

29/03/2018
C180**SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO13**.**PUBLIC HOUSING RENEWAL – WALKER STREET, NORTHCOTE****1.0 Requirement before a permit is granted**29/03/2018
C180

A permit may be granted before a development plan has been approved to use or subdivide land, construct a building or construct or carry out works to the satisfaction of the Responsible Authority. Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and integrated and orderly development of the site in accordance with the development plan requirements specified in this Schedule.

2.0 Conditions and requirements for permits29/03/2018
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The following conditions and/or requirements apply to permits, as appropriate:

- Prior to the commencement of any permitted demolition, buildings or works, a detailed Construction Management Plan as relevant to that demolition or those buildings or works must be prepared to the satisfaction of the Responsible Authority. The Construction Management Plan:
 - must address (as relevant): demolition, bulk excavation, management of the construction site, hours of construction, noise, control of dust, public safety, construction vehicle road routes and traffic management (including location of construction vehicle access and worker parking), soiling and cleaning of roadways, discharge of any polluted water and stormwater, security fencing, disposal of site waste, location of cranes, location of site offices, storage of plant and equipment, redirection of any above or underground services and the protection of trees on or adjacent to the site to be retained in accordance with an Arboricultural Assessment Report prepared in accordance with this schedule.
- Prior to the commencement of any permitted demolition, buildings or works, a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority that addresses a cohesive approach to waste and recycling collections for the entire development. The Waste Management Plan must:
 - Identify the location of bin storage areas that are sufficient to cater for waste that will be produced
 - Identify and specify the type of bins to be used, location areas, where they will be stored, collection points and times, responsibility for collection and return, and details of screening and ventilation
 - Specify how recycling materials will be managed and collected
 - Show access routes for waste collection vehicles that do not rely on reversing movements.
 - Explore a waste management system that diverts organic waste from landfill
 - Explore centralised and easily accessible areas located within the development where waste compactors could be stationed for all residents of the development to utilise.

3.0 Requirements for development plan

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A Development Plan must include the following requirements.

General

The Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Darebin City Council.

The Development Plan must demonstrate the following:

- high quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and liveability
- an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable.
- integration with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering 'good neighbour' outcomes
- opportunities for legible access and address points for the site, buildings and spaces, including defining open spaces that foster social connections between residents and the wider community and that prioritise pedestrian and bicycle access within and external to the site
- landscaping and open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area that meets the needs of both the social and private housing residents
- delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.

