

16/07/2015
C134**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO15**.

247-251 ST ALBANS ROAD, SUNSHINE NORTH

This schedule applies to the land known as 'Former City West Water Site', at the corner of St Albans Road and the Western Ring Road, Sunshine North.

1.016/07/2015
C134**Requirement before a permit is granted**

A permit may be granted before a development plan has been approved for the following:

- Any buildings or works, including the demolition or construction of part of any building, associated with the remediation of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970* provided the works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule.
- Subdivision.
- Removal or creation of easements or restrictions.
- Any buildings or works associated with the maintenance, repair or preparation of the identified heritage building for re-use.

Provided the responsible authority is satisfied that the subdivision, buildings or works will not prejudice the preparation of the Development Plan or Conservation Management Plan.

Cultural Heritage Management Plan

Before any permit is granted for works defined as 'high impact activity' within the definition of the *Aboriginal Heritage Regulations 2007*, for any part of the land which is within an area of Cultural Heritage Sensitivity, a Cultural Heritage Management Plan (CHMP) must be produced and approved by the Registered Aboriginal Party and Aboriginal Affairs Victoria as relevant.

The above requirement does not apply if the proponent can demonstrate to the satisfaction of the Responsible Authority that a CHMP is not required in accordance with the provisions of the *Aboriginal Heritage Regulations 2007*.

2.016/07/2015
C134**Conditions and requirements for permits**

Except for a permit issued under clause 1.0, a permit must contain the following conditions as appropriate, which give effect to the provisions and requirements of an approved Development Plan:

Construction Management Plan

Prior to the commencement of works, a Construction Management Plan must be submitted to and approved by the responsible authority which:

- Details the measures to be implemented to minimise adverse impacts during development on environmental values including habitat, water quality, sites of biological and cultural significance and vegetation to be retained on the site.
- Details the measures to be implemented to minimise:
 - the generation of sediment on site

- the transport of sediment onto public roads and into drains and waterways
- the generation of dust.
- Shows the location of site offices, off-street vehicle parking for construction vehicles and employees.
- Details the methods to be used for the collection and disposal of construction waste and the storage of construction materials.
- Details the hours of operation on site.

All works conducted on the land must be in accordance with the approved Construction Management Plan.

Conservation Management Plan

Prior to the commencement of any development on the land affected by a Heritage Overlay, plans and/or any necessary reports demonstrating how the development will implement the recommendations set out in the Conservation Management Plan forming part of the approved Development Plan must be submitted to the satisfaction of the responsible authority. Once approved, the plans and/or reports will form part of the permit.

Historic Archaeological Site Assessment

Prior to any works occurring on site an Historic Archaeological Site Assessment must be undertaken to the satisfaction of Council and Heritage Victoria which includes but is not limited to:

- A ground survey of Lot 2 on the plan of subdivision PS411165A.
- Completion of a Heritage Inventory Site Card, which notes the basic details (description location and extent) of any historical archaeological site located in the subject area.

Landscaping Plan

Prior to the commencement of works, a Landscaping Plan must be submitted to and approved by the responsible authority which details:

- A scheme for indigenous landscape planting and the preservation of existing vegetation and individual trees on the land, which encourages the preservation of areas of remnant vegetation and habitat on the land.
- The protection and integration of mature trees which are to be retained on the site.
- The designation of tree protection zones for mature trees on land to be retained adjacent to the western boundary of the site and the Western Ring Road and within the Melbourne Water Stony Creek proposed linear park.
- The details of street trees to be provided within the site, integrating existing trees within an appropriate development and open space context.
- Planting in public areas to soften the appearance of telecommunications and other services facilities and built form.
- Details on how public open space areas are to be developed and managed.

Except for a permit issued under clause 1.0, a permit application must provide the following as appropriate, which give effect to the provisions and requirements of an approved Development Plan:

Environmentally Sustainable Development Plan

The Environmentally Sustainable Development Plan must include, but is not limited to:

- Information on Environmentally Sustainable Development principles to be incorporated into the development.
- Design principles to improve the energy efficiency of buildings and works.
- Design principles to integrate the site with the Principle Public Transport Network.

Acoustic Requirement

Where dwellings or other sensitive uses are proposed, a permit condition shall be imposed which requires the installation and implementation of any mitigation measures necessary to achieve the relevant acoustic performance standards identified in the acoustic assessment required by Clause 3.0 of this Schedule, to the satisfaction of the responsible authority.

