

25/01/2012
C43**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

2A BEACHLEY STREET BRAYBROOK

This schedule applies to land known as 2A Beachley Street Braybrook, that is generally bounded by existing residential development to the north and east, Victrack rail land to the south and Matthews Hill Reserve to the west.

1.0 Requirement before a permit is granted25/01/2012
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A permit may be granted before a development plan has been approved for the following:

- Any works 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;
- The construction of that part of any building which is associated with the remediation of the land in accordance or for the purpose of obtaining with 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;
- The removal of native vegetation for the purpose of remediation of the land in accordance with 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;
- Removal or creation of easements or restrictions.

2.0 Conditions and requirements for permits25/01/2012
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Except for a permit granted before a development plan has been approved in accordance with Clause 1.0 of this Schedule, a permit must contain conditions that give effect to the provisions and requirements of the approved Development Plan.

A permit must also contain the following condition, where appropriate:

Design Guidelines

Prior to the commencement of any stage of the development, Design Guidelines must be provided to the satisfaction of the responsible authority. The Design Guidelines must be generally consistent with the Residential Design Guidelines forming part of the approved Development Plan for the land. The Design Guidelines are to specifically address:

- Building heights and setbacks;
- Fencing height and form;
- Car parking provision and location of garages, carports, car spaces and garage doors;
- Building materials and architectural styles throughout the site;
- Siting and orientation of buildings having regard to passive energy efficiency techniques; and
- Interface treatments to the Victrack rail land (to the satisfaction of VicTrack) and Matthews Hill Reserve.

Once approved, the Design Guidelines will form part of the permit.

3.0

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Requirements for the Development Plan

A Development Plan must be generally in accordance with the Beachley Street Indicative Development Plan forming part of this Schedule to the satisfaction of the responsible authority.

The Development Plan must include the following documents, reports, guidelines and plans, all prepared to the satisfaction of the responsible authority:

Planning Report

A planning report that demonstrates:

- How the proposed development plan will further the objectives of Clause 56 of the Scheme.
- How the recommendations of the Adverse Amenity Impact Report, and Ecologically Sustainable Design Strategy and Action Plan, Site Remediation Strategy and Heritage Interpretation Plan have been incorporated into the proposed development of the land.

Site Master Plan

A Site Master Plan including urban design principles and an indicative staging plan to identify the proposed sequencing of development.

The site master plan must show:

- Street layouts and internal intersection treatments;
- The mix of dwelling typologies including maximum building heights and interfaces to streets. If apartment typologies are included, they should first be shown within the western Higher Density Residential area and then secondly in the south-eastern Higher Density Residential area as shown on the Indicative Development Plan;
- Residential land use interfacing to the rear of adjoining existing residential properties at the eastern site entry.

The Site Master Plan must show five percent of the land (or more at the discretion of the applicant) affected by this overlay, generally in the location of the western boundary of this land, as continuous public open space to be provided to Maribyrnong City Council as part of the subdivision of the land.

Traffic Management Plan

A Traffic Management Plan providing the following details:

- The likely traffic generation of the proposed development;
- The likely traffic impacts of the proposed development on the land and the broader road network;
- Proposed speed and traffic management devices on roads accessing the site;
- A road safety audit of the design and proposed traffic management measures and incorporating the recommendations;
- Road layout, road widths and reserves and site access;
- The design of the footpaths, bicycle paths and shared pathways network;

- Internal and external intersections, performance and treatments including the intersections of Beachley Street and Ruby Way, Beachley Street and Duke Street with South Road, including a review of the median width at the Beachley Street and South Road intersection to ensure appropriate storage width for right turning traffic out of Beachley Street;
- Pedestrian and bicycle connections to Matthews Reserve;
- Details of connections from the proposed road network to existing roads and means of vehicular ingress and egress from the site to surrounding roads;
- Public transport routes and stops within the site and surrounds.

