



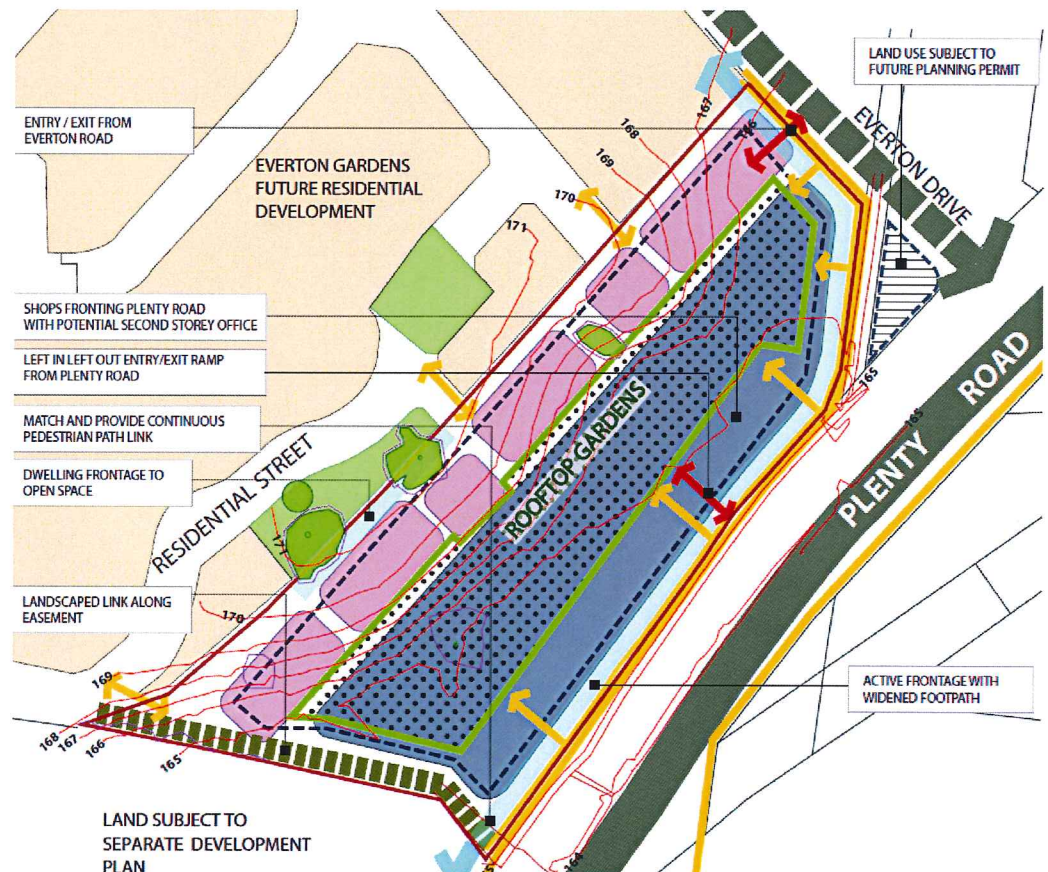
## Mernda Town Centre North West Development Plan

The Development Plan was approved by the City of Whittlesea on 28 May 2013 in accordance with Clause 43.04 Schedule 15 of the Whittlesea Planning Scheme.

07/01/2014

*G. Lunn*  
Signature of the Responsible Authority

## 1455A PLENTY ROAD, MERNDA



August 2013

## DEVELOPMENT PLAN- Final North West Mernda Town Centre



## Quality Assurance – Report Record

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**Final Addendum issue**

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# 1 Introduction

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Hellier McFarland acts on behalf of the Ferronato Family for the submission of this Development Plan Report.

The subject site falls within the heart of the future Mernda Town Centre and will form part of a Future Major Activity Centre. The importance of this site within the greater Mernda activity centre has been drawn upon in the design and planning of the site, and has resulted in a site that will incorporate commercial, residential and retail uses as well as public open space.

The subject site will form an important role in the future of Mernda's Town Centre, with an opportunity to provide for a variety of services with direct connectivity to the future Everton Gardens and Mernda Villages Estate as well as other residential estates in the fast developing area.

The Development Plan demonstrates how the proposal will meet Whittlesea Council's vision for the Future Mernda Town Centre, and how the site will contribute to the entire Mernda Community. Specifically, this Development Plan will address the following:

- Land uses including residential, retail and commercial
- Car parking arrangements, traffic integration, and access
- Urban Design and built form
- Landscaping; and
- Integration with surrounding sites within the future Mernda Town Centre

This Development Plan will also demonstrate how the development implements the existing State and Local Planning Policy Framework, as well as how the proposal responds to the Development Plan Overlay Schedule 16. Any future development will be guided by this document and only relates to the site at 1455A Plenty Road.



## 2 Site and Context Description

### 2.1 Parcel details

The subject site is located at 1455A Plenty Road, Mernda. Title details are below (please refer to attachment A).

| Land Description             | Volume | Folio |
|------------------------------|--------|-------|
| Lot 2 on Plan of Sub 527346Y | 10896  | 815   |

### 2.2 Site conditions

The site is located on the western side of Plenty road, with a frontage of approximately 240 metres and with a total area of 2.22 hectares. Currently the site is undeveloped apart from a residential development sales office (for the Everton Gardens Estate) and car park to the south west corner. The site also contains a dam and few trees.

The land is generally undulated with a steep slope of 6 metres from north-west to south-east with the highest point on the rear of the site. A few established River Red Gum Trees are located on the site, with the remaining vegetation comprising of wild grass (see below).

Current access to the site is via a gravel driveway as seen in figure 2, which leads to two tracks on top of the escarpment that provide access to the north of the subject site.



Figure 1: Subject Site from Plenty road



Figure 2: Current site access looking towards Plenty Road



Figure 3: View from the top of the ridge towards Plenty Road – towards the north west



## 2.3 Surrounding area

The site is located within a designated retail and mixed use area, the future Mernda Town Centre (see Figure 13). Most of the site falls within the Comprehensive Development Zone Schedule 1 and covered by four overlays: Development Contributions Plan Overlay Schedule 7, Development Plan Overlay Schedule 16, Incorporated Plan Overlay Schedule 1 and a Vegetation Protection Overlay Schedule 1. A small portion of the site is located within the Residential 1 Zone.

The surrounding townships include the major growth areas of South Morang and Bundoora to the south and Doreen and Hurstbridge to the east. Melbourne's central business district is approximately 30 kilometres south west of the subject site via major arterial roads. To the east of the subject site is the Plenty River running in a north south direction, dissecting through Mernda and the Laurimar Estate to the east.

The surrounding land has been traditionally used for rural and residential purposes. The area has experienced a higher demand for residential development in recent years and has been rapidly developed. This is evident on land directly north, west and south west of the subject site.

Established conventional residential development is located east of the subject site along Plenty Road.

Mernda currently has a small selection of local amenities, including a pub, café, recreational reserve, market site and petrol station. These amenities are located on the corner of Bridge Inn Road and Plenty Road which is earmarked as the future Mernda town centre. Over the last couple of years Mernda has been experiencing rapid and intensive residential growth, with Everton Gardens Estate being developed directly to the north west of the subject site. Mernda Primary School is also located within this development, within walking distance from the future Mernda Town Centre.

Public Transport in the immediate area comprises two bus services, being 562 and 572 which provide access to Whittlesea, Yan Yean, Bundoora, Doreen and University Hill. Currently the closest train stations to the subject site are South Morang and Epping to the south and Hurstbridge to the east. The existing road infrastructure provides access to surrounding towns, including Doreen, South Morang and Wollert. Plenty Road also provides a link to the Metropolitan Ring Road (10 km) and to the Hume Freeway (13 km).