3.0

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Requirements for a Development Plan

Any development plan should be generally in accordance with the concept plan dated August 2014 prepared by Brimbank City Council, and must be informed by a detailed site analysis of the natural, cultural and strategic context of the site and the immediately adjoining land.

The development plan may be prepared and approved in stages and a permit issued for that stage may be issued prior to the approval of a development plan for any other stage of the development, provided that the future subdivision, use and development of the land in an integrated manner will not be prejudiced.

An approved development plan may be amended with the approval of the responsible authority.

A development plan must show the following matters (as applicable if the development plan is approved in stages) to the satisfaction of the responsible authority:

Site Analysis Plan

The Site Analysis Plan must include, but is not limited to, the following:

- The identification of physical and environmental issues associated with the land and surrounding area such as surface water hydraulics and areas of potential contamination.
- The location of existing and planned points of access to the site.
- The location of the existing heritage buildings on site.
- Identify sensitive interface areas such as the land adjacent to the Melbourne Water Stony Creek proposed linear park, the area between the mixed use and residential areas and any abutting or nearby industrial land.

Conservation Management Plan

For land affected by the Heritage Overlay, a Conservation Management Plan must be prepared by a suitably qualified person(s). The Conservation Management Plan shall be prepared in accordance with the Information Guide *Conservation Management Plans: Managing Heritage Places* (Heritage Council of Victoria 2010) to the satisfaction of the Responsible Authority. The Conservation Management Plan must address:

- The conservation and management of the heritage building.

- How the future development of the land will enhance and compliment the identified heritage values of the heritage place.
- The scope of works proposed for the heritage place to facilitate its reuse and how it will be integrated with the surrounding development.

Overall Layout, Traffic and Access Plan

The Overall Layout, Traffic and Access Plan must include, but is not limited to, the following:

- The location and details of internal road, cycle and pedestrian networks.
- A traffic assessment which addresses the impact of the proposed subdivision, use and development on the arterial and local road networks and identifies mitigating works, including potential road treatments/improvements, on those networks to the satisfaction of the Responsible Authority and VicRoads.
- An indicative storm water and drainage management plan.
- The indicative future uses within the Mixed Use zoned land for employment uses, including retirement accommodation and aged care facilities.
- The location of the Melbourne Water Stony Creek proposed linear park.
- The location of any heritage buildings to be retained on site for adaptive re-use.
- Key interface areas between the site and adjoining land.
- Key interface areas between residential and non-residential uses within the site.
- The provision of a road along a minimum of 80 per cent of the length of the eastern boundary adjoining the Melbourne Water Stony Creek proposed linear park.
- The location and detail of two separate road access points to the land from St Albans Road.
- The provision of at least one through road connection from St Albans Road into the residential zoned land.
- The location and details for the connecting vehicle and pedestrian bridge to Metherall Street.
- Bicycle and pedestrian connections to Furlong Road and St Albans Road for the provision of sustainable transport outcomes.
- A footpath for the length of the St Albans Road frontage of the land.

Open Space, Environment and Landscape Plan

The Open Space, Environment and Landscape Plan must include, but is not limited to:

- The location of any wetlands, retarding basin or public open space required for the management of stormwater within the site.
- Pedestrian connections to and the interface treatment between development and the Melbourne Water Stony Creek proposed linear park.
- The provision of a minimum three metre wide landscape buffer between the road and the Melbourne Water Stony Creek proposed linear park along the eastern boundary of the site.
- The indicative size and location of Public Open Space.
- A road running along the southern land boundary to provide an appropriate interface with the adjoining grasslands.

- The provision of a treed landscape buffer between the Mixed Use and Residential Zones, to be located at the rear of business allotments as appropriate.
- The location of individual mature trees to be retained and those proposed to be removed.
- The location and extent of remnant indigenous vegetation on the site.
- Details of existing vegetation proposed for removal.

Flora and Fauna Assessment

A Flora and Fauna Assessment must be prepared by a suitably qualified person(s) to the satisfaction of the responsible authority to identify areas of remnant indigenous vegetation and threatened species habitat. The Assessment must include, but is not limited to:

- The identification of any native or indigenous vegetation on site.
- A plan identifying the location, type, condition and size of existing vegetation on-site, including recommendations as to the retention value of the vegetation.
- Suggest a management plan for any native or indigenous vegetation to be retained.

Acoustic Assessment

An acoustic assessment shall be prepared by a suitably qualified person and be to the satisfaction of the responsible authority. The report shall consider potential acoustic amenity impacts from the Western Ring Road, St Albans Road, the Bendigo/Swan Hill and Albion/Jacana rail lines and the proposed Western Goods line. It is to include any recommended mitigation measures and confirm that development on the site is capable of compliance with:

- VicRoads Traffic Noise Policy external noise limit of 63dB LA10(18h).
- Australian Standards 2107 and 3671.
- Victorian Government Passenger Rail Infrastructure Noise Policy, April 2013.

