingly, either a Comprehensive Development Zone (CDZ) with a tailored schedule or a Mixed Use Zone are considered the most appropriate zones to facilitate the mixed land use nature of the centre, as well to provide some flexibility as the centre evolves.

Likely 'as-of-right' land uses in the future centre will include office, retail (other than adult sex bookshop). These uses are not 'as-of-right' in the current Residential 1 Zone (R1Z). Additionally some discretionary uses additional to those in the R1Z would be considered provided they were in accordance with this Development Plan. There is also allowance for specification of maximum leasable floor areas for different land uses under either zone as required.

As part of the statutory framework, this development plan will continue to apply and variations to the use outlined herein may require amendment to this framework.

The rezoning of this land will occur following the creation of titles and may be included in the housekeeping amendment by Council to rezone the community centre site to Public Use Zone.



Figure 15 - Landscape Masterplan

4.6 Landscape Design

The landscape design for the development area is driven by the requirements of the Mernda Strategy Plan with regard to street layout and design as well as the current characteristics of the site.

Implementation of nominated themes will ensure a continuity and integration of form between this development area and those new communities anticipated on adjacent parcels.

It is anticipated that landscape plans will be submitted in association with subdivision and development applications to the satisfaction of the Responsible Authority. These will illustrate local specific interface treatments.

Plantings

As detailed in the flora and fauna studies, there are a number of remnant River Red Gums throughout the development area as well as a number of other Eucalypts and exotic trees.

New plantings in the development area should try and reintroduce vegetation of indigenous varieties including River Red Gums, Black Box, White Box, Grey Box and Yellow Box Eucalypts.

It is recognised that many of these plantings are not suitable in close proximity to urban development as a result of their potential to pose threat to person or property later in their life cycles.

Variations with deciduous exotic species may be appropriate in such locations. Such trees will provide dwellings and streets with shade in summer and light in winter. Selected species should also provide some interest and variation in vegetative colour and form.

Works

Road crossings and footpath works will be required to be constructed to Australian Standards and these will need to consider matters of public safety, mobility of disabled persons, transport permeability as well as general aesthetics and function.

Subdivision within the development area should adhere to the principles of water sensitive urban design as contained in “Urban Stormwater Best Practice Environmental Guidelines” (The Storm Water Committee, 1999).

Metrickon Homes Pty Ltd will attempt to create an alternative business related market within the identified node in recognition of Council’s strategic planning. The intent id to create a focus of activity within a new residential environment as envisaged through the Mernda Strategy Plan.

4.7 Aboriginal Archaeological Sites

Both State and local planning frameworks seek to conserve and protect places of cultural value from inappropriate development including:

- Places of Aboriginal cultural heritage significance, including historical and archaeological sites.
- Sites associated with the European discovery, exploration and settlement of Victoria.

Terraculture Pty Ltd has carried out a site investigation in conjunction with representatives of the Wurrundjeri tribe to ascertain ground surface artefacts and scar tree evidence – none were found on site.

Despite the nature of the ground cover at the time of survey (tall grasses and weeds) both Terra Culture and the historical custodian considered that any likelihood of significance was likely to be confined within the area nominated for retention through the Mernda Strategy Plan area – i.e. the western grassy woodland knoll.

While most works are proposed outside of his area, the site investigation did not provide for excavation testing and in the event of future works it is proposed that a qualified archaeological assessor supervise such works. Under the provisions of the “Archaeological and Aboriginal Relics Act 1972 - sub-surface testing requires a written consent from the Statutory Authority (the Wurrundjeri and a permit from Aboriginal Affairs Victoria).

4.8 Non-Aboriginal Historical Sites

The site is not identified as containing any items of significance, though some buildings on adjacent titles north of the development area are recognised in Council’s Heritage Overlay.



Indicative Open Space

5.1 Objective

“To provide a framework to undertake planning, provision, development and maintenance of an integrated open space system which meets the wide ranging needs of the community” Open Space Policy, LPPF, 22.01.

“Generally the majority of River Red Gums proposed for retention should be sited in public open space reserves and/or road reserves.” River Red Gum Policy, LPPF, 22.10.

This development plan includes both passive and social interactive areas off road and accessible to the whole development area as required under this provision and in recognition of the MSP directions.