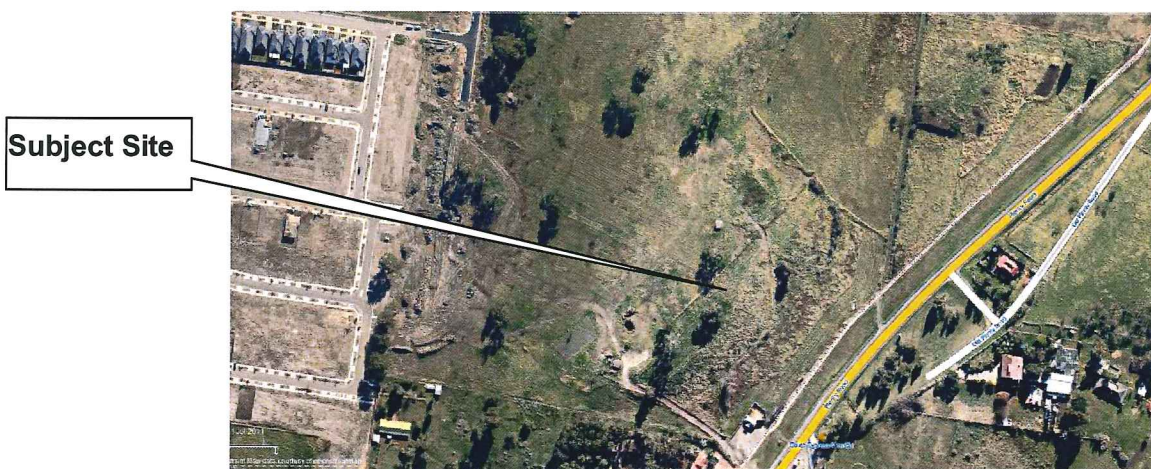


Figure 4: Site Areal (Source: Near Map)



A future railway station is identified in the Mernda Strategy Plan within 700 metres walking distance to the south-east of the site on the south side of Bridge Inn Road. This will comprise an extension of the Epping railway line.

A primary bus route is identified in the Mernda Strategy Plan operating along Plenty Road south of Bridge Inn Road, and also on Bridge Inn Road east of Plenty Road.

The future The Outer Metropolitan Ring/E6 Transport Corridor ( A 100 kilometre high-speed transport link for people and freight in Melbourne's west and north) will include an interchange with Bridge Inn Road, 4km to the west of the site.

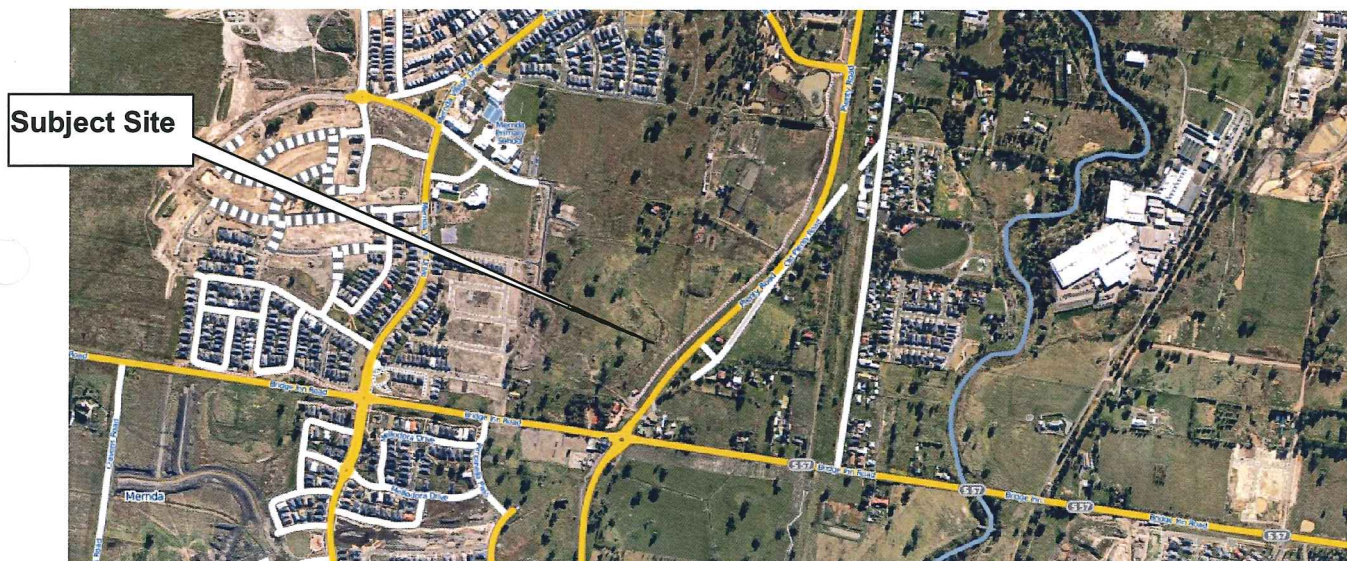


Figure 5: Locality Map (Source: Near Map)

## 2.4 Flora and Fauna

### Flora

Ecology and Heritage Partners Pty Ltd was commissioned to conduct a flora and fauna assessment for the site, which described the site as highly modified and generally dominated by exotic vegetation (refer to the full report at Volume 2).

The remnant vegetation within the site is restricted to four scattered indigenous trees and one small patch of Plains Grassy Woodland (0.09ha) as well as a very small patch of Plains Grassy Wetland (0.01ha) (see figure 6 below).

Ecological features within the site include exotic grasses, areas of embedded volcanic rock, rock walls and piles, scattered remnant trees and small low lying depression. The assessment found that overall, the vegetation existing on the site is in poor condition with several noxious weeds recorded. There are also four scattered trees on the site. Three of the four trees are River Red Gums and the fourth, is a Yellow Box.

The four scattered trees and two patches of indigenous vegetation within the subject site are considered remnant vegetation under the Native Vegetation Framework and DSE guidelines. The removal of scattered vegetation does not require a formal offset, although an informal offset is required to compensate for the loss of any native species within the study area.



## Fauna

Ten fauna species (or evidence thereof) were recorded on the subject site, none with any national, state or regionally significance.

The full flora, fauna and net gain assessment by Ecology and Heritage Partners is located at Volume 2.