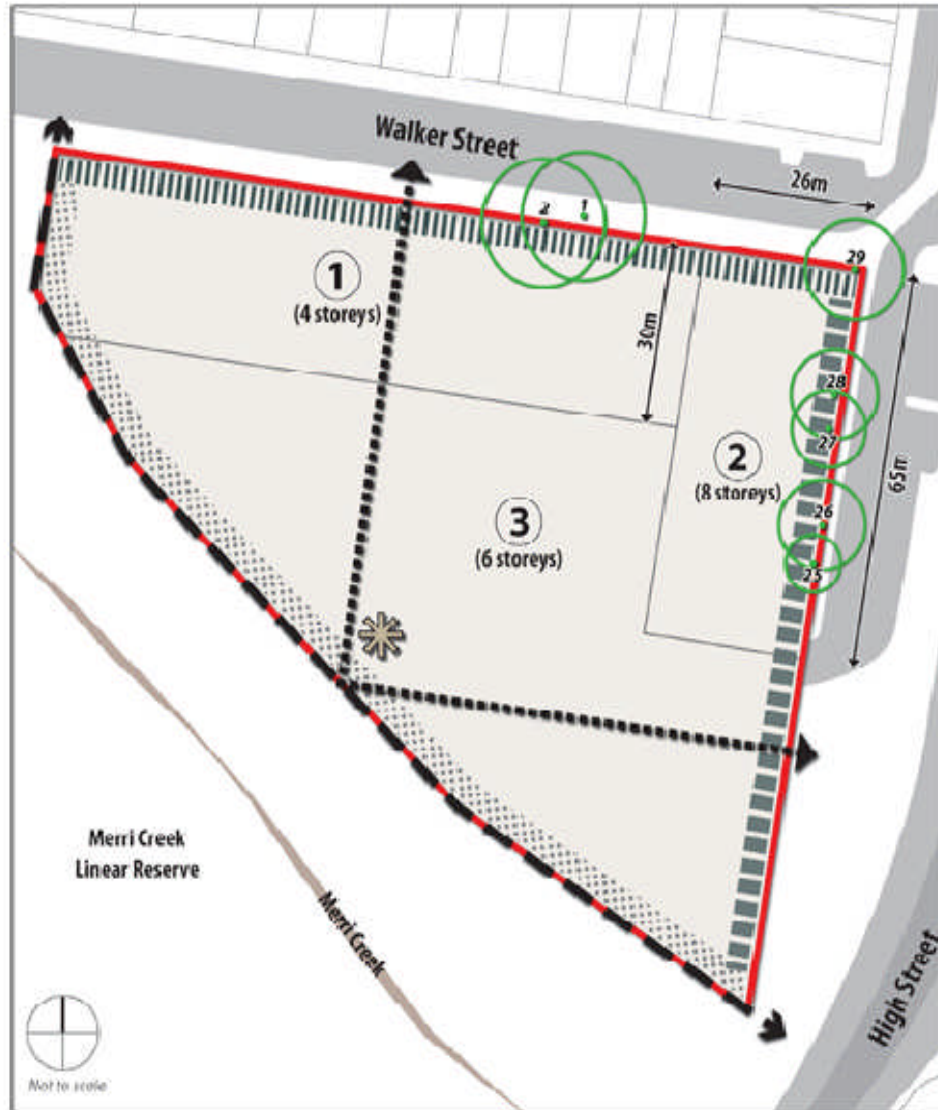
Land Use

The Development Plan could show or make provision for:







- community facilities in appropriate locations at ground level where they will be accessible to all residents of the Estate and the surrounding community. The Development Plan must demonstrate that potential amenity impacts can be appropriately managed.

Concept Plan

The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.



LEGEND

-  Site
-  Internal connections
-  Pedestrian Path
-  Precinct (with associated maximum building height)
-  Potential location of new open space area
-  Trees to be retained (refer Tree Assessment prepared by Galbraith Associates dated 31.01.2017)

INTERFACE TREATMENTS

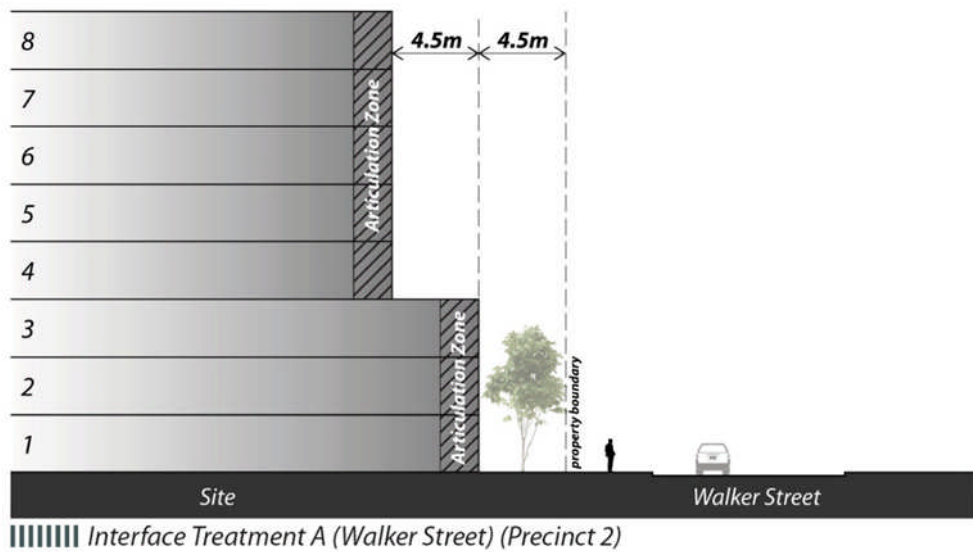
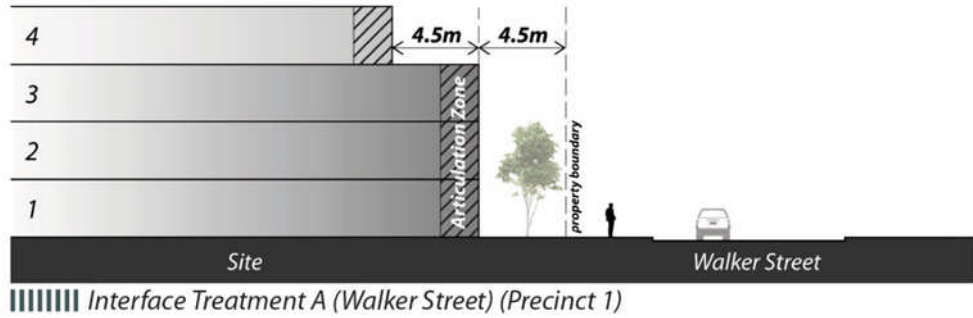
-  Interface Treatment A (Walker Street)
-  Interface Treatment B (High Street)
-  Interface Treatment C (Merri Creek)