5.2 Open Space Allocation

The Mernda Strategy Plan identifies two open space areas that were considered at a macro level to be required in the future development of land. It is understood that only unencumbered areas nominated within the MSP will be compensated for by the authority and any additional areas as proposed by the proponent will be encouraged, but these will remain uncompensated.

The following land budget has been prepared to illustrate the open space allocation within the Development Plan Area.

Unencumbered land:	Area
Wooded knoll – referenced as 15/U1 in MSP	3.87 ha
Bushland Reserve – referenced as 15/U2 in MSP	0.99ha
Transitional land to assist in provision of active open spaces – referenced as 15/U3 and 19/U1 in MSP	1.96ha
Unencumbered total	6.8ha
Encumbered land:	2.4ha
Combined Drainage Reserve and Pipe Track – referenced as 15/D and 19/D in the MSP	

The Open Space Average for Precinct 4	10.9% of gross developable area
Metricon Site requirements for Open Space	22.1% of gross developable area (please refer Section 4.3 – Land Budget)
Compensatable open space	11.2% of gross developable area or 3.47ha

An additional area of 1.07ha will be created as public park reserves as the proponent is seeking to retain all but one tree on site. This area is not required under the MSP and will not be compensated for through Developer contributions.

Generally open space will be created as reserves as part of the subdivision process. An agreement will need to be entered into so as to provide for the timing of contributions to be provided to Metricon Homes.

5.3 Description of Open Space Areas

Drainage Reserve

A 40m wide reserve bisects the site north to south to provide for the conveyance of storm water run off from the surrounding area. This will be constructed as a large swale and will accommodate off road path access for bicycles and pedestrians, as well as incorporate a future easement for main sewer piping for the sub-region.

It is anticipated that the drain will be landscaped to incorporate additional trees and dependent on approval by the Responsible Authority, minor wetland ponding.

Bushland Reserves

Two sites were identified under the MSP for protection. One of these is located atop a rise in the sites western extremity and the other extends northwest from the development area into an adjacent property.

These areas will be retained primarily for informal recreation purposes, though some opportunity exists for a built feature to be considered atop the hill. This may include such facilities as shelter and associated barbecue features to encourage residents to use the space created.

The second bushland reserve will more likely provide a pedestrian friendly route to the future P-12 School located north of this bushland reserve.

Additional Tree Protection Reserves

The proponent has attempted to retain the majority of existing trees on site, resulting in the creation of approximately 1.3ha of additional open spaces – these are proposed to be used for passive recreation purposes.

Active Reserves

The MSP notes an area to be developed for active recreational purposes which partly falls on the subject site. Most of this area is located within adjacent land to the south and west, though some open space/recreation use has been identified within the subject land.

Principally, the reserve will contain sporting ovals and grounds for active recreation purposes.



