

24/03/2011
C47**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO8****HAMPSTEAD ROAD PRECINCT****1.0**19/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works including demolition and other works related to the environmental audit and remediation before a development plan has been approved, provided the responsible authority is satisfied that:

- The subdivision, use, building or works will not prejudice the future use or development of the land in an integrated manner.
- The subdivision, use, building or works has considered, to the satisfaction of the responsible authority, the sensitive interface with the adjoining residential properties to the west.
- The subdivision, use, building or works has addressed, to the satisfaction of the responsible authority, off-site noise from Hampstead Road traffic, the Australia Post site at 29 Hampstead Road, concrete batching plant at 38-40 Hampstead Road, Maidstone and other nearby industrial and commercial uses located along Hampstead Road, Maidstone.

2.024/03/2011
C47**Conditions and requirements for permits**

Where a Development Plan has been approved under this schedule and it is deemed necessary by the responsible authority, the following conditions should be included on any planning permit granted for the subdivision or development of the subject land, in accordance with the approved Development Plan:

Creation of TXU Easement

Prior to the commencement of any development or any stage of development affecting the high pressure gas pipeline, the owner of the land at 31 Hampstead Road, Maidstone must provide a 6.0 metre wide easement in favour of TXU Networks (Gas) Pty Ltd that is centrally located over the 450 mm transmission pipeline to enable unconditional 24 hour/day access to the easement.

Siting and Design Guidelines

Prior to the commencement of any development or any stage of development permitted by this permit, the owner of the land must provide siting and design guidelines to the satisfaction of the responsible authority. The siting and design guidelines are to specifically address:

- The elevations, corners and rooflines of buildings, particularly as seen from adjoining streets.
- Fencing height, form, colour and materials, including gates.
- Location of garages and design of driveways, carports and car spaces and garage doors.
- Address of buildings to the street.

- Ancillary structures and service fixtures.
- Landscaping of front gardens and spaces.
- Energy efficiency of buildings.
- Solar reception, including lot orientation and the siting of buildings.
- Building envelopes.

Open Space Provision

Prior to the commencement of any development or any stage of development permitted by this permit, the owner of the land must provide open space in accordance with the approved Development Plan. The open space must be transferred to the responsible authority at no cost.

Acoustic Sensitive Design

Prior to the commencement of any development or any stage of development permitted by this permit the permit holder must, to the extent that they apply to the land affected by this permit, implement the recommendations set out in the Acoustic Management Plan prepared pursuant to the requirement at Clause 3.0 (Submission of Plans) of this schedule to the satisfaction of the responsible authority.

Traffic Management and Road Construction Works

Prior to the commencement of any development or any stage of development permitted by this permit the permit holder must implement the recommendations set out in the Traffic and Access Plan prepared pursuant to the requirement at Clause 3.0 (Submission of Plans) of this schedule to the satisfaction of the responsible authority.

Medway Golf Course Interface Treatment Works

The owner of land at 31 Hampstead Road, Maidstone must provide a report from a suitably qualified person that will advise and recommend to the satisfaction of the responsible authority appropriate design responses to prevent the egress of golf balls from the Medway Golf Course so as not to pose a safety and risk issue in the adjoining road reserve and residential development. The owner shall also bear the costs of the responsible authority in engaging expert advice to validate the report provided. The recommendations set out in the report must be implemented prior to the commencement of any development or any stage of development to the satisfaction of the responsible authority.

3.0

24/03/2011
C47

Requirements for Development Plan

Environmental Audit requirements

Before a Development Plan can be approved:

- A Certificate of Environmental Audit must be issued for the land being in accordance with Part IXD of the Environmental Protection Act, 1970; or
- An environmental auditor appointed under the Environmental Protection Act, 1970 must make a Statement of Environmental Audit in accordance with Part IXD of the Act that the environmental conditions of the land are suitable for a sensitive use.

- An environmental audit along the former Telstra cable easement land must be undertaken.

The Development Plan must accord with the conditions of any Statement of Environmental Audit.

Submission of Plans

A Development Plan must be prepared, generally in accordance with the attached Indicative Development Plan forming part of this Schedule. It must separately include the following plans prepared to the satisfaction of the responsible authority:

- Traffic and Access Plan which includes the following:
 - Details of traffic management, traffic control works and road works considered necessary on the land, including the vehicular, bicycle and pedestrian requirements necessary to the use of buildings and works on the land, including the integration of the potential development sites.
 - Details of traffic management, traffic control works and road works (including new road works) considered necessary in adjoining and nearby roads directly related to the impact of the development, including intersection treatment and signalisation of declared roads in conjunction with the relevant road authority, and traffic management procedures and strategies to discourage non-local traffic from passing into or through the local street network and to control traffic speeds and volumes.
 - Details of the staging and timing of works required.
 - Details of a shared pedestrian and bicycle path link between 31 Hampstead Road, Maidstone and the existing path along the Maribyrnong River.
 - The contribution by the owner and any other parties or relevant authorities to the reasonable cost of works made necessary by the development.
 - The timing, method and security for payment of any contribution.
 - The Traffic and Access Plan must incorporate the views of the relevant Road Authority.
- Open Space and Landscape Plan which includes the following:
 - An overall Landscape Master Plan for the site.
 - Details of the public open space including the facilities for amenity, lighting, play equipment, seating and other furniture constructed thereon.
 - Arrangements with respect to associated works and on-going maintenance of the public open space.
- Environmental Management Plan which:
 - Details known and potential hazards including physical and contaminant hazards, noise, dust, sedimentation and run-off; underground services, above ground services, and provisions to be made to address hazards.