PRECINCT	MAXIMUM BUILDING HEIGHT
1	4 storeys
2	8 storeys
3	6 storeys

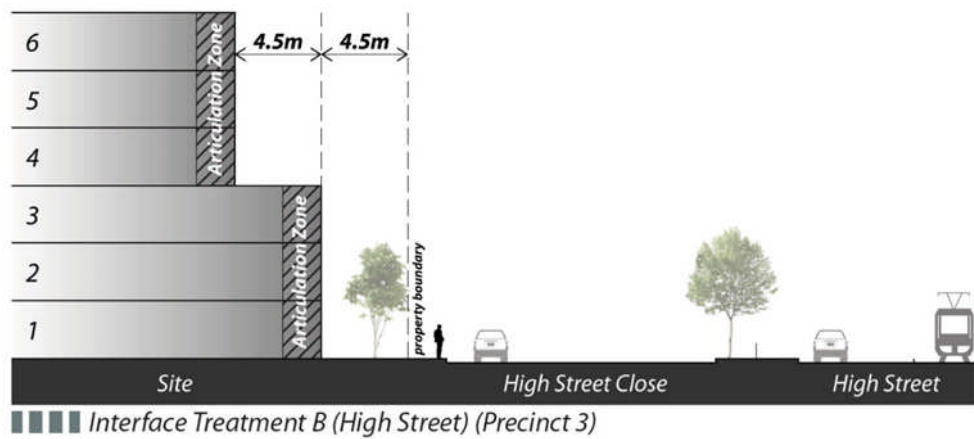
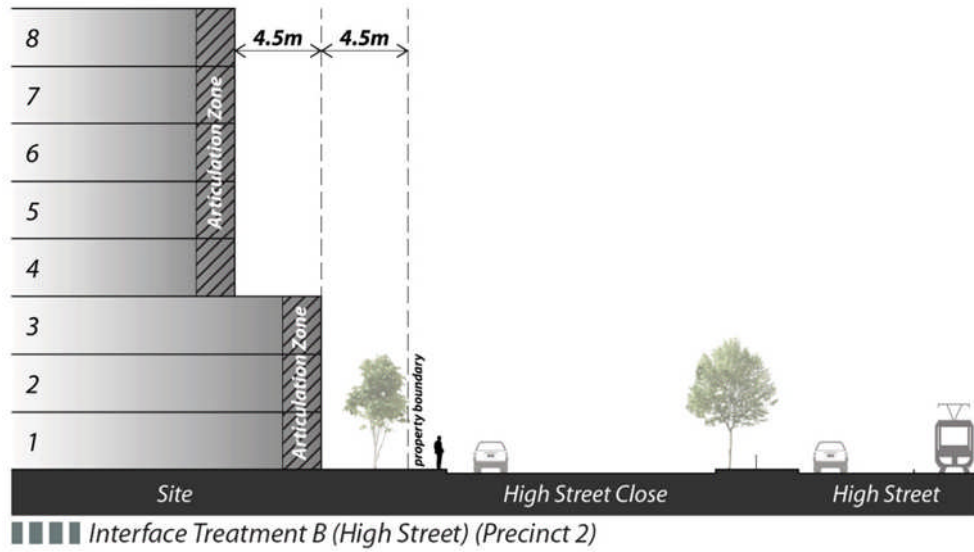
Building Heights and Setbacks