Proposed Wooded Knoll Reserve



Proposed Drainage Reserve



Bushland Reserve

Figure 16 - Features of the Landscape Masterplan

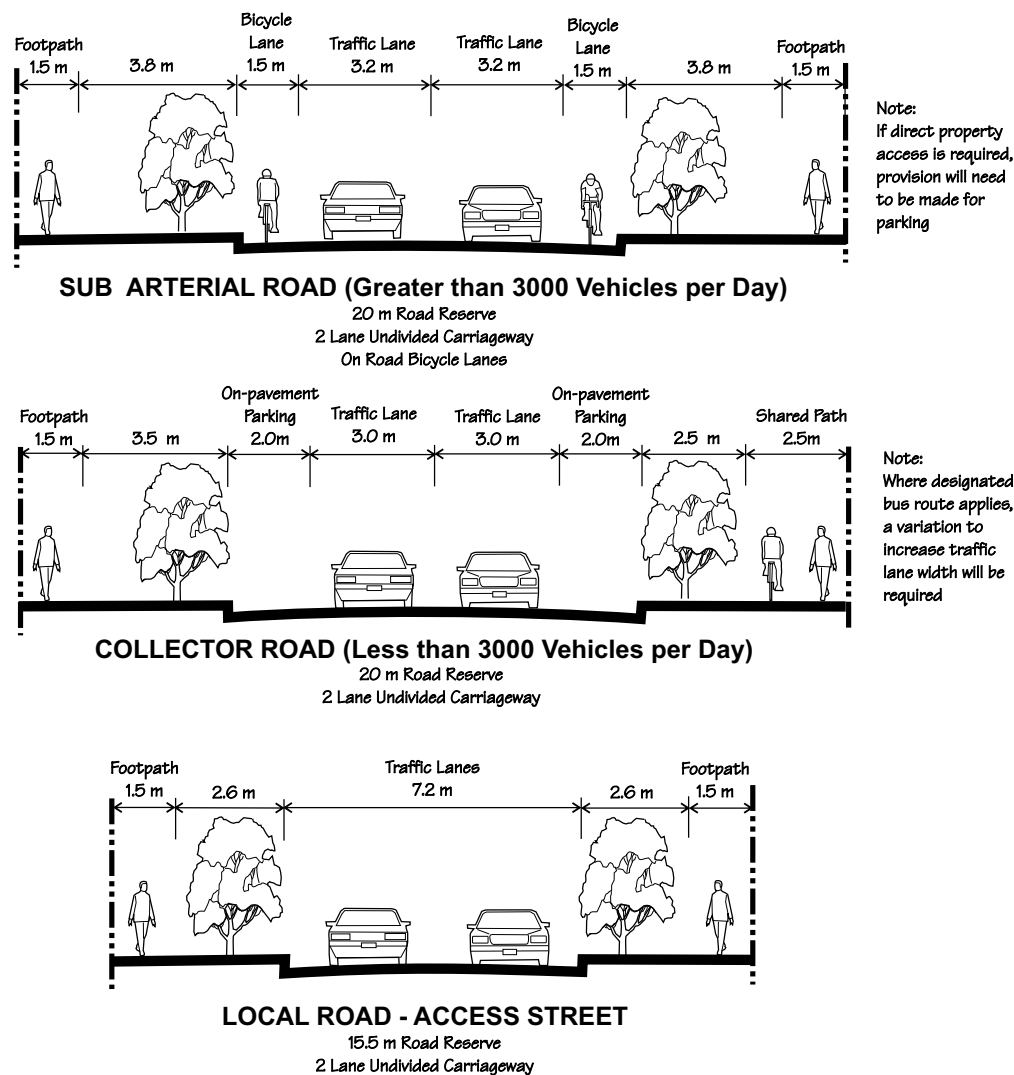


Figure 17 - Road Hierarchy Plan and Road Cross Sections

6.1 Objective

“To establish an efficient, interconnected (multi-modal) transportation system which increases the level of accessibility and choice within and beyond the City of Whittlesea”. MSS, 21.06.

A great deal of outline planning has been undertaken with regard to the layout and provision of transport services to the development area. In particular, the Mernda Strategy Plan seeks a light rail service along Plenty Road. Similarly it requires the provision of a number of sub-arterial standard roads within the development area (refer to Figure 17 – Road Hierarchy Plan and Road Cross Sections).

The proposed transport and road works within the development area have been prepared in recognition of these networks as well as with regard to the recently prepared Road Hierarchy Plan developed by Council to assist with the integration of fragmented holdings in the region.

Arterial Road

Plenty Road will provide main arterial connections to the land from Melbourne and South Morang which will link the land to the Greensborough by-pass and Western Ring Road services. Interim and ultimate intersection treatments at Plenty Road are provided in Appendix

Sub-Arterial Roads

The Road hierarchy plan prepared by Council indicates a sub-arterial network through the northern part of the site that will extend west into the development area from Plenty Road to the local activity centre site internally.

The network will then extend north to Bridge Inn Road.

Other Collector Roads

The road hierarchy plan prepared by Council recommends the location of other collector roads to provide permeability for transportation throughout the development area. These also provide interconnection to the wider transport network within the Mernda Strategy Plan. Their nomination by the Authority has greatly assisted with integration of the fragmented ownership pattern in the area.

In response the proponent has with the exception of a minor internal realignment to the eastern most north-south running collector, totally adhered to the suggested framework.

Local Streets

The proposed collector road network lends itself to a number of internal local road networks. Some minor realignments presented in this plan may be considered as generally in accordance with this framework provided such amendments do not alter the role or function of the wider network.

The Local Street Network must be designed to provide sufficient width of carriageway and verge to allow them to perform their designated functions within the wider road network.

It is noted that the proposed Development Plan identifies access to the land from Plenty Road via a local access street. This will be divided for much of its length to provide transition into the site, as well as being placed on an axis with visual reference to the wooded knoll at the western edge. It is anticipated that longer term, this intersection to Plenty Road will be down-graded to left in-left out once alternative access is provided to the land as recommended through the Road Hierarchy Plan.

