




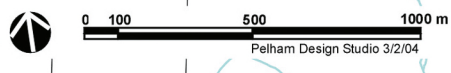
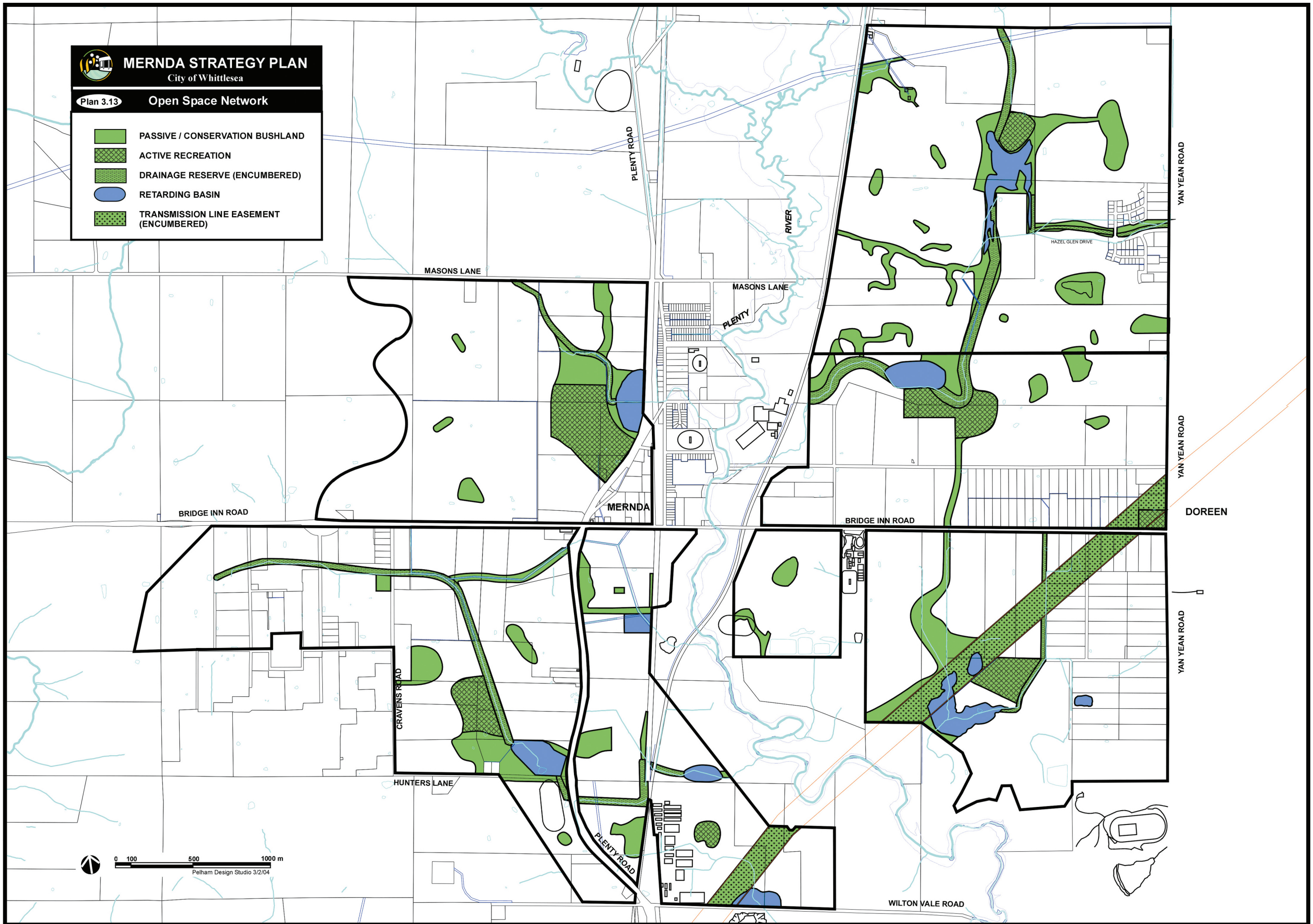


MERNDA STRATEGY PLAN
City of Whittlesea

Plan 3.13 Open Space Network

-  PASSIVE / CONSERVATION BUSHLAND
-  ACTIVE RECREATION
-  DRAINAGE RESERVE (ENCUMBERED)
-  RETARDING BASIN
-  TRANSMISSION LINE EASEMENT (ENCUMBERED)



3.8 Heritage & Culture

Key Objective:

To protect Aboriginal and European heritage sites and to increase community understanding and awareness of this heritage through site-responsive urban design.