The plan should be developed in accordance with SEPP Prevention and Management of Contamination of Land (SEPP, 2002) and EPA Guidelines for the Preparation of Environment Improvement Plans (EPA, 2002).
- Construction Management Plan detailing how the development of the land will be managed to ensure that the amenity of the nearby area is not detrimentally affected during demolition or building work. The plan must address:

- Demolition, site remediation, bulk excavation, management of the construction site, land disturbance, hours of construction, noise, control of dust, public safety, construction vehicle road routes and traffic management, soiling and cleaning of roadways, discharge of any polluted water & storm water, security fencing, disposal of site waste, and any potentially contaminated materials, location of cranes, location of site offices, parking for construction staff vehicles and heavy construction vehicles, storage of plant and equipment, redirection of any above or underground services, protection of nominated trees, and site lighting during any night works.
- Methods for responding to complaints associated with the construction works and provide site manager contact details.
- Acoustic Management Plan which includes the following:
 - In respect of land at 17-25 and 31 Hampstead Road report(s) to the satisfaction of the responsible authority indicating whether the proposed use and/or development is likely to be adversely affected by the noise from the traffic on Hampstead Road; the operations of the concrete batching plant at 38-40 Hampstead Road, Maidstone; the Reception Centre at 42 Hampstead Road, Maidstone; or Australia Post's operations at 29 Hampstead Road, Maidstone.
 - In respect of land at 61-71 Hampstead Road (located in the north east of the precinct with frontages to both Williamson and Hampstead roads) report(s) to the satisfaction of the responsible authority indicating whether the proposed use and/or development is likely to be adversely affected by the noise from the traffic on Hampstead Road and surrounding development.

If the proposed use and/or development may be adversely affected, recommendations for acoustic treatments, including acoustic fences and buffers, to ensure that the development incorporates design measures which will ensure that the indoor sound level of any residence complies with Australian Standard 2107-2000 Acoustics: Recommended Design Sound Levels and Reverberation Times for Building Interiors or SEPP N1 (as applicable) to the satisfaction of the responsible authority.

Development Plan

The Development Plan may be approved in parts by agreement to the satisfaction of the responsible authority provided that the future subdivision, use and development of the land in an integrated manner will not be prejudiced.

The Development Plan must generally provide for the following matters, as appropriate:

- Details of proposed lot layout.
- Details of proposed interfaces to adjoining redevelopment sites which provide for appropriate integration, in built form and land use terms and the creation of an appropriate and unified streetscape.
- Details of access connections between the land and adjoining developments, including proposed roads, vehicle access, traffic management and control, road construction, car parking numbers, locations and arrangements, and bicycle and pedestrian path connections.
- Details of shared path connections which will link into the existing network and facilitate public access to the Maribyrnong River.
- The protection and enhancement of the skyline when viewed from the Maribyrnong River and its banks.
- Details of the proposed design treatments and building orientation to minimise the amenity impacts of the Telstra tower.

- The stages, if any, in which the land is to be developed.
- Major physical infrastructure to accommodate the development including the provision of water, sewerage, drainage, electricity, gas and telecommunication services to be provided underground.
- The existing and proposed locations of easements for underground services.



1:2500 @ A1
1:1250 @ A3

HAMPSTEAD ROAD PRECINCT

CITY OF MARIBYRNONG
INDICATIVE DEVELOPMENT PLAN

Mar 2005
303 377
Tract

TRACT CONSULTANTS - TOWN PLANNERS, LANDSCAPE ARCHITECTS, URBAN DESIGNERS

- | | | | |
|--|------------------------|--|---|
| Residential (single lot housing)
Typical lot size range 300-650m ² | Avenue Planting | Proposed Intersection Access
(Subject to Design Resolution with VicRoads) | Pedestrian cycle link |
| Medium Density Residential (multi-dwellings per lot)
(apartments/townhouses) | Property Boundary | Telstra Tower | VUT Stage 2 Area
Future Mixed Use, Business/Commercial/
Residential Opportunity |
| Mixed Use (business/commercial ground level
residential above) | High Pressure Gas Line | Nominated Building Height
(Maximum No. of storeys) | |
| Opportunity for Medium Density
Residential | Major Roads | | |
| Public Open Space
(Equivalent to 5% of landholding) | Road Network | | |