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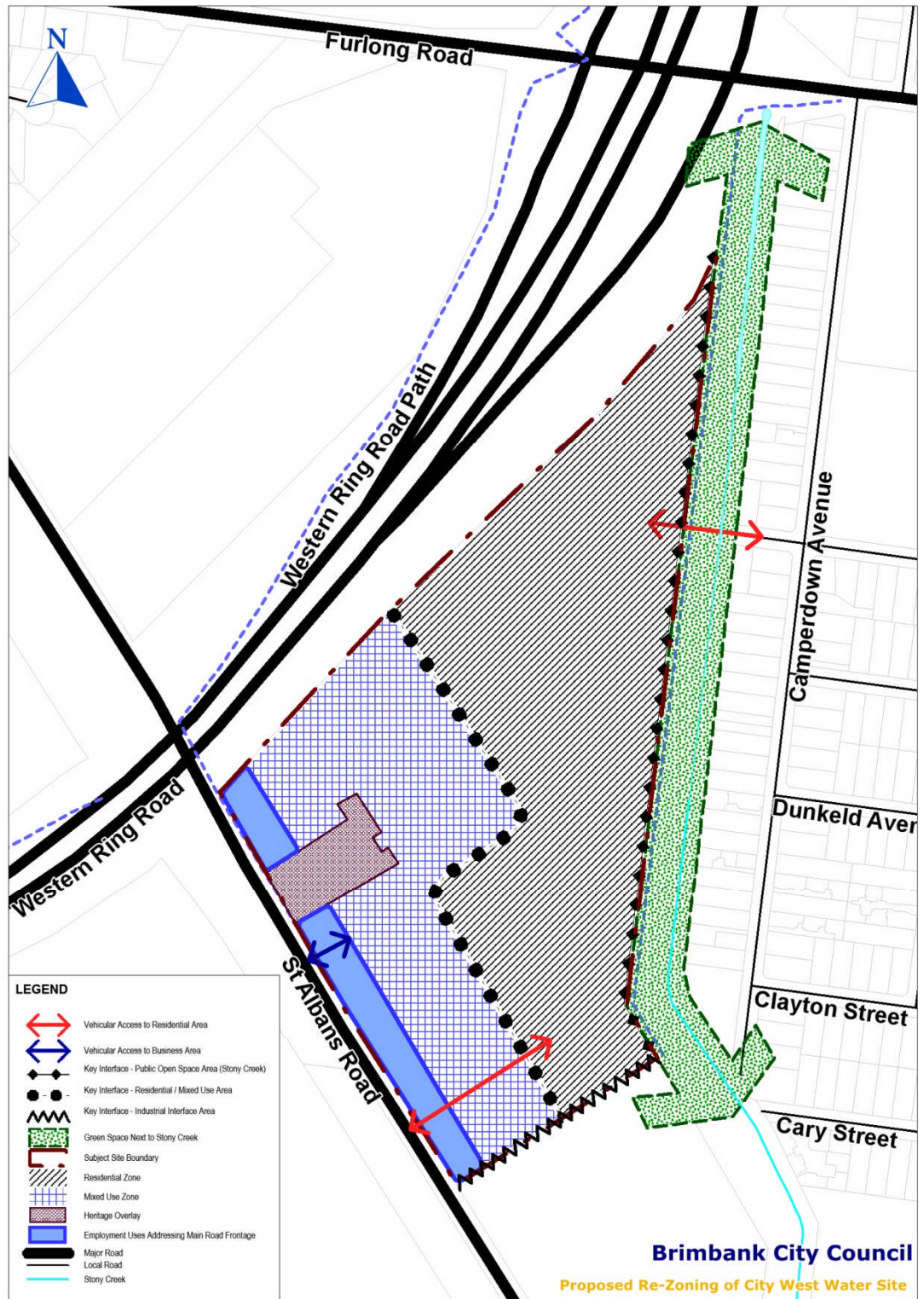
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Decision Guidelines

In assessing a Development Plan for each stage of the development the Responsible Authority will consider, as appropriate:

- The views of Melbourne Water, as the relevant floodplain management authority. In particular, with respect to the integration of the proposed road and public open space network with the drainage capacity and surface water hydrology of the development.
- The views of VicRoads.

Concept Plan (August 2014)



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