Strategic Actions:

3.8.1 Aboriginal Archaeological Sites

- A detailed archaeological assessment must be prepared prior to the finalisation of Development Plans for given land parcels. The report by Ellender (1994) and the information presented in Plan 3.14 – Archaeological Sensitivity should be used as base information for this exercise.
- Identified aboriginal heritage sites should be protected from development in open space or other reserves. The management of heritage sites and the expression of aboriginal culture in Mernda should occur in full consultation with the Wurundjeri Tribal Council and the Kulin National Heritage Organisation.

3.8.2 Heritage Buildings and Structures

- Heritage places with a A,B or C-rating in the Whittlesea Heritage Study (1991) are protected by the Heritage Overlay in the Whittlesea Planning Scheme.
- Heritage places should be used to reinforce local character and maintain a connection with the rural history of the locality. For example, the structure of the Separation Township subdivisional design in Precinct 3 should be retained to some degree when development occurs. The Precinct Plans (Plan 3.2 – 3.7) include notations on the required treatment of most heritage elements.

3.9 Servicing & Drainage

Key Objective:

To effectively and efficiently implement the servicing and drainage strategies that have been prepared by Yarra Valley Water and Melbourne Water respectively.

Strategic Actions:

3.9.1 Sewerage and Water

- The servicing (sewerage and water supply) of all development in the MSP area (sewerage and water supply) must be in accordance with the strategies prepared by Yarra Valley Water. Yarra Valley Water reserves the right to make changes to their servicing strategies as and when required to suit progressive changes to water and sewer management principles and meet staging and timing requirements of developers in the area.

3.9.2 Drainage





- All drainage works must comply with the Mernda, Doreen and Laurimar Drainage Schemes as appropriate. The drainage reserves and retarding basins generally proposed by these schemes are shown in Plan 3.13. Any departures from the approved drainage schemes will need to be negotiated with Council and Melbourne Water.
- All property titles created for development should be protected from flooding from a 1-in-100 year storm event. Vehicular and/or pedestrian access ways should be designed to meet the safety criteria as outlined in the Melbourne Water’s Guidelines for Development in Overland Flow Paths.
- The principles of Water Sensitive Urban Design (WSUD) should be applied in a

coordinated manner across all precincts in the MSP area. This should occur in collaboration with Melbourne Water with the aim of limiting the quantity, and improving the quality, of stormwater entering waterways by limiting impervious surface areas, capturing run-off, and allowing biofiltration to occur.

