

19/01/2006  
VC37

## **SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**

### **CRANWELL STREET DEVELOPMENT PLAN**

The development plan applies to the following land:

- Lot 1, PS341025F, Cranwell Street, Braybrook
- Crown Allotments 23, 24, 25A, 25B, 26, 27 and 28, Cranwell Street, Braybrook
- Lot 1, LP 46198, Mullenger Street Braybrook
- Lot 1, LP 87722, Mullenger Street, Braybrook

#### **1.0**

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#### **Conditions and requirements for permits**

The responsible authority may include special conditions for the development of the land including the staging of development (including landscaping works) and the programming of works.

Building and works must not be constructed until a Stormwater Management Plan is prepared and approved by Melbourne Water if the site stormwater is to drain to the Maribyrnong River.

All works must be carried out in accordance with the Environment Protection Authority Publication No. 275, Construction Techniques for Sediment Pollution Control, May 1991.

#### **2.0**

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#### **Requirements for development plan**

The purpose of the development plan is as follows:

- To designate land suitable for residential use.
- To enable essential planning to be carried out before subdivision. This includes the location and type of roads, housing (also density), schools, community facilities and recreation areas and the provision of essential services.
- To provide for the development of land in an orderly manner having regard to essential services, community facilities and roads.
- To ensure that non-residential uses do not cause loss of amenity to residents of the surrounding area.
- To ensure that if land is used for a residential building, dual occupancy or a multi-unit development, adequate provision is made for daylight, privacy and landscaping and that the amenity of occupants of adjoining land is not impaired.
- To provide for low-density housing on a range of lot sizes so that lots which do not have reticulated sewerage can effectively absorb and dispose of all sewage, sillage and effluent.

The development plan must include plans showing:

- The location and proposed use of buildings and, where appropriate, the provision for vehicle circulation, landscaping, site entrance and exit points.
- The location of road reserve and the location and general form of roadway, access ways, footpaths and common car parking areas.
- The provision of open space, road verges and linear walkways.

- The provision of appropriate buffers from the adjacent industrial areas.
- A set of development guidelines including:
  - Urban design measures to ensure that the appearance of development (including fencing) adjoining the riverside open space is compatible with the Maribyrnong River environs in accordance with the requirements of Melbourne Parks and Waterways.
  - Height and setbacks of buildings.
  - Colour and texture of external cladding and roofs of buildings.
  - A landscaping schedule. This should consist of a single landscaping theme with the use of species compatible with the landscape and vegetation of the Maribyrnong River Valley. Particular attention must be given to the management of vegetation on lots adjoining the riverside open space in accordance with the requirements of Melbourne Parks and Waterways.
- The staging of development including roads and footpaths.
- Fencing details.

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### **Requirements for Stormwater Management Plan**

The Stormwater Management Plan must include erosion and sedimentation controls to address works to ensure the protection of river water quality. Issues that must be addressed in the plan include:

- Water quality control of runoff during and after construction works.
- Local drainage outlets to the river.
- Steep grades requiring energy dissipation and erosion control measures.
- Litter control measures on drainage lines with outlets to the river.