

22/12/2011
C145**SCHEDULE 26 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO26**.

SOUTH MORANG ACTIVITY MAJOR CENTRE – EASTERN PRECINCT**1.0 Requirement before a permit is granted**22/12/2011
C145

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 purposes of its role as part of a Major Activity Centre or any other aspect of the Municipal Strategic Statement.

2.0 Requirements for development plan22/12/2011
C145*The Vision*

The Eastern Precinct of the South Morang Major Activity Centre is intended to host commercial and higher density residential land uses which will complement the retail core of the activity centre and the transport hub and mixed use / civic precinct to the north of the retail core.

Given the function and form of the retail core which is principally occupied by the Plenty Valley Shopping Centre, the Eastern Precinct is permitted to have a limited range and quantity of those retail uses which are necessary to support and service the commercial and residential activities which establish in the Precinct. These uses will be reflected in approved development plans.

The Eastern Precinct is adjacent to the Plenty Valley Town Centre conservation reserve which has been established to protect existing indigenous vegetation and individual trees. The development plan should reflect the objectives for the conservation reserve particularly in relation to limiting pedestrian access through the reserve.

A development plan must have adequate regard to the strategic context for the land, including its role as a Major Activity Centre, and any relevant approved strategic work.

The development plan must be informed by:

- a detailed Site Analysis that identifies the key natural, cultural and strategic attributes of the land, the surrounding area and its relationship with existing or proposed uses on adjoining land
- an Environmental Assessment of the flora, fauna and habitat significance of the land to be developed must be submitted which includes approved or recommended actions as appropriate for management, revegetation and restoration of conservation areas and the links between such areas
- the *Plenty Valley Town Centre: Environmental Management Plan for the two reserves located at 400 and 480 McDonald Road, Mill Park* (Ecology Partners, June 2009) which provides for:
 - minimal and managed low-key access to the conservation reserve
- the requirement to undertake Matted Flax-lily translocation at 485 McDonald Road as previously approved
- a Landscape Concept Plan for the site which provides:
 - key design principles for the overall landscape themes, and the palate of native, drought tolerant species to be used within the public realm
 - identification of opportunities for the linking of open space areas with pedestrian and cycling routes
 - measures for the protection of existing indigenous vegetation and individual trees
 - location of individual trees which are to be removed

- a Concept Plan that:
 - identifies viable high yield employment-generating uses for the land. This must be underpinned by an economic assessment of the capacity and demand for such uses
 - provides for a diverse mix of housing types including medium and higher density housing that encourages housing affordability.
 - Shows the location of any bulky goods type retailing. The development plan must specify:
 - the type of bulky goods retailing proposed
 - justification for the location and quantum proposed
 - Nominates a preferred maximum floor area for “shop” (excluding restricted retail) for the land included in the development plan.
- an Urban Design Plan that provides for:
 - provision of local public open space for local residents and employees
 - walking and cycling pathways through the site which do not impact on the conservation reserve
 - active frontages, particularly in areas adjacent to open space and main thoroughfares
 - a boulevard treatment to the conservation reserve
 - passive surveillance measures that will help provide a high quality, pedestrian friendly public realm
 - parking areas that are located away from, and minimise visual domination of the street. Where this can not be achieved attempts must be made to:
 - minimise the number of spaces located adjacent to the street where appropriate.
 - include areas for landscaping
 - maintain pedestrian access to building entrances and passive surveillance of the street.
- an Integrated Transport Plan that provides:
 - a movement network that promotes a high degree of connectivity, and external and internal permeability for a variety of transport nodes, while having regard to the existing and proposed road network. This should include concepts for road and off road transport and have particular regard to the provision of, and links to public transport
 - a Traffic Engineering Analysis that identifies:
 - the expected traffic volumes and the impact on the existing road network as a result of the development plan.
 - any necessary treatments of intersections or pedestrian upgrades to surrounding streets;
 - any necessary upgrades or modifications to existing roads
 - a functional road layout plan showing typical road cross sections for new roads and integration with the existing and proposed road network
- a Community Facilities Audit and Analysis which identifies:
 - existing and planned services in the surrounding area and the impact the development of the site will have on these services
 - provision for, and location of any additionally required community facilities
- a Conduit Network Concept Plan to facilitate the future installation of advanced telecommunications services such as optical fibre cabling
- an Infrastructure Needs Analysis that provides costing and a delivery plan (including timing) for necessary future infrastructure required to support the use and development proposed in the precinct. The analysis should describe how development

will contribute (either monetary, or works in lieu) to the provision of such infrastructure.

- an Environmentally Sustainable Design Plan that:
 - demonstrates measures to provide for the application of water sensitive urban design principles. The strategy must provide for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality and reduction of run-off and peak flows. The plan must have regard to the views of the Melbourne Water Corporation
 - requires the submission of an Environmental Sustainability Statement (ESS) to be prepared for each development at the planning permit stage within the precinct. The ESS must identify the principles and aims to be implemented. The ESS should also nominate measures to be achieved through the detailed design stage.
- The responsible authority must seek and consider the views of DSE in relation to the urban design plan prior to the approval of or amendment to a development plan pursuant to this schedule.