Integrated Transport Plan

An Integrated Transport Plan to the satisfaction of the responsible authority and the Department of Transport. The plan must provide the following details:

- The expected demand for travel by people who will live, work or visit the site and target transport mode split to encourage walking, cycling and use of public transport by future residents;
- An implementation plan which identifies:
 - A schedule of initiatives (e.g. behavioural change program, way-finding strategies) that will be undertaken to encourage walking, cycling and use of public transport by future residents;
 - Provision for ongoing monitoring and review of the implementation of the plan;
 - Responsibilities for ongoing implementation of the ITP including timing of proposed works relative to the staging of the development;
 - The timing, method and security for implementing the Integrated Transport Plan;
 - Optimised accessibility to public transport (including public realm treatments) for the mobility impaired (with regard to access compliance requirements under the Commonwealth DDA legislation);
 - Existing and proposed bus routes, public transport stops and infrastructure (e.g. shelters, indented bay/s, signage, pedestrian crossings and potential locations for car sharing facilities) within the site and surrounds;
 - Existing and proposed pedestrian and bicycle paths and bicycle parking, including connections to bus stops, including safety elements such as barriers, lighting, etc;
 - Details of any proposed public transport, bicycle or pedestrian works on the site and adjoining and nearby areas;
 - Details of proposed traffic management and controls works on the land and nearby roads;
 - New resident awareness and education program.

Landscape Concept Plan

A Landscape Concept Plan including:

- An overall landscape master plan for the land in the Development Plan, including a street tree master plan for the land;
- Landscape concepts for proposed public open space, including concepts for and integration with public open space between Stony Creek and the land within the Development Plan;

- A survey of existing trees and an assessment of their arboricultural value. For trees proposed to be retained, an outline of the most appropriate method to protect them;
- Typical street cross-sections;
- A management plan for all open space/landscaping areas and water sensitive urban design treatments, both during and after construction.

Residential Design Guidelines

Residential Design Guidelines containing:

- Indicative building heights and setbacks;
- Indicative fencing height and form;
- Indicative car parking provision and location of garages, carports and car spaces and garage doors;
- Indicative building materials and architectural styles throughout the site;
- Indicative siting and orientation of buildings having regard to passive energy efficiency techniques and relevant considerations of Clause 54, 55 and 56 of the Scheme;
- Indicative acoustic treatments to potential noise sources;
- Indicative treatments providing opportunities for passive surveillance and activation of streetscapes and public realms for key interface areas (e.g. apartment buildings, between open space areas and proposed development, within existing streetscapes, and between non-residential land uses and proposed development);
- Any particular design measures required by the Adverse Amenity Impact Report, Conservation Management Plan, Site Remediation Strategy, and Ecologically Sustainable Design Strategy & Action Plan.

Ecologically Sustainable Design Strategy and Action Plan

An Ecologically Sustainable Design Strategy and Action Plan (ESD Strategy Plan) must be prepared in consultation with, and to the satisfaction of the Responsible Authority.

The ESD Strategy Plan must address the major components of the proposed development and construction processes and:

- Demonstrate best practice and the use of emerging technology;
- Consistency with all statutory obligations in environmental sustainability;
- Identify the level of sustainability performance standards to be adopted;
- Demonstrate the means by which the agreed level of sustainable performance standards will be achieved.

The ESD Strategy Plan must be based upon the following principles:

- Energy conservation, with the objective of contributing in a significant way to national and international efforts to reduce energy usage and green house gas emissions;
- Water conservation, ensuring that water resources are managed in a sustainable way;
- Water sensitive urban design and reducing the impacts of stormwater on bays and catchments. Adopt the principles as detailed in the *Urban Stormwater Best Practice Environmental Management Guidelines* (Melbourne Water);
- Transport planning with the aim to encourage walking, cycling and use of public transport;

- Reduce the amount of waste generated including construction waste, and encourage increased reuse and recycling of waste materials;
- Building materials conservation;
- Sustainability in demolition and construction practices;
- Landscaping considering the provision of habitat, green spaces, and climate control;
- Indoor environmental quality and healthy internal environments.