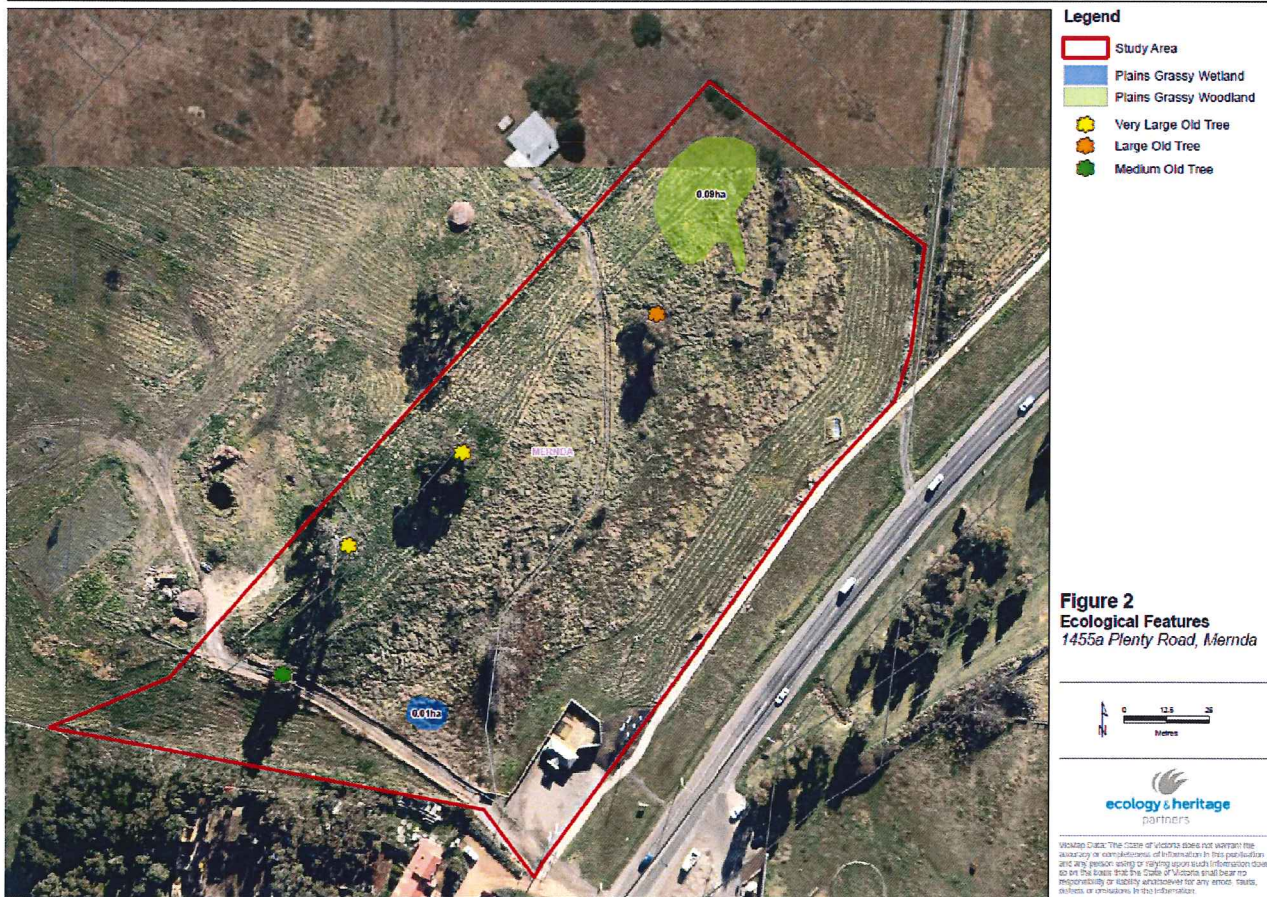


Figure 6: Existing Ecological Features

## 2.5 Heritage

### Aboriginal Cultural Heritage

A Cultural Heritage Assessment was undertaken in April 2012 by Ecology and Heritage Partners Pty Ltd. The subject site is not within an area of defined Cultural Heritage Sensitivity, although the report noted that 95 Aboriginal Places have previously been recorded within a 2 kilometre radius of the site.

Many of these cultural sites are located within close proximity to the Plenty River. There are no registered Aboriginal Places located within the subject site. Over 50% of the recorded Aboriginal Places within a 2km radius of the site are artefact scatters, 40% are scarred trees and 2% are earth features.

### Historical Cultural Heritage

Searches of the Registers of Cultural Heritage Places indicate that most of the historical sites within a 2 km radius of the site relate to early settlement of the Mernda region and associated with agricultural, pastoral and economic development of Mernda. A total of 41 historical sites are listed on the Victorian Heritage Register, none of which are found on the subject site.



There are also eleven Heritage Places listed within the Heritage Overlay of the Whittlesea Planning Scheme within a 500 metre radius of the site.

In summary, it was concluded that the proponent is not legally required by the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007 to prepare a mandatory Cultural Heritage Management Plan (CHMP) because the activity area is not situated within any areas of cultural heritage sensitivity.

The full Cultural Heritage Assessment by Ecology and Heritage Partners is located at Volume 2.



Figure 7: Plenty Road looking north-east



Figure 8: Everton Gardens Estate as seen from subject site (looking North West)



## 3 Proposal

### 3.1 Development Plan Analysis

The subject site is located within an area designated for mixed use and retail within the Mernda Town Centre Development Plan. The proposed development at 1455A Plenty Road will encompass retail and commercial development, combined with high density residential use. The Development Plan seeks to implement the desired vision for the site at 1455A Plenty Road through the following objectives:

- Connect and integrate with the greater Mernda Town Centre Area
- Create a lively and pedestrian friendly boutique residential, retail and commercial development.
- Develop apartment living within an activity centre which allows for housing diversity and choice.
- Allow for a mixed use site with a large active frontage onto Plenty Road, to encourage pedestrian movements
- Encourage active integration with surrounding development within and around the Mernda Town centre, including the Everton Gardens Estate.

### 3.2 Urban Design Features

The development plan concept is based around duplicated pedestrian street with partially open air area (roof top gardens) development with a high density residential focus, taking on a core role in the future Mernda town centre. It is envisioned that the development plan will include an anchor shop and two rows of retail shops with a double frontage to Plenty Road, with the residential section integrating with the Everton Garden Estate to the north.

The development plan will also provide open space linkages with surrounding sites, and due to the topography of the site a roof top open space has been incorporated into the development plan. The open space areas will be landscaped to ensure they provide pedestrian linkages and also provide for a vibrant and usable open space. It will provide for a communal open space area, in the form of traditional piazza and will operate as gathering place with toilets and cafes in the middle, as well as similar detailed communal components on ground level.

The corner of Plenty Road and Everton drive, namely a portion of 1465A & 1470 Plenty Road (the land in the north-east corner of the Development Plan site, outside the subject site boundary), has been incorporated to provide a location suitable for an strong corner built form which will tie the development plan and site with the future Mernda Regional Recreation Reserve across Everton Drive.

### 3.3 Key Land Uses

The proposed development plan proposes a mixture of land uses including retail, commercial, residential and open space. The development plan has a high density residential focus for the site with high retail and commercial amenity and active frontage onto Plenty Road.

The plan has flexibility with the amount of commercial and retail space, with the scope for additional first floor level to Plenty Road. The ground floor will predominately be retail, with the potential first floor to contain commercial, office or other community type uses, such as a medical centre or dentist.

The retail and commercial frontage to Plenty Road will have a left in and left out access to basement car parking, and there will be additional access to Everton Drive. The basement car parking provided within the development plan will ensure parking areas out site within the town centre area and maximise the use of land available.

A pedestrian link will be provided to the Everton Gardens Estate and the site to the south at 1435 Plenty Road. The development plan will contain an active and wide pedestrian frontage to Plenty Road and Everton Drive.

### 3.4 Interface with Surrounding Development

The subject site has four main interfaces to external land, including the eastern interface with Plenty Road.

Land directly abutting the subject site to the south, 1435 Plenty Road, has development plans prepared by McCabe Architects showing future retail, office and apartment development fronting Bridge Inn Road and a small frontage to Plenty Road. The subject site shares a pedestrian interface with this development along with a landscaping interface. The two sites also share a common interface to Plenty Road, as both developments include a retail frontage onto Plenty Road.

The site to the west is currently being developed into conventional housing lots known as the Everton Gardens Estate, and will have a landscaped pedestrian interface with the subject site. The two sites will allow for free pedestrian passage from the residential estate into the subject site which will allow for access to the retail component of the development. This interface encourages the use of localised shopping trips which do not require the use of a car, and promotes a pedestrian orientated town centre.

The Everton Gardens Estate and proposed development at 1435 Plenty Road also share a pedestrian interface. Everton Drive will form the north eastern boundary of the development. This small frontage will have continued pedestrian access from Plenty Road, which will also connect the development with the future Mernda Regional Recreation Reserve across Everton Drive.