Access

No direct access will be provided to allotments adjacent to Plenty Road.



7.1 Storm Water

Melbourne Water is the drainage catchment authority in this area. As such, detailed designs are required to be resolved at the design stage for the future drainage reserve.

The control of water quality and retardation requirements will be negotiated with the authority at subdivision stage. It is noted that permanent sediment and litter traps will be required at all inlets to the open drain.

The future subdivision of the development area is envisaged as a high quality urban neighbourhood entailing undergrounding of storm water with run off coefficients of 1 in 5 year ARI. The balance of the 1 in 100 year flows may be conveyed using roads and reserves as overland flow paths and some opportunity exists to incorporate water sensitive urban design practices – particularly through the entry boulevard road and the 40m drainage reserve. Consideration will also be given at subdivision state to storm water treatment requirements in parts of the site intended for medium density development.

A section 173 agreement will be entered into between Metricon, Council and Melbourne Water to facilitate the transfer of land within the north/south drainage reserve to council with an easement in favour of Melbourne Water.

A referral letter from Melbourne Water is contained in Appendix IV stating that they have no overall objection to this development plan.

7.2 Sewer

The development area is located within the Yarra Valley Water Local Sewerage Catchment area. It is anticipated that the servicing requirements of this area can be accommodated as surrounding areas similarly develop for urban development purposes.

As these develop, extensions of branch mains into the development area will be negotiated with the responsible authority.

A main sewer is proposed to be located within the 40m encumbered reserve.

7.3 Water Supply

It is anticipated that branching to Yarra Valley Water's utility service will be negotiated as subdivision plans proceed.

7.4 Power, Gas, Telecommunications

These services can be readily upgraded and provided as the development proceeds.

A referral letter from SPI Powernet is contained in Appendix IV stating that they have no overall objection to this development plan.

MERNTA DEVELOPMENT CONTRIBUTIONS PLAN – Schedule of Contributions

TOTAL CONTRIBUTIONS BY MAIN CATCHMENT AREA

(Equal to Cost per Developable Hectare multiplied by No. of Developable Hectares in MCA)

Project Number	Precinct 4
Roads	
RO01#	233,389.73
RO02	255,520.84
RO03	2,072,463.07
RO04#	0.00
RO05	0.00
RO06	466,646.31
RO07	354,291.59
RO08	100,033.04
RO09#	0.00
RO10	0.00
RO11	0.00
RO12	0.00
RO13	0.00
RO14	149,885.74
RO15	278,950.00
RO16	180,879.37
RO17	180,879.37
Sub Total – Roads	4,453,818.44
Public Transport	
PT01	239,835.43
Sub Total – Public Transport	239,835.43
Unencumbered Open Space	
OS01	0.00
OS02	0.00
OS03	0.00
OS04	19,904,000.00
OS05	0.00
OS06	685,050.19
OS07	1,233,090.35
Sub Total – Unemcumbered Open Space	21,822,140.55
Community & Indoor Recreation Facilities	
CO01	11,417.50
CO01(2)	60,782.15
CO02	11,417.50
CO02(2)	30,391.07
CO03	0.00
CO04	0.00
CO05	0.00
CO06	79,298.48
CO06	251,185.07
CO07	342,525.10
CO08	0.00
CO09	0.00
CO11	2,137,120.00
CO12	38,819.51
CO12(2)	189,504.42
CO13	9,134.00
CO13(2)	48,625.72

CO14	47,725.16
CO15	0.00
CO16	0.00
CO17	0.00
Sub Total – Community & Indoor Recreation Facilities	3,257,945.70
Outdoor Active Recreation	
AR01	0.00
AR02	0.00
AR03	237,259.11
AR04	0.00
AR05	1,250,370.00
AR06	0.00
Sub Total – Outdoor Active Recreation	1,487,629.10
Community Development	
CD01	8,916.73
Sub Total – Community Development	8,916.73
Off-Road Pedestrian & Cycle Trails	
PC01	0.00
PC02	0.00
PC03	64,368.67
PC04	193,106.00
PC05	0.00
Sub Total – Off-Road Pedestrian & Cycle Trails	257,474.66
Total	31,527,760.60
Roads	14,288.80
Public Transport	769.44
Open Space	72,234.82
Community & Indoor Recreation Facilities	10,784.33
Outdoor Active Recreation	4,924.29
Community Development	29.52
Off-Road Pedestrian & Cycle Trails	852.28
(Adjustment for Community Infrastructure Component)	-1,119.56
Total Value(\$) of “Development Infastructure” Contributions (per HA of Gross Developable Area) Payable by Developer on Residential Land	102,763.93
Total Value(\$) of “Development Infastructure” Contributions (per HA of Gross Developable Area) Payable by Developer on Retail /Commercial Land	15,058.24
Total Value(\$) of “Development Infastructure” Contributions (per HA of Gross Developable Area) Payable by Home Owner / Purchaser	1,119.56