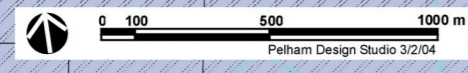
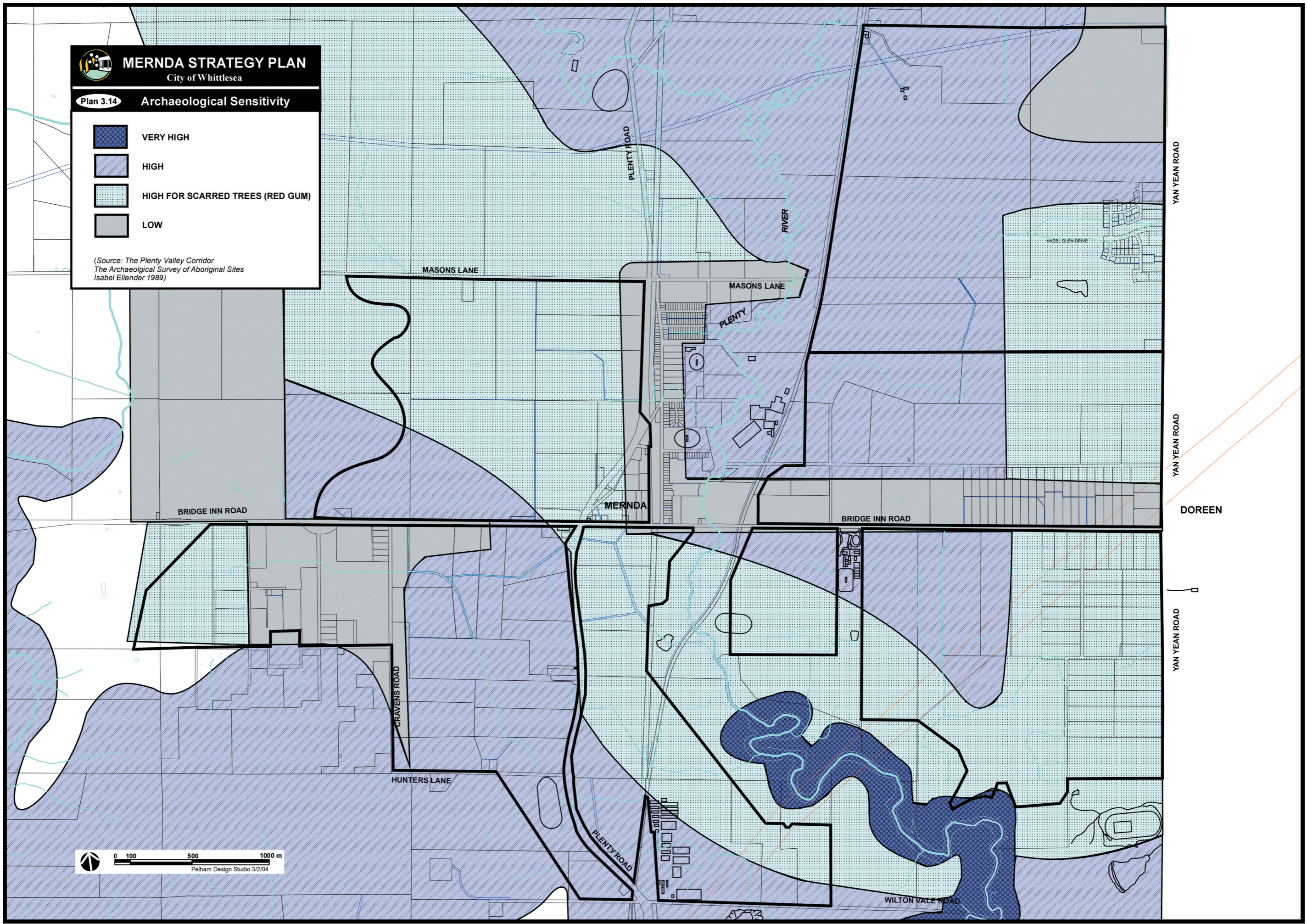
- The natural alignment of watercourses should be retained except in where it can be demonstrated that tangible improvement to urban form can be achieved without comprising natural systems.
- The drainage system should return stormwater to the groundwater system close to the site where it is captured. Alterations to groundwater depth and water balance should be limited – particularly on sites supporting River Red Gums.
- The drainage system must be designed so that there are no increased risks to public safety and property. Flows downstream from a development site should not exceed pre-development levels unless approval is granted by Melbourne Water.

MERNDA STRATEGY PLAN
City of Whittlesea

Plan 3.14 Archaeological Sensitivity

-  VERY HIGH
-  HIGH
-  HIGH FOR SCARRED TREES (RED GUM)
-  LOW

(Source: The Plenty Valley Corridor
The Archaeological Survey of Aboriginal Sites
Isabel Ellender 1989)



4.0 STAKEHOLDER & SERVICE INTEGRATION

Achievement of the *Key Objectives* for the Mernda growth area will require cooperation and coordination between various stakeholders and service providers. The *MSP* documents will ensure that all stakeholders have quality information about the urban development that will occur over the next 15-20 years.

4.1 Infrastructure Requirements

The *Mernda Strategy Plan* was informed by several background studies that established infrastructure needs based on the anticipated population size and demographic profile. A full explanation of this work is provided in the *Mernda Strategy Plan – Reference Document*.

A summary of key infrastructure needs is provided in *Table 4.1* below. It should be recognised that this list is not necessarily exhaustive and will be influenced by actual development patterns and community profiles.

Some of the infrastructure items will be provided by Council, with funds collected through the *Mernda Strategy Plan - Development Contributions Plan*, and others will be provided by state government agencies and/or the private sector.

4.2 Relevant Authorities

a) Servicing – Water and Sewer

Yarra Valley Water is the authority responsible for the design and implementation of the water supply and sewerage strategies for the Mernda growth area. This will be done in cooperation with Council and private sector developers.

b) Drainage

Melbourne Water is the authority responsible for major drainage and stormwater management infrastructure in the Mernda growth area. This will be controlled by the Mernda, Doreen and Laurimar Drainage Schemes. Council will ultimately assume responsibility for some local drainage infrastructure.

c) Environment

The Department of Sustainability & Environment and Parks Victoria will play an important role in environmental management in both the designated growth area and the adjoining Plenty Gorge Parklands. This role will involve the implementation of Victoria's Native Vegetation Management – A Framework for Action.

d) Schools

The Department of Education & Training have provided input on primary and secondary schools sites in the Mernda growth area. The Department will be responsible for acquiring the designated sites as development proceeds.

