

23/09/2016
C120**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

26s Glenbrook Avenue And 147a Cairnlea Drive, Cairnlea

This schedule applies to the land known as the “Cairnlea Mixed Use Precinct”.

1.023/09/2016
C120**Requirement before a permit is granted**

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

- 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*.
- Vegetation removal.
- Subdivision of the land into superlots or to realign property boundaries, or create a road, or create or remove easements.

Before granting a permit, the responsible authority must be satisfied that the works will not prejudice the ability of future use and development to meet the vision for the site.

Cultural Heritage Management Plan

Before any permit is granted for works defined as a ‘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 required.

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*.

2.023/09/2016
C120**Conditions and requirements for permits**

Except for a permit issued under clause 1.0 of this schedule, 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 demonstrates the following:

- Measures to be implemented to minimise adverse impacts during development on environmental values such as threatened species, habitat, water quality, and sites of biological and cultural significance.
- Measures to be implemented to minimise generation of sediment on site, the transportation of sediment onto public roads into drains and waterways, and the generation of dust.
- Measures to be taken to avoid any impacts on the operation of public transport and access to bus stops.
- Location of the site offices, off-street vehicle parking for construction workers and employees on the site.

- Methods to be used for the collection and disposal of construction waste and storage of construction materials.
- Hours of operation on the construction site.

All works conducted on the land must be in accordance with the approved construction management plan.

Landscaping Plan

Prior to the commencement of works, a detailed landscaping plan consistent with the landscaping masterplan must be submitted and approved by the responsible authority that includes:

- A planting scheme with predominantly indigenous and native landscape species that are suitable for planting in a residential area.
- Details of street trees to be provided within the site, and how they integrate with the surrounding and adjoining street networks.
- A landscape boulevard and entry treatment along Cairnlea Drive, immediately north of Ballarat Road.
- Details of landscaping associated with the proposed open space areas.
- Details of the shared path network.

3.0

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Requirements for development plan

Development Plan Components

In preparing a development plan, the following components must be provided:

A siting and design plan showing:

- An indicative development schedule including the number, type and density of dwellings and the floor area of any proposed non-residential uses.
- A transition in lot size between the adjoining and new residential areas along the northern boundary.
- Provide a lot layout that ensures there are opportunities for active and passive surveillance in the area.
- The location of up to four storey medium density housing abutting the common boundary with the M80 road reserve.
- The location of up to four storey medium density housing in proximity to 'Gateway Hill', Cairnlea Drive, Ballarat Road, Kororoit Creek and the commercial area.
- The location of landscaped wall treatments on medium density housing where abutting the common boundary with the M80 road reserve or commercial area.
- The details of billboard signage to be located within the 'Gateway Hill' area fronting the M80 and Ballarat Road.

A traffic and access plan which includes an assessment addressing the potential impact of the proposed development on the arterial and local road networks and identifies mitigating works on those, including:

- The intersection of Glenbrook Avenue and Cairnlea Drive.
- Potential loading requirements for the commercial land that clearly avoid heavy vehicles using residential streets.

- Road reserves and road widths that comply with council requirements and the *Public Transport Guidelines for Land Use and Development*.
- The location of internal road, cycle and pedestrian networks and their connection to existing networks, including public transport.
- Traffic calming methods such as road humps and/or chicanes to be provided within the residential development.
- A reservation for the creation of an access point into the adjoining property located at 18A Jonesfield Corner, Cairnlea.
- A cycling and walking plan to be produced, having regard to the *Brimbank Walking and Cycling Strategy 2008* (as amended), including details of the location and reservation for shared paths and how pedestrian connectivity is to be provided to the surrounding Principal Bicycle Network (PBN) and public transport.
- An interface along the existing water ways including pedestrian and bicycle paths.
- Pedestrian links to and from the site across Cairnlea Drive and Ballarat Road.
- Access to the commercial land, including left in only access from Ballarat Road and left in access and left out egress from Cairnlea Drive.

The traffic and access plan must incorporate the views of the Roads Corporation, relevant floodplain management authority and the Public Transport Development Authority.

A landscaping master plan, including:

- The location of trees to be removed in accordance with a tree assessment.
- The general location of street trees.
- A concept plan for the proposed active open space and 'Gateway Hill' areas.
- A concept plan for all areas that interface with adjoining road or waterway reserves.
- The location and design of entry treatments, signage and landscaping along Cairnlea Drive and the existing waterways to create a legible entry to the site.

A development contributions plan showing the developer contribution 'works in kind' that are to be provided within the designated active open space reserve.

A stormwater management plan that addresses the control of flows in and around the site for discharges up to and including the 1 in 100 year flows and addresses the need for retention storage to control flows and water quality treatments to a best practice standard.

A services plan including:

- Details of the physical infrastructure to accommodate the development including the provision of water, sewerage, drainage, electricity, gas and telecommunication services to be provided underground.
- The location of existing and proposed easements.

An Adverse Amenity Impact Assessment (AAIA) prepared by a suitably qualified person(s). The results of the AAIA must provide guidance for any further staging and development of the site. The report must identify all potential adverse amenity impacts from nearby uses and consider:

- Whether the proposed use and development is likely to be affected by odour, noise or dust from any surrounding industrial activities and/or Major Hazard Facility (MHF).
- The mitigation or remedial measures that could be taken to minimise or avoid adverse impacts identified in the report.

A Noise Impact Assessment (NIA) prepared by a suitably qualified person(s). The results of the NIA must provide guidance for any future staging and development of the site and should include:

- An assessment of potential noise impacts between residential and commercial development on the land including recommendations for mitigation.
- Recommendations for appropriate mitigation measures to minimise noise impacts on the land from the M80 and potential future western freight alignment.

A plan showing the indicative staging and timing of key infrastructure and facilities.

Before deciding whether a development plan, or amendment to a development plan is satisfactory, the responsible authority must consider, as appropriate:

- The views of the relevant floodplain management authority, with respect to the integration of proposed pedestrian and bike path locations.
- The views of the Public Transport Development Authority.

The views of the relevant referral authorities (including but not limited to the Roads Corporation) must be sought prior to approval of the development plan for:

- The proposed access arrangements from Ballarat Road to the site.
- The required noise impact assessment and potential noise mitigation measures required.