The changes listed for Precinct 1 represent the “hypothetical contribution” under this DCP. These contributions will not be collected. # denotes that a contribution will be made to the given infastructure project under the Mernda LSP (part 1)

The actual per lot charge for Precinct 1 is contained in the Mernda LSP - Part 1 (1994)

All \$values are expressed in 2003 dollars. They should be indexed annually using the techniques specified in the Mernda Strategy Plan - Development Contributions Plan

Highlighting DCP projects are those classified as “community infrastructure”

8.1 Policy Framework

The Mernda Strategy Plan investigated the future infrastructure needs of the wider Mernda area. Located within Precinct 4, the Development Plan is required to contribute to the provision of these services at the time of subdivision.

It is anticipated that a s173 agreement will be entered into between Council and the developer to provide for the timing of these contributions (triggered to lot release) in relation to the development of land, and or works in-kind as appropriate to the development model.

8.2 Required Levy Rate

Residential

	Gross Developable Hectares	Roads	Public Transport	Unencumbered Open Space	Community and Indoor Recreation Facilities	Outdoor Active Recreation	Community Development	Off-Road Pedestrian & Cycle trails	TOTAL
\$ Attributable to Precinct 4	311.7	\$4,453,818.44	\$239,835.43	\$21,822,140.55	\$3,257,945.70	\$1,487,629.10	\$8,916.73	\$257,474.66	\$31,527,760.61
\$ Rate per Hectare		\$14,288.80	\$769.44	\$72,234.82	\$10,784.33	\$4,924.29	\$29.52	\$852.28	\$103,883.49
Adjustment for CIL		\$14,288.80	\$769.44	\$72,234.82	\$9,694.29	\$4,924.29	\$0.00	\$852.28	\$102,763.93
Development Contribution Levy for Properties 34 and 36	30.45	\$435,093.91	\$23,429.54	\$2,199,550.41	\$295,191.09	\$149,944.74	\$0.00	\$25,952.01	\$3,129,161.71
Provision of Land*	7.3			\$4,352,000.00	\$320,000.00				\$4,672,000.00
Works in Lieu									\$0.00
TOTAL (excl. Open Space)	30.45	\$435,093.91	\$23,429.54		-\$24,808.91	\$149,944.74	\$0.00	\$25,952.01	\$609,611.30
TOTAL Open Space				-\$2,152,449.59					-\$2,152,449.59

Please note GDA comprises

Residential	302.1	
Retail/Commercial	9.6	
TOTAL	311.7	-\$287,745.84

11.3% Open Space Requirement	3.44
Total Open Space Provision in accordance with Mernda Strategy Plan	6.8
Additional Open Space Provision to be reimbursed	3.36
Total CAC land requirement for Precinct 4	0.50
Metricon liability = 30.45ha *\$1,059.25	\$32,254.16
Metricon Land Provision 0.5ha	\$320,000.00
Additional Land Provision to be reimbursed	\$287,745.84

* Metricon is providing 6.8ha of unencumbered open space and 0.5ha for the Community Activity Centre in accordance with the Mernda Strategy Plan

Retail and Commercial

	Gross Developable Area	Levy applicable for Retail/Commercial	TOTAL
\$ Rate per Hectare		\$15,058.24	\$15,058.24
Development Contribution Levy for Properties 34 and 36	0.5	\$7,529.12	\$7,529.12
TOTAL		\$7,529.12	\$7,529.12

Balance Sheet

Total Value of "Development Infrastructure" on Residential Land (Excl. Open Space)	\$609,611.30
Total Value of Open Space Contribution	-\$2,152,449.59
Total Value of "Development Infrastructure" on Retail/Commercial Land	\$7,529.12

The above tables represent an analysis based on the figures contained within the endorsed *Mernda Strategy Plan - Development Contributions Plan (Approved Version October 2004)*. Thses figures will be indexed annually in accordance with the methodology identified in the *Mernda Strategy Plan - Development Contributions Plan (Approved Version October 2004)*.