### 3.5 Design Principles

Residential development at 1455A Plenty Road Mernda will be designed with following guidelines:

#### **Allocation**

Built form interfacing the Everton Gardens will be set back in response to the sloping terrain to facilitate generous pedestrian links along its entire north boundary.

#### **Design Principles**

Proposed residential façade will respond to the interface with existing Everton Gardens open space reserves by providing links to and from roof terraces towards each open space and reserve. Pedestrian link will be provided as noted in ODP and responsive to the Everton Gardens open space design.

Building mass will be designed in consideration of great views north -west to south-east and provide viewing platforms and resting places along the pedestrian links and between the built form.



### **Entries**

Each apartment block will have dual entry. Primary entry and street address will be facing north including the mail box location. Secondary entry to each block of flats will be from the underground parking area. Furthermore each block will have pedestrian links and connections to the shared roof gardens.

### **Articulation**

Building heights of the built form interfacing the Everton Gardens will primarily respond to the sloping terrain and deliver appearance of the 2 storey height when compared in height with Everton Gardens. Standard building interface will be delivered as per the applicable Res Code guidelines.

North facing apartment blocks will be visually and architecturally separated in blocks to minimise visual bulk and punctured to provide walkways and visual interest.

Apartment built form shall not overshadow private open space of the adjacent residential development.

### **Activating the Open Space**

Open spaces, vegetation on site and pedestrian links will be all interconnected into a successful network for pedestrians, bikes and disable movement with provision of elevators or ramps where required for quality connections throughout entire site.

### **Architectural Detailing**

Architecturally, built form will be articulated to create memorable architectural statement and anchor for the local area.

### **Fencing**

Apartment buildings and shops shall not have any fencing other than for safety such as rubbish area and shops technical supply routes.

### **Views**

Due to the undulated /sloping site, views will be created from each level of the development going from north -west to south-east and in particular from the roof terraces as public places for entire neighbourhood.

Demonstration of the above principals are illustrated in the ODP plan and two sections provided.

## **3.6 Development Contributions**

Prior to the granting of any Planning Permits within the site, a Section 173 Agreement, or similar, must be entered into between Council and the applicant, as part of the any future planning permit process for the subject land, regarding resolution of applicable development contributions. The rate at which the development contributions should be paid will be determined at the relevant stage of development.



## 4 Planning Controls

This section outlines the planning controls and policies of the Whittlesea Planning Scheme that are relevant to this proposal.

### 4.1 State Planning Policy Framework (SPPF)

**Clause 11.01-2 Activity Centre Planning** seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community. Key strategies include:

- Encourage a diversity of housing types at higher densities in and around activity centres.
- Improve access by walking, cycling and public transport to services and facilities for local and regional populations.
- Broaden the mix of uses in activity centres to include a range of services over longer hours appropriate to the type of centre and needs of the population served.
- Provide a focus for business, shopping, working, leisure and community facilities.
- Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.
- Improve the social, economic and environmental performance and amenity of the centre.

#### Comment

The subject site forms part of the future Mernda Town Centre as shown in the Growth Areas Framework Plan. The Development Plan seeks to provide a fully functioning retail and residential development which will provide local services and amenity to the greater community. The site is centrally located, will be easily accessible and provide convenient car parking. It will also provide a range of apartment styles to promote housing diversity and choice. The location of the site within the Mernda Town Centre achieves the strategic vision for the area and allows the proposed development to act as a main point of interest and amenity for the town centre.

**Clause 11.04-2 'Activity Centre Hierarchy'** seeks to create a network of activity centres comprising the Central Activities Districts, Principal Activity Centres, Major Activity Centres, Specialised Activity Centres and Neighbourhood Activity Centres.

#### Principal and Major Activity Centres

- *Develop Principal and Major Activity Centres to accommodate ongoing investment and change in retail, office, service and residential markets.*

#### Ensure Principal and Major Activity Centres:

- *Have a mix of activities that generate high number of trips including business, retail, services and entertainment.*
- *Are well served by multiple public transport routes and are on the Principal Public Transport Network or capable of linking to that network.*
- *Have, for Principal Activity Centres, a large catchment covering several suburbs and attracting activities that meet metropolitan needs.*
- *Have the potential to grow and support intensive housing developments without conflicting with surrounding land-uses.*

### Comment

The Development Plan is in accordance with the objectives of Clause 11.02-2 Major Activity Centres. The site will provide for a range of retail premises with an active street frontage onto Plenty Road, as well as provide residential components and an anchor site. The area has undergone extensive planning review and consideration from the Whittlesea Shire Council which has taken into account the strategic location of the site in terms of the broader area and intended land use.

**Clause 15.01-1 'Urban Design'** seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Key strategies include:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*

### Comment

The Development Plan outlines future pedestrian, vehicle and site integration for the site whilst providing a high quality urban environment. The Development Plan achieves the vision of a highly integrated site, and has been designed for a highly functional frontage onto Plenty Road. It has also been designed to have regard to its context, in terms of character, heritage and local environmental features.

**Clause 17.01-1 'Business'** seeks to encourage development which meets the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Key strategies include:

- *Locate commercial facilities in existing or planned activity centres.*
- *Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.*
- *Provide outlets of trade-related goods or services directly serving or ancillary to industry and which have adequate on-site car parking.*
- *Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres. Such facilities should not require a permit for use within activity centres and are not encouraged on freestanding sites.*
- *A five year time limit for commencement should be attached to the planning approval for all shopping centres or expansions of over 1,000 square metres in floor space.*

### Comment

The proposed Development Plan will combine retail, commercial and potential office space within an area that has been approved for future development and designated town centre. The development of the site will enable the provision of new infrastructure to benefit the community, provide for the predicted future employment market, stimulate economic growth of the town centre and the greater Mernda area as well as provide retail facilities to meet the needs of the local and future population.



## 4.2 Municipal Strategic Statement

**Clause 21.04-2 'Land Use Planning Objectives'** provides for:

### *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.

### *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.

### *Activity Centres*

To define the role and extent of a series of activity centres that establish a focus for the provision of accessible goods and services, employment generation, community meeting places and associated land uses.

### *Infrastructure Provision*

To actively pursue resolution of provision of key strategic items of physical infrastructure for unserved 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.

### *Employment and Economic Development*

To create a better jobs/housing balance and achieve greater diversity in and access to employment opportunities.

### Comment

The proposed development is in accordance with Clause 21.04-2 of the Municipal Strategic Statement. It will provide Mernda with an important component of the activity centre as well as a diverse range of residential opportunities, retail and commercial uses.

The design concept highlights the policies' open space aspect combining public open space with commercial and residential use to provide the town centre with a more integrated and contemporary atmosphere. It will also provide a link to the future neighbouring recreational reserve.

With regard to employment and economic aspects of the Development Plan, the proposed development will provide a diverse employment hub within a designated central activity district.

**Clause 21.06-5 'Activity Centres'** seeks to define the role and extent of a series of activity centres which establish a focus for the provision of accessible goods and services, employment generation, community meeting places and associated land uses.

### Comment

The Development Plan assists to the overall role performed by the Activity Centre, with the site contributing economically and socially to the Mernda area. The site is strategically located to provide a focal point for the Mernda Town Centre, with its close proximity to the major intersection of Bridge Inn Road and Plenty Road.

### 4.3 Local Planning Policy Framework (LPPF)

**Clause 22.20 'River Redgum Protection Policy'** seeks to ensure that the development of urban and rural areas takes into account the presence, retention, enhancement and long term viability of River Red Gums in urban areas.