Table 4.1 – Summary of Infrastructure requirements to service new development in Mernda

a Community Infrastructure

| Precinct | Facility | Elements | Location | Provision Responsibility |
|----------|---|--|---|--|
| 1 | Community Activity Centre | <ul style="list-style-type: none"> Preschool MCH Meeting Space | Within Laurimar Precinct Activity Centre | Council /Development Contributions |
| 1 | Neighbourhood House | <ul style="list-style-type: none"> Meeting Space Consulting Room (interim MCH) Gallery Space Cafe | | |
| 1 | Government Primary School | <ul style="list-style-type: none"> School building and grounds | Near precinct activity centre. Integrated with open space. | State Government. Department of Education and Training |
| 2A | Community Activity Centre | <ul style="list-style-type: none"> Living & Learning Centre Preschool MCH Meeting Space | Central location within Precinct 2A. Integrated with Precinct Activity Centre and open space. | Council/ Development Contributions |
| 2A | Dedicated Youth Facility | <ul style="list-style-type: none"> Activities Room Amenities Area | Central location within Precinct 2A. Integrated with school sites and open space. | Council/ Development Contributions |
| 2A | Government Primary School | <ul style="list-style-type: none"> School building and grounds | Near precinct activity centre. Integrated with open space. | State Government. Department of Education and Training |
| 2A | Government Secondary School | <ul style="list-style-type: none"> School buildings and grounds | Central location within Precinct 2A. Integrated with school sites and open space. | State Government. Department of Education and Training |
| 2B | Community Activity Centre | <ul style="list-style-type: none"> Preschool MCH Meeting Space | Within Precinct Activity Centre. Integrated with school site and open space. | Council/ Development Contributions |
| 2B | Childcare Centre | <ul style="list-style-type: none"> Land and building | Within Precinct 2B activity centre. Integrated with school site and open space. | Private sector. Land to be provided through development contributions. |
| 2B | Government Primary School | <ul style="list-style-type: none"> School building and grounds | Central location within Precinct 2B. Integrated with school site and open space. | State Government. Department of Education and Training |
| 3 | Community Activity Centre with ADASS & HACC | <ul style="list-style-type: none"> Preschool Meeting space HACC Facility ADASS Food Services Consulting Room for Visiting Services | Within Precinct 3 activity centre. Close to school site and open space. | Council/ Development Contributions |

Table 4.1 – Summary of Infrastructure requirements to service new development in Mernda (cont)

| Precinct | Facility | Elements | Location | Provision Responsibility |
|-------------|---|---|---|--|
| 3 | Aquatic and Fitness Centre | <ul style="list-style-type: none"> 25m leisure pool Learners and toddlers pool Spa / sauna Gymnasium Aerobics floor Offices, consulting room and amenities area | Within regional recreation area in Precinct 3. Integrated with Mernda Town Centre and open space network. | Land to be provided through Development Contributions. Facility to be provided by public or private sector. |
| 3 | Multi purpose stadium | <ul style="list-style-type: none"> 6 courts Amenities and administration area. | Within regional recreation area in Precinct 3. Integrated with Mernda Town Centre and open space network. | Land to be provided through Development Contributions. Facility to be provided by public or private sector. |
| 3 | Child Care Centre | <ul style="list-style-type: none"> Land and building | Within Precinct 3 activity centre | Private sector. Land to be provided through development contributions. |
| 4 | Government Primary School | <ul style="list-style-type: none"> School buildings and grounds | Near precinct activity centre. Integrated with open space. | State Government. Department of Education and Training |
| 4 | Government Secondary School | <ul style="list-style-type: none"> School buildings and grounds | Near precinct activity centre. Integrated with open space. | State Government. Department of Education and Training |
| 4 | Community Activity Centre | <ul style="list-style-type: none"> Preschool MCH Meeting Space | Within Precinct 4 activity centre. Close to school site and open space. | Council / Development Contributions |
| 5 | Community Services Centre | <ul style="list-style-type: none"> MCH Community and Performing Arts Centre Space for Outreach Services | Prominent location within Mernda Town Centre | Council / Development Contributions |
| 5 | Branch Library | <ul style="list-style-type: none"> Typical library elements | Prominent location within Mernda Town Centre | Land to be provided by Council / Development Contributions. Facility to be provided by public sector source. |
| 5 | Child Care Centre | <ul style="list-style-type: none"> Land and building | Accessible site within Mernda Town Centre | Private sector. Land to be provided through development contributions. |
| 5 | Government Primary School | <ul style="list-style-type: none"> Land and building | Accessible location. Integrated with open space. | State Government. Department of Education and Training |
| 5 | Integrated Health Centre | <ul style="list-style-type: none"> Not determined | Accessible site within Mernda Town Centre | Public or private sector |
| As required | Public Housing | | Close to activity centres and public transport | Victorian Department of Human Services |
| As required | Community Housing | | Close to activity centres and public transport | Victorian Department of Human Services |
| As required | Emergency Services (Fire, Ambulance & Police) | | Accessible locations with arterial road frontage. | State government |