The ESD Strategy Plan must have regard to the following:

- If considered appropriate, the preparation of individual plans dealing with different aspects of the use and development;
- Specify when individual plans must be prepared;
- Identify responsibilities and detail an implementation and staging strategy;
- A strategy for review, maintenance and monitoring;
- New resident awareness and education to promote the objectives of sustainability.

Adverse Amenity Impacts Report

An Adverse Amenity Impacts Report(s) prepared by a suitably qualified person(s). The report(s) must identify all potential adverse amenity impacts from nearby uses and detail any ameliorative or remedial measures for dwellings that can and will be taken to minimize and avoid future impacts to residents. Potential adverse amenity impacts that must be addressed in the reports include:

- Noise, vibrations and dust from the Victrack land to the south, including proposed future uses of this land;
- Odour, noise, dust and potential safety impacts from industrial uses within Tottenham and Brooklyn.

Affordable Housing Report

An Affordable Housing Report incorporating how it is proposed to provide a minimum of 5% of the overall housing stock as affordable housing. The report must also include criteria for determining affordable housing stock.

Construction Management Plan

A Construction Management Plan (CMP) must be provided prior to any works including site remediation and demolition. The CMP must detail how the development of the land will be managed to ensure that the amenity of the nearby area is not detrimentally affected.

The CMP 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 and stormwater, 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, protection of native vegetation on adjoining land and site lighting during any night works.

The CMP must also address methods for responding to complaints associated with the construction works and provide site manager contact details.

Site Remediation Strategy

A Site Remediation Strategy that addresses and makes recommendations in relation to the:

- Options and a preferred approach to the remediation of soil and groundwater;
- Potential impacts of any land or groundwater contamination (including the potential for vapour intrusion or gas migration) on the proposed land use, the arrangement of the land use across the land, and any particular design requirements the development may be subject to;
- Feasibility of clean up to achieve a Certificate or Statement of Environmental Audit;
- Targeted condition of the site as specified by the Environmental Auditor to suit the range of land uses;
- Locations across the site of proposed clean up work;
- Options for remediation technologies taking into account logistics, technology availability, estimated cost, and likely effectiveness;
- A schedule of remediation activities;
- Expected pattern/staging and indicative timeframes for signed Certificates and Statements of Environmental Audit across the site following the clean up of the site;
- Indicative site management and monitoring controls that will be necessary following each clean up activity; and
- Identifying the parties responsible for key activities and for subsequent site management and monitoring.

The Site Remediation Strategy may be prepared in stages where the development is prepared in stages and must be to the satisfaction of the responsible authority (and Environmental Auditor if required).