It is policy that:

- *The intrinsic value of River Red Gums be recognised in establishing character and identity in urban and rural areas.*
- *Any planning proposal for development on land which contains one or more remnant River Red Gums should be accompanied by a comprehensive site analysis and Arborist report.*
- *Generally the majority of River Red Gums proposed for retention should be sited in public open space reserves and/or road reserves.*
- *Where a tree is to be located in a lot, the lot should be large enough to accommodate a suitable development envelope that does not disturb the tree or its root system.*
- *Where feasible, areas of significant River Red Gum regeneration should be protected in any development proposal.*
- *Generally only those trees independently assessed as presenting a danger to people and property should be removed.*
- *Trees identified for retention should be appropriately protected during the construction phase, and thereafter their health regularly monitored by an appropriate environmental consultant where located on public land.*
- *Any tree nominated on a development and/or subdivision plan for protection should be located within an appropriate tree protection zone. The protection zone must be large enough to ensure that the trunk and canopy remain intact and that the root system is not severely damaged or destroyed during the construction phase.*
- *Any planning permit for subdivision which contains a protected tree on a lot, should include a requirement that the protected tree, protection envelope, development envelope and any conditions relating thereto be nominated on the relevant title.*

#### Comment

The Development Plan successfully accommodates the four significant trees that currently exist on the subject site, in accordance with the findings and recommendations of the Flora and Fauna report.

The removal of 0.02 habitat hectares of Plains Grassy Woodlands will require an offset of 0.03 habitat hectare of high or very high conservation significance native vegetation. The native vegetation will be offset through BushBroker, Trust for Nature or other offset agreements, to be determined in conjunction by Council and the developer.

Please refer to the full flora, fauna and net gain assessment by Ecology and Heritage Partners which is located in Volume 2.



## 4.4 Zoning

### Comprehensive Development Zone Schedule 1

Schedule 1 of the CDZ refers to the Mernda Town Centre Comprehensive Development Plan and includes land to the north and south of Bridge Inn Road and east and west of Plenty Road as designated in the Mernda Strategy Plan and defined in the Comprehensive Development Zone 1.

The purpose of the CDZ1 is as follows:

- *To designate land suitable for a compact, pedestrian-orientated and traditional mixed use town centre.*
- *To facilitate an appropriate employment/ housing balance for the northern catchment of the Plenty Valley Growth Area.*
- *To implement and support the Plenty Valley Strategic Plan and Mernda Strategy Plan.*
- *To incorporate and integrate a dynamic range of land uses including retail, office, education, human services, community facilities, recreation, entertainment and residential uses, in accordance with a Comprehensive Development Plan.*

All use of land, including open space and the use of land for residential purposes, must be generally in accordance with the Mernda Town Centre Comprehensive Development Plan and any further Incorporated Plan and Development Plan required under the Scheme. Specifically, Schedule 1 to the Zone requires the integration of a dynamic range of land uses including retail, office, education, human services, community facilities, recreation, entertainment and residential uses, in accordance with a Comprehensive Development Plan.

#### Comment

The proposed development creates a viable and attractive urban town centre for Mernda with convenient basement car parking and access from Plenty Road and Everton Drive. The site will integrate into the surrounding town centre without causing material detriment to any future possible surrounding land uses.

The Development Plan also provides for a range of uses in accordance with the Mernda Town Centre Comprehensive Development Plan to allow for a fully functioning and lively town centre atmosphere.

### Mernda Town Centre Comprehensive Development Plan (MTCCDP)

The MTCCDP refers to land shown on Whittlesea Planning Scheme Map No.13 as Comprehensive Development Zone (CDZ1). The affected land generally surrounds the intersection of Bridge Inn Road and Plenty Road.

The Comprehensive Development Plan applies to an area of approximately 74.5 hectares, and will form a sub-regional centre that will service a primary catchment of around 50,000 people when the Mernda urban growth area is fully developed.

It is depicted that the Mernda Town Centre will have the following characteristic attributes:

- *Form the social and economic heart of a community.*
- *Remove the need to use a car for many local trips.*
- *Support public transport services.*
- *Generate local economic activity and employment.*
- *Promote civic pride and community participation*

Five sets of Urban Design Principals have been adopted to guide the Comprehensive Development Plan. The configuration and integration of land uses and the design of the road network accords with the following overarching principals:

- Urban Design Principle #1 - Land Use Integration & Density
- Urban Design Principle #2 - Access and Connectivity
- Urban Design Principle #3 - Diversity and Adaptability
- Urban Design Principle #4 - Local Identity and Legibility
- Urban Design Principle #5 – Ecological Responsiveness

#### Comment

The Mernda Town Centre Comprehensive Development Plan creates a network of active streets that will provide the framework for the town, as well as create a strong local identity and economic viability. The MTCCDP also identifies the capacity of Plenty Road to support finer grained retail near its intersection with Bridge Inn Road. This has been incorporated into the Development Plan, with the pedestrian orientated retail development facing Plenty Road and linkage into the internal commercial component.

The Development Plan will incorporate the key Design Principles by creating pedestrian linkages between the subject site and surrounding development, specifically to the Everton Gardens Estate to the west. The Development Plan also includes a clear transition between retail and residential uses through the development, whilst allowing for an active street frontage onto Plenty Road.

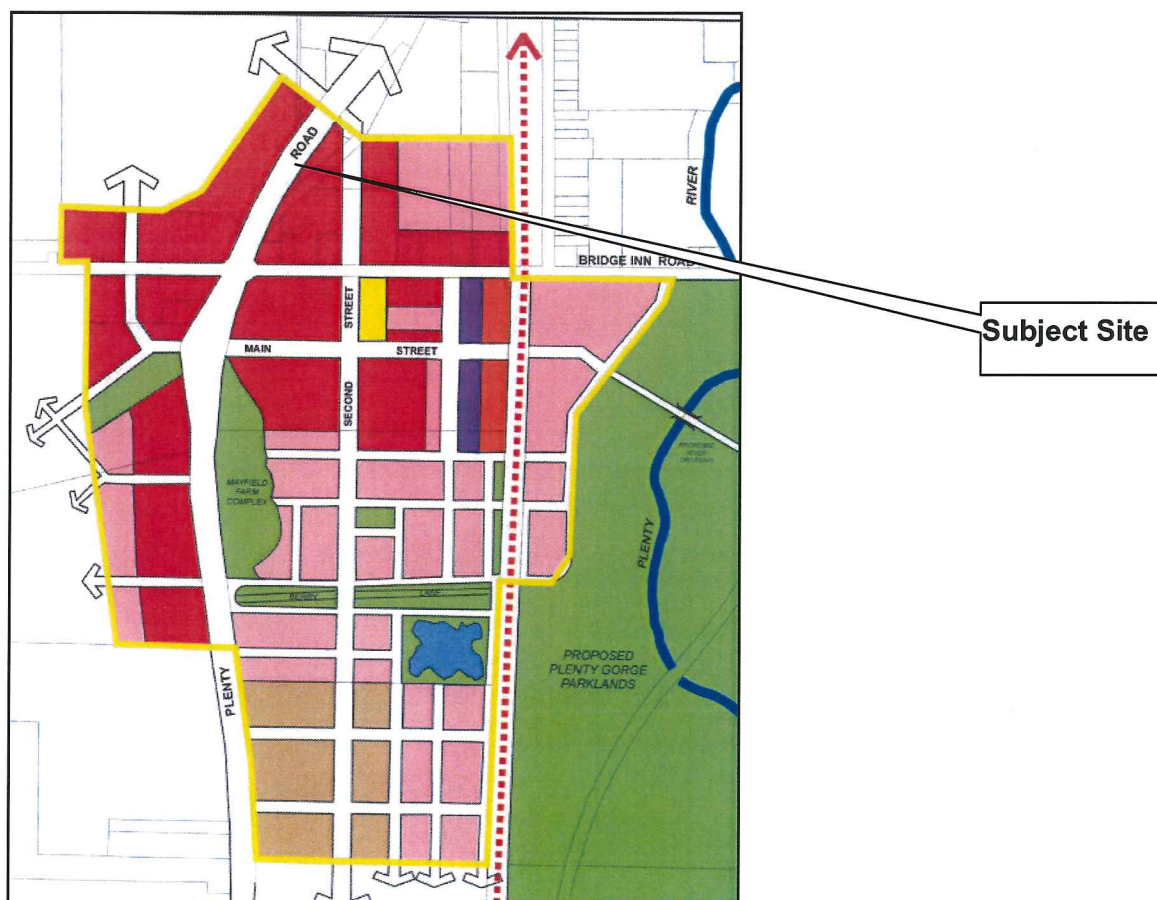


Figure 13: Mernda Town Centre Comprehensive Development Plan



In terms of economic development, the Development Plan maximises employment capacity and opportunity through the proposed land use and allows for high density living within the centre of Mernda. This mixed land use will also reduce the need for localised car trips and promote public transport usage.