Commencement and development of this area is likely to occur from Plenty Road and extend west into the site (see **Figure 18**). The immediate availability of connections to infrastructure and access at Plenty Road makes it a logical point from which to start development. Possibilities also exist for an entry statement at Plenty Road.

Within each of the broad stages related below, subdivisions will likely seek smaller stagings of between 20 and 30 lots at a time. This will provide for continuity in the growth of the development and less disturbance to existing residents as the development proceeds.

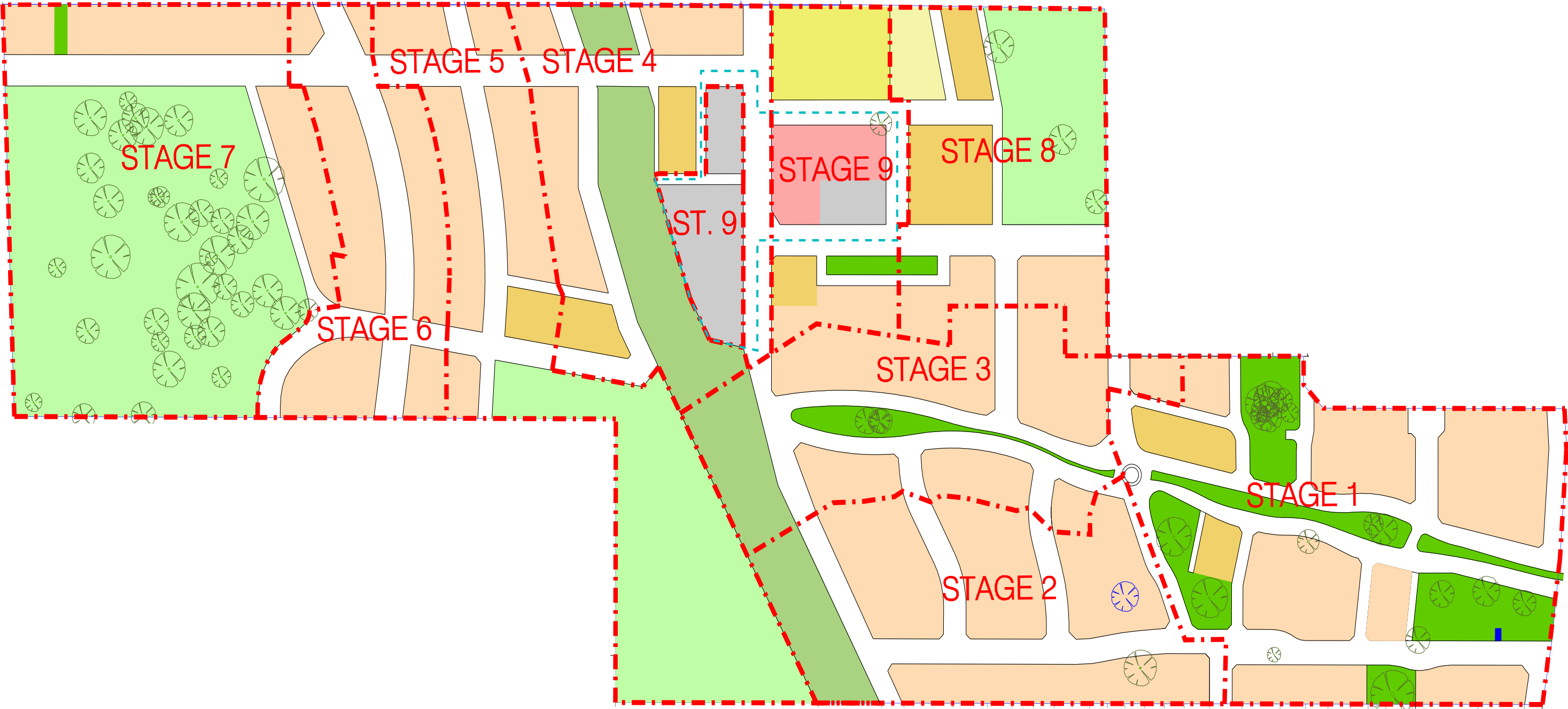


Figure 18 - Site Staging Plan

