SCHEDULE 36 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO36**

WILLIAMSONS ROAD SOUTH DEVELOPMENT PLAN

1.0 **Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of the 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.

2.0 **Conditions and requirements for permit**

Use and Development Permit Conditions

An agreement under section 173 of the Planning and Environment Act 1987, or as otherwise agreed in writing, is to be entered into between the applicant and the Responsible Authority, to provide for construction of road, bicycle and pedestrian connections from the site to the future Marymede Train Station, to the satisfaction of the Responsible Authority.

3.0 **Requirements for the development plan**

- The Development Plan must be prepared to the satisfaction of the Responsible Authority and must include the following elements:

- A site plan and contextual analysis that identifies key attributes and constraints of the land and its context, including topographical, landscape features and any other relevant elements.

- The plans must include the surveyed location of all existing River Red Gums on the land (including dead trees where these are required to be retained) and the nomination of Tree Protection Zones (TPZs) in accordance with Council requirements for those trees nominated for retention.

- A concept plan of the development, which includes:

  · land uses, which make best use of the site's proximity to the future Marymede Train Station.

  · the retention of the mature River Red Gums that are assessed as suitable for retention by a qualified arborist.

  · the road layout, including cross-sectional details and intersection treatments.

  · a pedestrian and cycling layout which includes connection to the future Marymede Train Station.

  · the proposed development form including building height, massing and proposed building setbacks.

  · proposed interface treatments to adjoining uses.

- A noise, vibration and light spill report prepared by a suitably qualified person, to the satisfaction of the Responsible Authority. The report shall consider potential amenity impacts from the rail operations and include any recommended mitigation measures. The report must demonstrate that development will not prejudice the operation of the Mernda Rail Line and is capable of compliance with Australian Standards 2107 and Victorian Government Passenger Rail Infrastructure Noise Policy.

- A traffic and transport management plan. The plan is to recomend for an appropriate intersection treatment with Williamsons Road and provide for connections with the future Marymede Train Station and integration with the potential development of adjoining land parcels.

- An arboriculture survey of all existing trees on the land, prepared by a suitably qualified person, to the satisfaction of the Responsible Authority, which includes an assessment of the condition, health and integrity of each tree and appropriate measures for the long term preservation of the tree(s) having regard to Council's River Redgum Protection Policy.

- A stormwater management plan and drainage strategy based on the application of Water Sensitive Urban Design principles, which provides 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.

- A preliminary site assessment of the potential for contaminated land carried out by a suitably qualified person, to the satisfaction of the Responsible Authority, in accordance with the *General Practice Note: Potentially Contaminated Land* (June 2005).

- A landscape concept plan for all public open space areas, streets and tree reserves.

- The stages, if any, by which the development of the land is proposed to proceed.