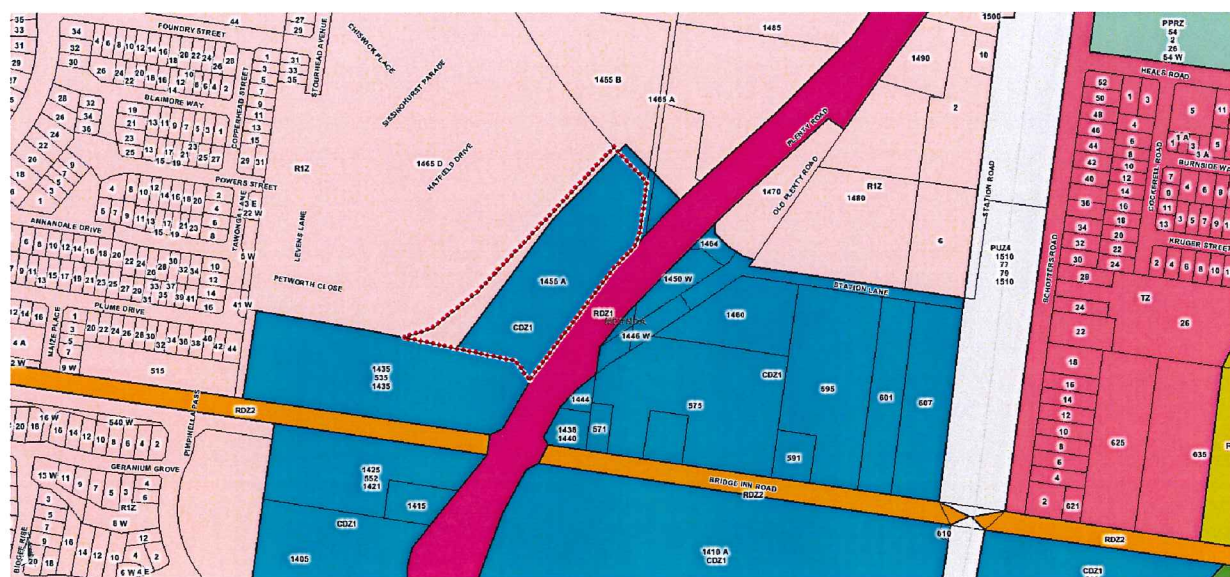


Figure 14: Zoning Map (Source- DPCD)

## Residential 1 Zone (R1Z)

The purpose of the Residential 1 Zone is to:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.

## Comment

A small portion of the site along the western boundary is located within the Residential 1 Zone.

This is regarded as a mapping anomaly as the zone boundary would be expected to run along the lot boundary. This, however, does not alter the Development Plan. Indeed, the proposed residential component of the Development Plan will fall within the Residential 1 Zone. The residential component is consistent with the purpose of the Residential 1 Zone by providing for housing diversity and density in a central location.

## 4.5 Overlays

### Development Contributions Plan Overlay Schedule 7

The purpose of the DCPO is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.*

Schedule 7 of the DCPO addresses the Mernda Precinct 3 Development Contributions Plan. The area covered by this Development Contributions Plan (DCP) is the land within Precinct 3 of the Mernda Strategy Plan (MSP) area. This is the area shown as DCPO7 in the Whittlesea Planning Scheme maps.

#### Comment

All required levies will be paid by the developer according to the nature of facilities provided and the overlay provisions. Please refer to Section 3.5 above.

### Development Plan Overlay Schedule 16- Mernda Township Development Plan

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

Any Development Plans must show:

- *Application of the principles of the relevant incorporated plan;*
- *Co-ordination of different land ownerships;*
- *Local road network;*
- *Subdivision design, including lot densities;*
- *A range of dwelling types including flats, units, terraced and semi-detached houses;*
- *Topographic details;*
- *Location of pedestrian and bicycle access through residential areas;*
- *Location and layout of non residential uses, including activity centres;*
- *A conceptual level landscape plan including the location and retention of existing vegetation;*
- *Identification of significant environmental and cultural features and measures to preserve and enhance these features.*

#### Comment

The proposed Development Plan for the subject site has incorporated all the above requisites of the DPO16.

The Development Plan accords with the objectives of the Development Plan Overlay and incorporates the projected land uses and issues that Council has identified for the Mernda Town Centre, including parking, traffic management, vegetation protection, community needs and the role the site plans within the greater Mernda area.

The site will play an important role within the future town centre, providing for basement car parking with convenient access to Plenty Road, an interactive streetscape and vibrant street frontage which



will integrate with the proposed high density living to the rear. The proposal also incorporates high quality public open space which reflects Mernda's green landscape character and the future recreational reserve located adjacent to the site. The open space will provide a link from the residential aspect of the site to the retail and commercial feature of the development.

### **Incorporated Plan Overlay Schedule 1**

The purpose of the IPO is to:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.*

The IPO Schedule 1 refers to all land within the Mernda Strategy Plan.

### **Comment**

The relevant incorporated plan comprises the Mernda Strategy Plan- Incorporated Document and Development Contributions Plan, prepared by the city of Whittlesea.

### **Vegetation Protection Overlay 1**

The objectives of the VOP are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

The VPO Schedule 1 refers to Significant Vegetation (River Redgum Grassy Woodland). Statement of nature and significance of vegetation to be protected:

*'Native vegetation in the Plenty Valley and surrounding areas of Mernda, Doreen and South Morang play an important role in the maintenance of the environmental and rural character providing areas of natural habitat for flora and fauna and assisting with minimising soil erosion and maintaining soil qualities. Vegetation within the Redgum Grassy Woodlands of particular significance includes; River Red Gum, Black Box, White Box and Grey Box, Yellow Box and various native grasses'.*

Vegetation protection objective to be achieved:

- *To preserve and maintain significant vegetation and the character of the area;*
- *Maintain soil qualities and minimise the impacts of erosion;*
- *Preserve natural habitat for flora and fauna.*

Pursuant to Schedule 1 of the VPO, a permit is required to remove, destroy or lop any native vegetation.



## Comment

The Development Plan has been designed to retain and protect the existing River Redgums on the site to be incorporated into the development. They will be located within the pedestrian interface with the Everton Gardens Estate. Landscaping Plans will also use appropriate native plant species to complement the natural surrounds of Mernda.

During the development of the site, Tree Protection zones will be created around the trees to be retained to avoid any impact from machinery.