Services and Infrastructure Report

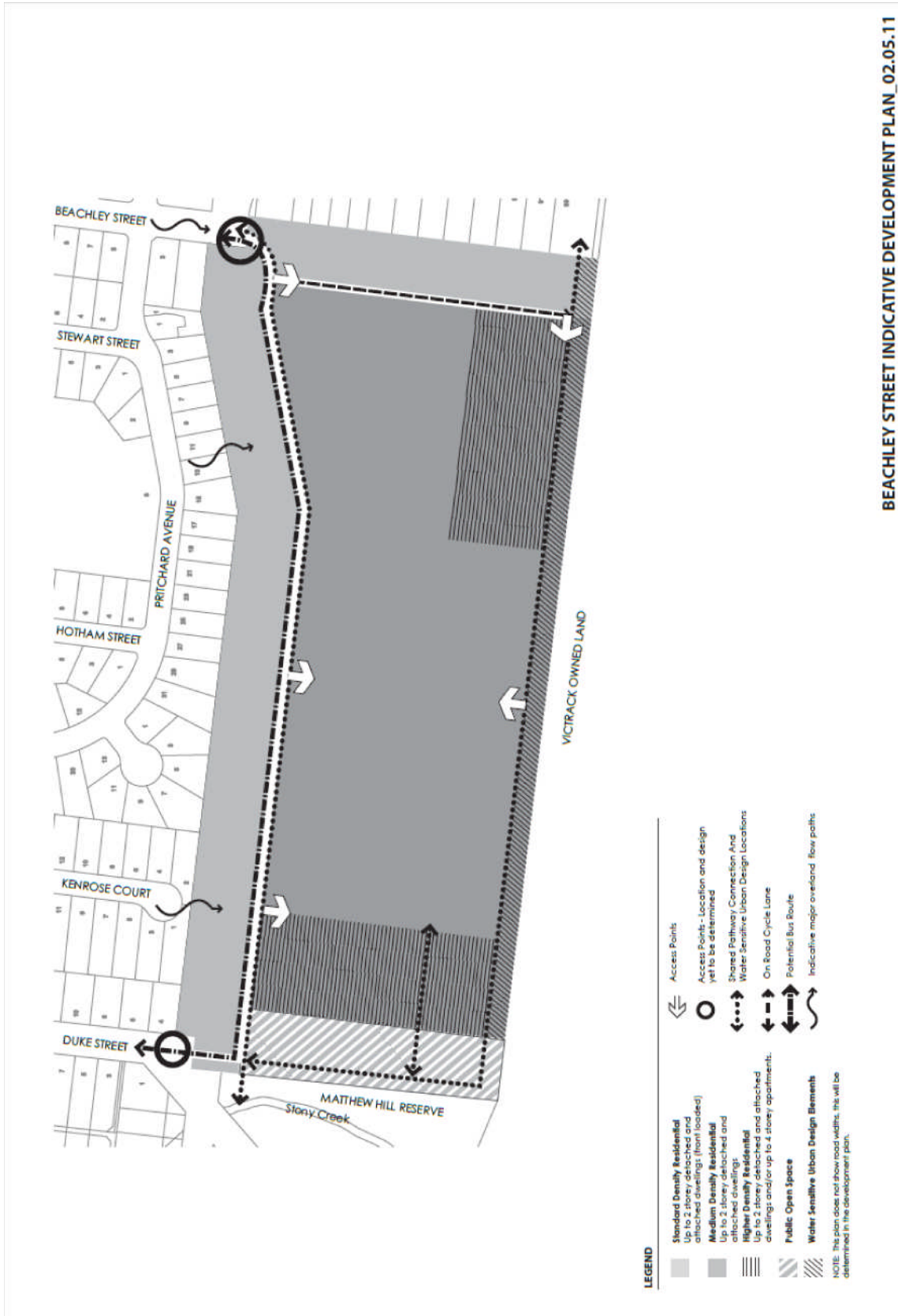
A Services and Infrastructure Report identifying all existing and proposed infrastructure requirements and easements (water, sewerage, gas, electricity, telecommunications, drainage, stormwater overland flow points and water sensitive urban design) to service the proposed development.

Stormwater and Flooding Management Strategy

A Stormwater and Flooding Management Strategy developed in consultation with the responsible authority and Melbourne Water including:

- Establishment of flood levels for the site;
- All contributing flows from adjoining public and private land into the site;
- All run-off generated within the site;
- How flows are proposed to be carried through the site;
- Identification of overland flow paths, depths and velocities of flows and any potential effects on or discharge onto surrounding properties;
- Any earthworks proposed to provide adequate freeboard to development;
- Any proposed storage of stormwater;
- Identification and review of the status of existing and proposed pipes and flows entering and leaving the site;

- Detailed feature survey, inclusive of size, depths and drain and pit locations, and condition survey report, inclusive of integrity, of the existing 1200mm diameter drain located along and within the northern title boundary of the property;
- A review of issues around providing new pipes external to the site;
- Proposed stormwater treatment and drainage design, including stormwater capture and reuse and water sensitive urban design, ensuring that all stormwater is treated on site prior to discharge;
- Management arrangements for all drainage infrastructure, including water sensitive urban design treatments, both during and after construction.



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