b Outdoor Active Recreation

| Precinct | Facility | Locational Requirements | Provision Responsibility |
|----------|--|---|-------------------------------------|
| 1 | <ul style="list-style-type: none"> Football/Cricket Ovals (x2) | Central location in Precinct 1. Close to open space and primary school. | Council / Development Contributions |
| 2A | <ul style="list-style-type: none"> Soccer Fields (x2) Miscellaneous Active Open Space | Central to Precinct 2A. Integrated with school site and passive open space. | Council / Development Contributions |
| 2B | <ul style="list-style-type: none"> Soccer Fields (x2) | In central location close to school and Precinct Activity Centre | Council / Development Contributions |
| 3 | <ul style="list-style-type: none"> Football / Cricket Ovals (x2) Soccer Fields (x2) Tennis Courts (x7) Bowling Greens (x4) | All facilities to be located in regional recreation area in Precinct 3 with linkages to Plenty Rd and Mernda Town Centre. | Council / Development Contributions |
| 4 | <ul style="list-style-type: none"> Football / Cricket Ovals (x2) | Centrally located in Precinct 4. Integrated with activity centre, school site and open space. | Council / Development Contributions |
| 5 | <ul style="list-style-type: none"> Informal active recreation area | Located in south-east portion of Precinct 5 | Council / Development Contributions |

c Transport

| Description | Works Required | Provision Responsibility |
|--|--|-----------------------------------|
| Roads | | |
| Plenty Road | To be upgraded and duplicated north of South Morang | State Govt. (VicRoads) & Council |
| Bridge Inn Road | To be upgraded and duplicated between the E6 Roadway and Yan Yean Road | State Govt. –(VicRoads) & Council |
| E6 Roadway | To be constructed between the Western Ring Road and Bridge Inn Road | State Govt. (VicRoads) & Council |
| Yan Yean Road | To be upgraded to function as a secondary arterial road | State Govt. (VicRoads) & Council |
| Masons Road | To be extended across Plenty River to connect to Laurimar Town Centre in Precinct 1 | Council |
| Local Streets & Collector Roads internal to MSP area | Full design and construction including roads on the boundary of the MSP area | Private developers |
| Public Transport | | |
| Heavy Rail | Extension of service from Epping to South Morang and eventually to Mernda Town Centre | State Government |
| Bus Services | Progressive introduction of bus services to link precinct activity centres with the Mernda Town Centre and the regional transportation system. | Public and private sector |

5.0 FUNDING THE PLAN

The timely provision of infrastructure, both development and social, is fundamental to the creation of sustainable new communities. Development on the scale proposed by the *Mernda Strategy Plan* requires a massive investment in a multitude of infrastructure projects. Some of this infrastructure will not be required until development is advanced and the resultant communities are established. This will be funded by a combination of public and private sector sources when demand arises and provision is economically viable.

Other infrastructure, such as roads, open space, and basic community facilities, will be required soon after development commences. In its capacity as planning authority, a key role of Council is to ensure that essential infrastructure is rolled-out as development proceeds. To achieve this, Council will use provisions of the Planning and Environment Act (1987) to collect development contributions from developers and residents in the Mernda growth area.

Under the *Mernda Strategy Plan – Development Contributions Plan (DCP)*, Council will collect cash and/or work-in-kind contributions for 60 infrastructure projects with total value of over \$131 million. The need for this infrastructure was established in the background studies that informed the preparation of the *MSP*. The infrastructure projects included in the *DCP* all have the following characteristics: they will be used by a broad cross-section of the community; and, they are essential to the health and well-being of the community.

The *Development Contributions Plan* uses the planning precincts described in Section 3 for the purposes of apportioning infrastructure costs. The main catchment area (precincts) each infrastructure item have been determined to apportion costs broadly in accordance with a user-pays model.

The *MSP - Development Contributions Plan* is an incorporated document within the Whittlesea Planning Scheme and is enforced through the *Development Contributions Plan Overlay* and associated schedule.

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