Figure 15: Overlay Map (Source- DPCD)

## 4.6 Mernda Strategy Plan – Incorporated Document

The Mernda Strategy Plan serves as the primary policy document to guide and inform the development and growth of the Mernda/Doreen area. The Mernda Strategy Plan builds on the foundations of the Plenty Valley Strategic Plan and implements principles associated with sustainable development. In particular, the Mernda Strategy Plan identifies key objectives and a set of strategic actions which relate to achieving sustainable social, economic and environmental outcomes. The Mernda Strategy Plan also guides the preparation of development plans and subsequent subdivision plans for the Mernda growth area. Before development can occur, a development plan and subdivision plan(s) must be approved by Council for the relevant precincts identified within the MSP.



## 4.7 Relevant Strategic Documents

### Activity Centre Design Guidelines 2005

These design principles addresses context; public realm; landmarks, views and vistas; pedestrian spaces; heritage; consolidation of sites and empty sites; light and shade; energy and resource efficiency; architectural quality; landscape architecture. The Guidelines have been developed to assist planners and designers in applying these principles to create high-quality activity centres.

The guidelines are structured around eight elements of design considerations:

- Element 1: urban structure
- Element 2: stations and interchanges
- Element 3: street design
- Element 4: public spaces
- Element 5: building design
- Element 6: malls and large stores
- Element 7: higher density housing
- Element 8: car parking.

Activity centres should be the focal points of the local community they service and can be essential components of an area's local identity. They should be the places where local services are concentrated and at which public transport interchange occurs. Their design and appearance should emphasise public and civic values. Their proper planning is the key to reducing car dependence in Melbourne and other urban centres. The aims that should guide the design of every activity centre are listed below:

- Develop a good-quality public environment
- Ensure public spaces within individual developments and throughout activity centres are comfortable, engaging environments.
- Promote street-based patterns of connection
- Directly link developments within activity centres and with their surrounding neighbourhoods using a fine-grained street system that accommodates diverse modes of travel.
- Improve community safety
- Promote the natural surveillance of public space and street edge activity. This can be achieved by ensuring buildings address the street and contain active uses on the ground floor.
- Clearly define public and private space.
- Encourage a mix of uses
- Optimise the diversity of uses in activity centres where the mix promotes vitality, extends the hours of activity and intensifies the use of existing infrastructure.
- Improve pedestrian and cycling amenity
- Encourage an increase in pedestrian and cycling traffic by maximising the convenience, safety and appeal of these modes of travel.
- Promote a public transport focus
- Better integrate public transport with activity centres by increasing community comfort, safety and accessibility.
- Increase accessibility and integration

- Ensure activity centres are a focus for the entire community, are accessible to all, and are physically integrated with the surrounding neighbourhood.
- Encourage environmental sustainability
- Promote the efficient reuse of existing assets, prolong the life cycle of structures, ensure energy efficiency and water and resource conservation and encourage appropriate orientation and use of materials.

#### Comment

This development plan has referenced the Activity Centre Guidelines in order to create a site that will contribute to a greater activity area and provide residential and retail amenity to Mernda.

## 5 Conclusion

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The subject site forms part of the future Mernda Town Centre. The Development Plan seeks to provide a fully functioning retail and residential development which will provide local amenity to the greater community.

The Development Plan implements the Mernda Strategy Plan and the Mernda Town Centre Comprehensive Development Plan, and recognises the State Government's designation of this site as a Major Town Centre in The Melbourne North Growth Corridor Plan.

The subject site presents an opportunity to create a component of a vibrant multi-purpose town centre embracing pedestrian orientated development principles. It will provide community benefits through the new retail, commercial and residential facilities.

The development of the site will enable the provisions of new infrastructure to benefit the community, provide for the predicted future employment market as well as stimulate economic growth of the town centre and the greater Mernda area.

The site will be easily accessible and provide convenient car parking, as well as a range of apartment styles to promote housing diversity and choice. The location of the site allows the proposed development to act as a main point of interest and amenity for the town centre.

Pedestrian links to surrounding residential areas and to the core retail precinct will strengthen movement whilst the new employment opportunities will provide direct community benefit.

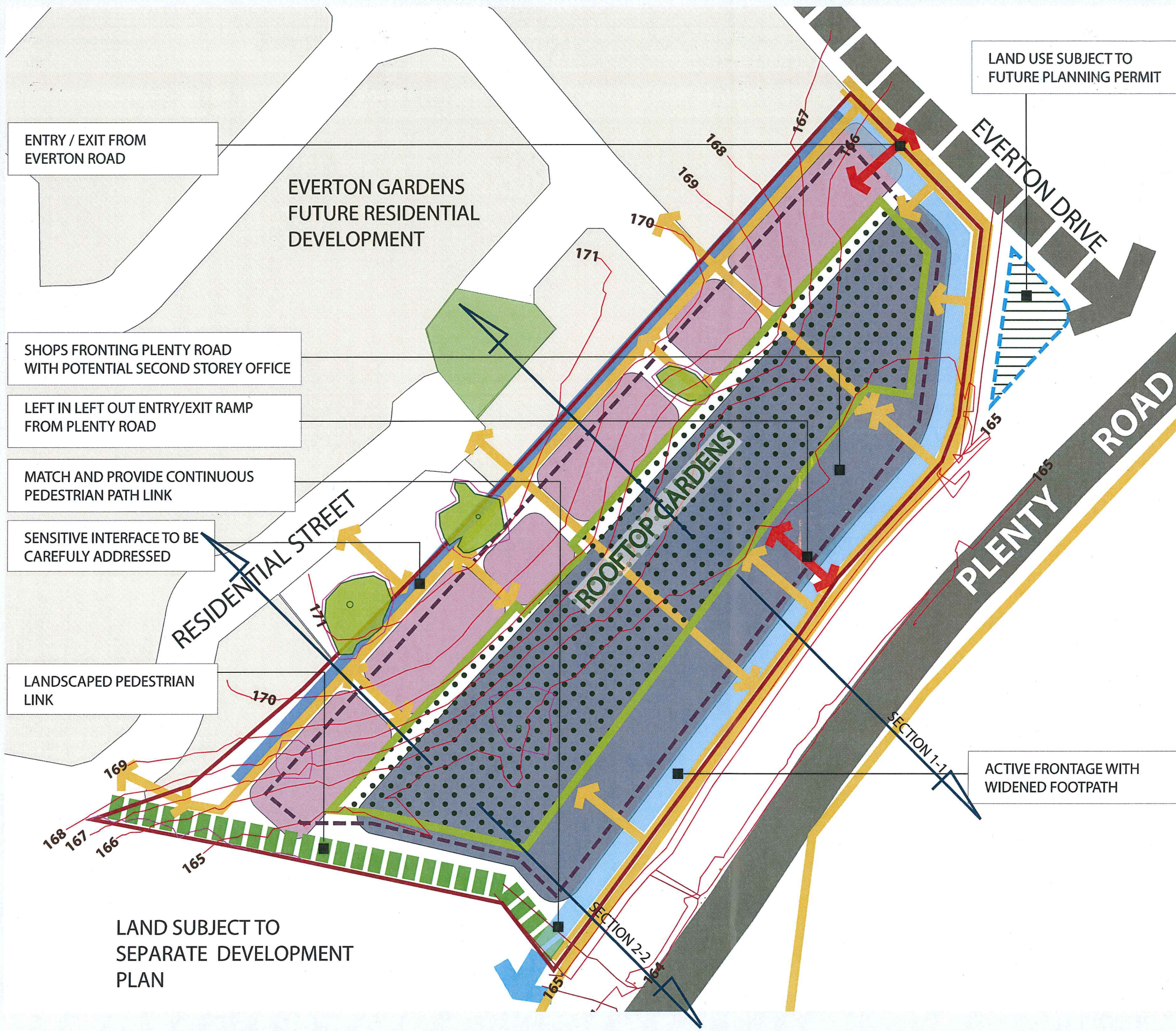
It is our view that the proposed Development Plan warrant Council's approval and accordingly Council is respectfully requested to endorse this development plan under the provisions of Clause 43.04 (Development Plan Overlay) of the Whittlesea Planning Scheme.



