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SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**.

BEAVERS ROAD AND ARTHURTON ROAD AREA, NORTHCOTE

This schedule applies to:

- 198 and 200 Beavers Road, Northcote, being land on the northern side of Beavers Road zoned Residential Growth Zone (also referred to as Northern Precinct).
- Land to the south of Beavers Road, north of Arthurton Road and east of Merri Creek zoned Commercial 1 Zone (also referred to as Southern Precinct).

1.0

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Requirement before a permit is granted

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

- To use an existing building.
- Minor buildings and works to existing buildings provided the buildings or works do not prejudice the preparation and approval of the Development Plan and the long-term vision for the overlay area.
- Subdivision of land, provided that the subdivision is the result of a consolidation of all or parts of the site or the re-subdivision of the land and the number of lots is not increased.
- Removal or creation of easements or restrictions.
- Buildings or 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*.

Before any planning permit is granted for any use or development of land to which the overlay applies, the responsible authority must consider the requirements for a development plan as outlined in subclause 3.0 of this schedule.

2.0

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Conditions and requirements for permits

An application for use, subdivision or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the long-term future use and development of the land in accordance with the development plan requirements specified in this schedule.

An application to construct or carry out works for the purposes of a non-sensitive use comprising subsurface excavation must be accompanied by an assessment of landfill gas risk associated with historical land filling activities, in accordance with the *Best Practice Environmental Management – Siting, Design, Operation and Rehabilitation of Landfills (EPA Victoria, Publication 788.1, September 2010)*, to the satisfaction of the responsible authority, in conjunction with the Environmental Protection Authority.

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Requirements for development plan

A development plan must meet the matters set out in subclause 3.0 as relevant.

Before approving a development plan, the responsible authority may advise PTV, Melbourne Water and the EPA of the proposed development plan. If the responsible authority does so advise any of these bodies of a proposed development plan, it must provide no less than 21 days for these bodies to provide any comments. The responsible authority should take any comments received within 21 days into account prior to approving a development plan.

The responsible authority may consider separate development plans within the precincts. Where a separate development plan is prepared, the plan should show how the plan relates to the other land within the overlay.

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A **Development Plan** should provide for and address the following matters as appropriate to the satisfaction of the responsible authority:

Use, Built Form and Design

General

- An existing condition plan showing natural features, topography, orientation, views, existing uses and buildings, open space, existing vehicle and pedestrian/cycle connection, vegetation and landscaping in the nearby area.
- The relationship of the uses and the proposed built form to the existing or proposed use on adjoining land.
- Details of the proposed land use of each part of the land within the overlay.
- Extent of active frontages at ground level and street frontages.
- Design and siting of building that will maximise passive surveillance of public and communal areas and nearby creek environs.
- A mix of dwelling sizes to provide for a diversity of housing.
- Minimisation of potential conflict (e.g. noise, odours, hours of operation) between a proposed use and or development and existing uses and developments on adjoining and nearby land.
- Proposed streetscape treatments including landscaping to complement the existing surrounding streetscapes and to satisfaction of the responsible authority.

Southern Precinct:

- Provision of the transition from former industrial uses to mixed uses (preferably 'green businesses' businesses as per *Darebin Green Business Attraction Strategy 2012*), with residential use to complement predominant commercial uses.
- A mix of commercial spaces to provide for a diversity of uses. Land use in the southern precinct should promote mixed-use activities with minimal ground floor residential uses. Residential use should be located on upper level and provides for a range of dwelling types and sizes.
- Provision of dwellings on the upper levels. For any extent of dwelling use at ground floor level it must be demonstrated that there will be no adverse viability and economic impact on businesses and no potential adverse amenity impacts from residential use on commercial uses.
- The design and siting of any new development on any site not associated with existing industrial use should increase permeability through the site and surrounding area through the provision of a publicly accessible north-south route connecting Arthurton Road to Beavers Road which incorporates a two-way vehicle carriageway, pedestrian and cycle route and landscaping, as appropriate.

Northern precinct:

- The design and siting of any new development on any site not associated with existing industrial use should increase permeability through the site and surrounding area through the provision of publicly accessible linkages between land north of Beavers Road and Beaconsfield Parade.
- Development in the northern precinct should seek to reinforce the residential purpose of the land with limited commercial use at the ground level, where appropriate.

