

01/06/2017
C194**SCHEDULE 29 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO29**.

EMPLOYMENT AND RESIDENTIAL PRECINCT, 225 – 285 DONNYBROOK ROAD, MICKLEHAM**1.0 Requirement before a permit is granted**01/06/2017
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Before deciding on any application the responsible authority must consider:

- The purpose of the zone
- The approved Development Plan
- The Metropolitan Strategy (*Plan Melbourne 2017-2050*) and the North Growth Corridor Plan
- The Folkestone Native Vegetation Precinct Plan at Clause 81.01
- Any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

The Responsible Authority may grant a permit for subdivision, to construct a building or to construct or carry out works prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, building or works will not prejudice the preparation of the development plan.

2.0 Conditions and requirements for permits01/06/2017
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A permit for subdivision and development of the site should include provisions and conditions relating to the interface between the residential and employment land uses where applicable.

Any permit should include conditions which address, where appropriate, the following matters:

- Compliance with the approved Development Plan
- The provision of infrastructure to the satisfaction of the Responsible Authority
- The maintenance of all landscaping, buildings and works to the satisfaction of the Responsible Authority
- Compliance with a Fire Management Plan that has been prepared to the satisfaction of the Country Fire Authority.

3.0 Requirements for development plan01/06/2017
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The Development Plan must be generally in accordance with Figure 1 in subclause 5.0 and may consist of plans or other documents. It must show and provide for the following, to the satisfaction of the Responsible Authority:

General Requirements

- The land to which the Development Plan applies
- Consistency with any relevant approved structure plan or Native Vegetation Precinct Plan for the site

- The relationship of the development of the land to the existing and proposed land uses in the Merrifield West Precinct Structure Plan, the Merrifield Central Employment Area, the inter-urban break, the land to the east and the Mount Ridley Grasslands Nature Conservation Reserve
- The proposed development and use of each part of the land
- The indicative sequence of development and infrastructure provision
- An overall landscape strategy for the site
- Proposed retarding basins, lakes, water features, water courses and drainage lines and the means by which these will be managed and water quality maintained incorporating the principles of Water Sensitive Urban Design
- A servicing concept plan detailing how service infrastructure will be provided and integrated with other infrastructure such as roads, drainage, streets, lighting and landscaping
- Consistency with any Integrated Water Cycle Management Plan prepared by the local water authority, Melbourne Water and Hume City Council.

Residential Requirements

The Development Plan must show and include to the satisfaction of the Responsible Authority:

- The proposed subdivision layout for the development which:
 - Provides a variety of lot sizes and densities allowing for a variety of housing types
 - Provides an appropriately designed interface with Merrifield West PSP, Donnybrook Road, Aitken Boulevard and the Mount Ridley Grasslands Nature Conservation Reserve
 - Provides for vehicle, pedestrian and cycling links to the land to the west
 - Provides road frontage to Mount Ridley Grasslands Nature Conservation Reserve.
- Details of lot mix, orientation and any areas proposed for medium density development
- An assessment of all proposed residential subdivision against the requirements of Clause 56 as specified in the zone
- Road links to the Merrifield West PSP to the west
- Details of proposed public open space, including relevant proposed playgrounds
- Provides an appropriately designed fence along the common boundary between the General Residential Zone and the Mount Ridley Grasslands Nature Conservation Reserve and where Aitken Boulevard interfaces with the reserve, for the reserve's protection
- Details of signage around the Newgrove Ruin (Heritage Overlay HO260) that promotes its heritage significance.

Transport

- A plan showing:
 - The proposed street and pedestrian movement network

- Links to the Principle Bicycle Network (PBN) and Metropolitan Trail Network (MTN) and how the proposal makes better use of existing transport assets including arterial roads, public transport or new pedestrian links or cycle paths
- The integration of land use with transport provision
- How the proposal will promote and facilitate the use of public transport
- A road layout that facilitates efficient and effective public transport to the site
- Linkages between key destinations and trip generating activities for vehicles, pedestrians and cyclists
- The requirements of freight and commercial vehicles
- The proposed arterial and neighbourhood connector street network including proposed linking points to surrounding land
- How the plan responds to State government transport objectives
- The details relating to the upgrading of Donnybrook Road and the construction of Aitken Boulevard
- Road layout and design, including road reserve widths and indicative cross-sections.

Neighbourhood Activity Centre

The Neighbourhood Activity Centre will serve the local residential and employment catchment. The centre will complement the Mickleham (Merrifield) Town Centre, located to the north, which will serve the broader catchment.

A Specific Area Plan for land contained within the Commercial 1 Zone must be prepared to the satisfaction of the Responsible Authority and should include:

- The use and development of the land including building envelopes, design objectives and site layout, including setbacks
- Details on the interface, and integration between, the neighbourhood activity centre, child minding facility and surrounding land uses, open space links, and Aitken Boulevard
- Car parking
- Location of crossovers and footpaths
- Consideration of the vision, principles and directions for Activity Centres contained within the Metropolitan Strategy (*Plan Melbourne 2017-2050*), including the performance criteria for activity centres.

Native Vegetation

All native vegetation on the site to be retained, removed or translocated is to be in accordance with the Folkestone Native Vegetation Precinct Plan (Clause 81.01). The following plans must be prepared and implemented to the satisfaction of the Responsible Authority and the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*):

- a Vegetation Management Plan, incorporating a vegetation offset plan, detailing management of the vegetation to be retained.

Open Space

A plan which details the open space network on the site is to be provided. The plan is to show all of Council's open space requirements which include:

- Open space networks which integrate with the Mount Ridley Grasslands and Woodlands to the west and south including, the provision of a 2.5m linear shared path for walking and cycling within the Council 15 metre unencumbered open space adjacent to the woodlands and road reserve
- Open space networks including the provision of a 2.5m shared path for walking and cycling along drainage reserves and how these link with other areas within the site.

Urban Design

- Urban design guidelines indicating preferred siting and built form outcomes for the site including Donnybrook Road, Aitken Boulevard and the north-south connector road, open space areas and different uses and zones
- Detail of how the transmission line easement to the south of the site will be integrated with the Mount Ridley Grasslands and surrounding existing and proposed land uses
- Details of measures to address amenity impacts from industrial development for future properties in the residential area.

Residential Interface

- Specific plans and urban design guidelines are to be prepared for the southern boundary site interface with existing rural living properties to the south to the satisfaction of the Responsible Authority including:
 - preferred siting and built form outcomes
 - Landscaping treatments including land forming to buffer and minimise the visual impact of development on adjoining residential properties.

Cultural Heritage

- Any sites of cultural or heritage significance and the means by which they will be managed
- Completion of further investigations by a suitably qualified cultural heritage expert to locate any physical evidence of the former road that extended through the site east of the Newgrove Ruins and the completion of any management measures that may result from these investigations
- An assessment of the need to prepare a Cultural Heritage Management Plan under the Aboriginal Heritage Regulations 2007 and preparation of a Plan if required.

4.0

Concept Plan

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FIGURE 1 - 225 DONNYBROOK ROAD CONCEPT PLAN