## Attachment A– Certificate of Title

## Attachment B – Development Plan





ENTRY / EXIT FROM  
EVERTON ROAD

SHOPS FRONTING PLENTY ROAD  
WITH POTENTIAL SECOND STOREY OFFICE

LEFT IN LEFT OUT ENTRY/EXIT RAMP  
FROM PLENTY ROAD

MATCH AND PROVIDE CONTINUOUS  
PEDESTRIAN PATH LINK

SENSITIVE INTERFACE TO BE  
CAREFULLY ADDRESSED

LANDSCAPED PEDESTRIAN  
LINK

LAND SUBJECT TO  
SEPARATE DEVELOPMENT  
PLAN

LAND USE SUBJECT TO  
FUTURE PLANNING PERMIT

EVERTON DRIVE

PLENTY ROAD

RESIDENTIAL STREET

ROOFTOP GARDENS

SECTION 1-1

ACTIVE FRONTAGE WITH  
WIDENED FOOTPATH

SECTION 2-2

LEGEND

- PROPERTY BOUNDARY
- EXISTING TREES
- MEDIUM DENSITY DEVELOPMENT 2-3 LEVELS
- SHOPS 1-2 LEVELS
- ROOFTOP GARDEN
- PROPOSED ROADS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- PEDESTRIAN LINKS
- BASEMENT CAR PARKING
- ACTIVE FRONTAGE WITH WIDE FOOTPATH
- LANDSCAPED PED LINK
- ONE METER CONTOUR
- NEIGHBOURING RESIDENTIAL DEV.
- STRONG CORNER BUILT FORM
- SENSITIVE INTERFACE

NOTE:  
 \*OPTIONAL HALF LEVEL UNDERGROUND PARKING  
 \*POTENTIAL FOR SECOND STOREY OFFICE SPACE FRONTING PLENTY ROAD



Scale: 1:1000 @ A3  
 0 10 20 30

Ref: HMF02  
 Date: 27 03 2013  
 Opt.:3 Rev.:3

PLEASE NOTE  
 \*This plan is conceptual only and subject to further refinements. For accurate detail a surveyed plan will be necessary.  
 \*Plan is not accurate to be used for sale of land.

Development Plan  
1455A PLENTY ROAD MERNDA

**Hellier McFarland-Cityplan**

Land Surveyors Town Planners Property Consultants

342 Hawthorn Rd, Caulfield South VIC 3162

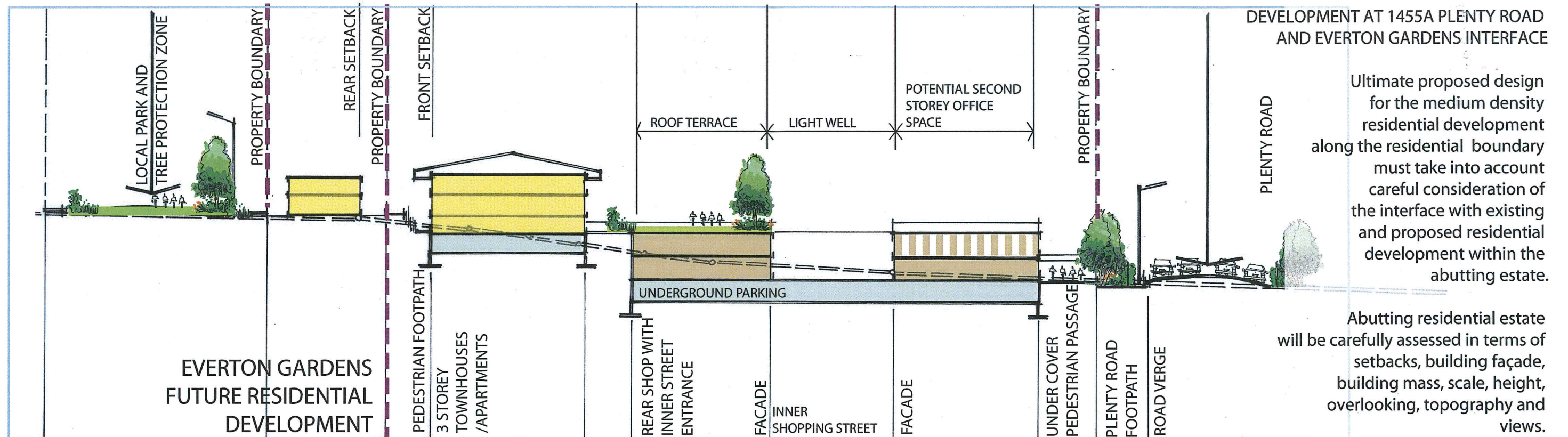
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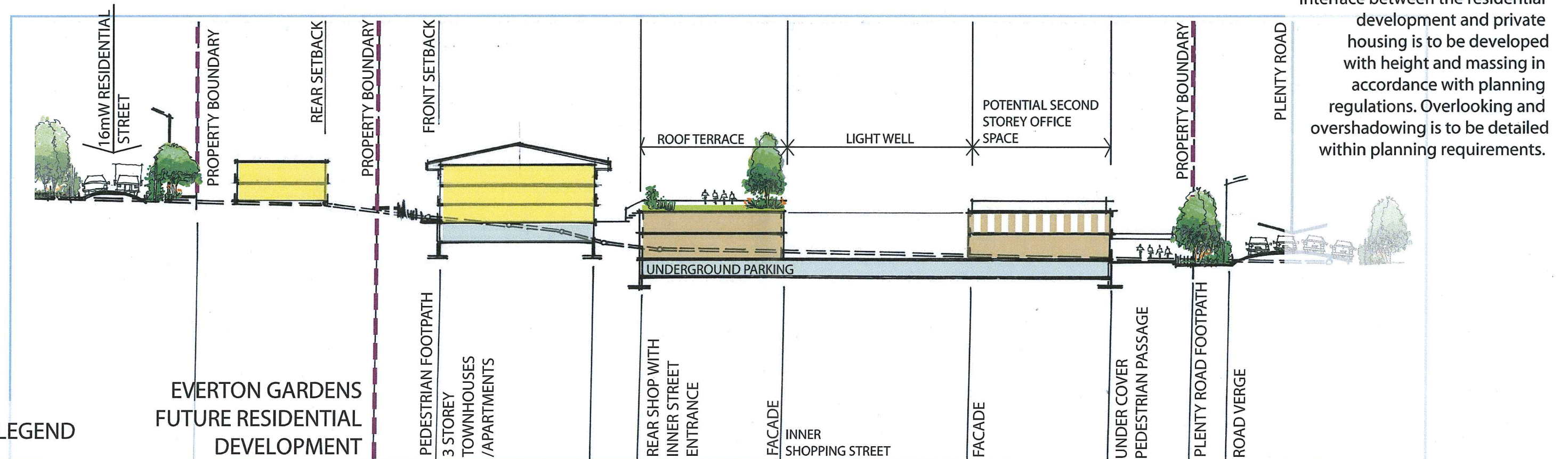


## Attachment C - Cross-Section Diagrams





SECTION 1-1



# LEGEND

- Residential
- Commercial
- Parking
- Rooftop Garden

SECTION 2-2

## Draft Sections 1455A Plenty Road MERNDA

PLEASE NOTE  
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\*Plan is not accurate to be used for sale of land

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Scale 1:500 @A3  
0 5 10 15 20m  
Ref.: HMF02  
Date 02 09 2013  
Opt.:2 Rev.:3

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