Beavers/Arthurton Roads Design Guidelines (BARD Guidelines)

The development plan should include BARD Guidelines to provide detail regarding amongst other matters, the scale, form, setbacks, height and anticipated materials and colour of buildings and the landscaping of sites to the satisfaction of the responsible authority. Amongst other things, the development plan must consider the following:

General

- The built form should gradually rise and should not be more than 8 metres above existing ground level where within 5 metres of an abutting lot boundary of existing residential land that is outside of the DPO area.
- The design of the built form towards any access ways should reflect a fine grain pattern of nearby streets, floors should be distinguishable from each other through punctured facades (e.g. balconies, windows, façade articulation) and be located to provide a comfortable pedestrian scale.
- Details of design measures to maximise passive surveillance and activation of streetscapes and the public realm Provision of environmental sustainable design principles including maximising opportunities for northern orientation and natural lighting, reduction of impervious surfaces and stormwater reduction and management to the satisfaction of the responsible authority.

Southern Precinct:

- Creating a strong sense of place and vibrancy of commercial and mixed uses, accessibility and community safety.
- Active frontages at ground level adjoining Arthurton Road, Beavers Road, Goldsmith Grove and any new public carriageway, path or road. Residential frontages should be avoided.
- Development fronting Arthurton Road which:
 - Promotes multi-level development with high site coverage to maximise the commercial opportunity and employment generating potential.
 - Encourages zero or minimum frontage setbacks from Arthurton Road for new buildings. This may be varied where it can be demonstrated the setback provides for an enhanced public realm and net community benefit (e.g. public footpath widening or provision for a bus stop).
 - Provides for car parking to be adequately concealed from public views, e.g. through siting to the rear of buildings or within a basement.

Northern Precinct:

- Graduated building heights where the overall height should not exceed 13.5 metres above existing ground level and a maximum of four storeys.
- Limited commercial uses that may be considered under the applicable zone should be located to front Beavers Road.

Merri Creek Interface Treatment

- Recognition, enhancement and protection of the integrity of the Merri Creek landscape, environment and recreation functions after consideration of the *Merri Creek Development Guidelines 2004* and the *Merri Creek and Environs Strategy 2009-2014*, including:
 - Provision of development setbacks from the Merri Creek environs which respond appropriately to topographical conditions and provision of public thoroughfares in the public and private domain adjacent to the creek, as appropriate.
 - Design and siting of buildings to minimise visual and landscape impacts experienced from the Merri Creek environs and adjoining pedestrian paths, including the transition of building heights to reduce height and mass nearby the Merri Creek environs. The built form should gradually rise and should not be more than 8 metres (above existing ground level) or a maximum two storeys within 5 metres where a lot boundary abuts creek or park environs.
 - Buildings adjacent and nearby the Merri Creek corridor being constructed of materials and colours that reflect the natural setting of the creek environment and in finished in muted tones.

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- Appropriate development design and interface treatment to respond to and complement the Merri Creek environs, after consideration of the *Merri Creek Development Guidelines 2004* and other land uses nearby.
- Urban design treatment at the western section of the area to address and protect the gateway approach from the west across Merri Creek into Darebin City.
- Environment/landscaping – Appropriate landscaping buffer and treatments along Merri Creek to be provided. Consideration of the provision of appropriate linkages between new developments and areas of existing open space.
- Vegetation protection and enhancement (if relevant), and proposed landscaping.
- Minimisation of light spill into the Merri Creek valley.

An Integrated Transport and Traffic Management Plan that provides for, but not limited to the following:

- An existing condition assessment.
- Internal road layout, car parking location, the expected traffic generation and management, bicycle and pedestrian movement and their connections to the external movement network including public transport to meet any relevant road standards.
- Works necessary to existing and proposed intersections to accommodate traffic increases and safe pedestrian movement.
- Proposed traffic management and control works on site and on adjoining roads.

Reference Documents

Development Guidelines for the Merri Creek 2004

Merri Creek and Environs Strategy 2009-2014

Best Practice Environmental Management – Siting, Design, Operation and Rehabilitation of Landfills

Darebin Green Business Attraction Strategy