The Development Plan must show:

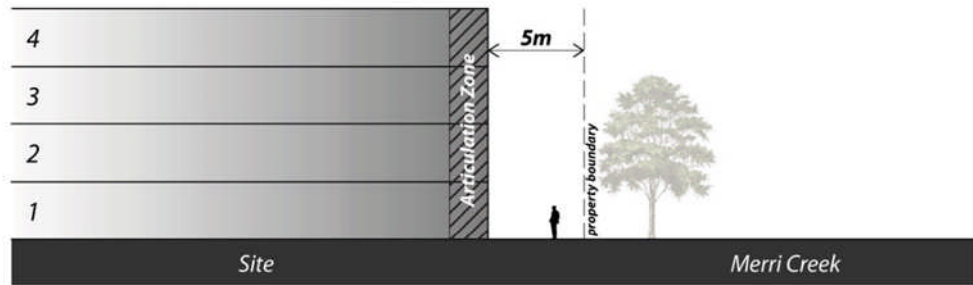
- In each Precinct, buildings that do not exceed the ‘maximum building heights’ on the Concept Plan.
- Boundary setbacks as outlined in each relevant Interface Treatment or an increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.
- For **Interface Treatment A (Walker Street)**:
 - 4.5 metre boundary setback up to 3 storeys and an additional 4.5 metre setback above 3 storeys.



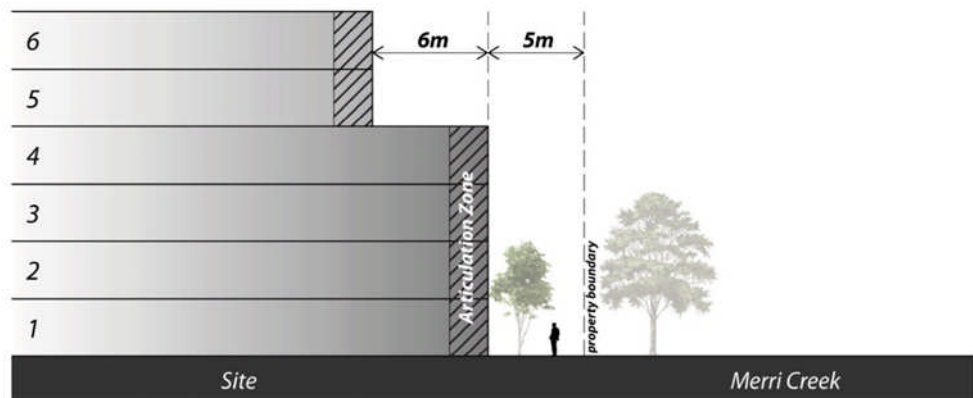
- For **Interface Treatment B (High Street)**:
 - 4.5 metre boundary setback up to 3 storeys and an additional 4.5 metre setback.



- For **Interface Treatment C (Merri Creek)**:
 - 5 metre boundary setback up to 4 storeys and an additional 6 metre setback above 4 storeys



Interface Treatment C (Merri Creek) (Precinct 1)



Interface Treatment C (Merri Creek) (Precinct 3)

Other Built Form Requirements

The Development Plan should show:

- Built form fronting High Street designed to enhance the gateway approach into Darebin City from the south across Merri Creek.
- Built form to the corner of Walker Street and High Street graduated to avoid an abrupt change in building height with the lower rise built form fronting Walker Street.
- Transition in scale down to lower built forms fronting Walker Street and Merri Creek.
- Buildings that respond to, and complement the Merri Creek environs, having regard to the *Merri Creek Development Guidelines 2004* and the *Merri Creek and Environs Strategy 2009-2014*.
- Buildings that respond appropriately to topographical conditions.
- Buildings adjacent to Merri Creek to minimise visual and landscape impacts, including use of materials and colours that reflect the natural setting of the creek environment.
- Buildings that cast no additional overshadowing to the Merri Creek waterway and pedestrian path on the south side of the creek, between 11am and 3pm on September equinox
- Buildings that allow for good levels of surveillance over the creek environment and avoids car parking structures facing the creek.
- Minimisation of light spill into the Merri Creek valley.
- Building envelopes that are adapted to:

- Protect trees 1, 2, 25-28 and 29 as identified in the report prepared Galbraith & Associates dated 31 January 2017 in accordance with *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* for root and canopy protection; and
- Provide levels of direct sunlight to the public realm, surrounding footpaths on 22 September (equinox) that are commensurate with the proposed use of the spaces and ensure the amenity enjoyed by existing and future residents is not unreasonably compromised.
- Active frontages to High Street, Walker Street, Merri Creek and internal connections, through the following:
 - Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages; and
 - Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection.
- Where non-residential uses are proposed, provision of the following:
 - A minimum 4 metre floor to floor height;
 - An entrance and/or clear glazed window at the street frontages of each individual non-residential use; and
 - Weather protection at the street frontages of the non-residential uses.
- Visual bulk of buildings reduced through the placement of balconies and use of discontinuous forms, articulated facades and varied materials, particularly in the articulation zones shown on the Interface Treatment Diagrams.
- The location of car parking spaces within basement levels or suitably concealed within buildings or behind features with active frontages, or behind architectural features.
- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials.
- Appropriate mitigation measures to minimise the adverse impacts on existing sensitive uses in proximity of the site.
- Appropriate noise attenuation measures to minimise noise impacts on proposed dwellings from High Street, the South Morang Railway Line and any non-residential uses on the site.

Landscape and Open Space

The Development Plan should show

- A new centrally located open space area, as shown on the Concept Plan. This area may form part of the communal open space required under Clause 55.07-2 or Clause 58.03-2 and/or public open space.
- Retention of trees 1, 2, 25-28 and 29 as identified in the report prepared by Galbraith & Associates dated 31 January 2017 in accordance with *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* for root and canopy protection.
- Replacement of any high or medium value tree identified in the required Arboricultural Assessment Report and the Galbraith & Associates report dated 31 January 2017 on a two for one ratio.
- Additional street trees along the High Street and Walker Street frontages, subject to agreement from Darebin City Council.
- Recognition, enhancement and protection of the integrity of the Merri Creek landscape, environment and recreation functions which is generally consistent with the *Merri Creek Development Guidelines 2004* and the *Merri Creek and Environs Strategy 2009-2014*, including:

- Appropriate landscaping buffer and treatments along Merri Creek to be provided with a shared pathway which may be located wholly or in part on public land subject to agreement from Darebin City Council; and
- Vegetation protection and enhancement, and proposed landscaping.
- New trees along the central open space connection.
- Reuse or adaptation of the existing public art located on the site within the open space area and/or internal connections.

Circulation

The Development Plan should show:

- A legible circulation system within the site.
- The primary vehicle access point for the land being from High Street Close.
- Pedestrian and bicycle connections through the site, which are prioritised over vehicle connections.
- Accessible car parking for residents, workers (if applicable) and visitors.
- Provision for secure bicycle parking for residents and workers (if applicable), end of bicycle trip facilities for workers (if applicable), and short term bicycle parking for visitors.
- Bicycle parking located at primary frontages and in proximity to pedestrian access ways.
- Bicycle parking provided at a minimum of:
 - one space per dwelling without a car space
 - one space per five dwellings with a car space
 - one space per 10 dwellings for visitors
- Bicycle servicing facilities that are located in highly visible and well-lit places.
- A shared path (pedestrian and cycle) adjacent to the Merri Creek frontage of the site that connects with High and Walker Streets and midway with the connection to Walker Street generally located as shown on the Development Plan. This path may be located wholly or in part on the subject land subject to agreement from Darebin City Council.

Required documents, plans and reports

The following documents, plans and reports must form part of any Development Plan (as applicable if the Development Plan is approved in stages), and must be prepared to the satisfaction of the Responsible Authority:

1. A **Planning Report** that demonstrates how the recommendations of the others plans required by this Schedule have been incorporated into the proposed development of the land.
2. A **Site Context Analysis** prepared in accordance with Clause 55.01 or Clause 58.01 of the Planning Scheme that includes, but is not limited to:
 - The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport;
 - Views to be protected and enhanced, including views of and from the site;
 - Key land use and development opportunities and constraints.
3. **Preliminary Architectural Plans and Design Report** that show the distribution and design of built form on the site to be generally in accordance with the Concept Plan included in this Schedule, including, but not limited to:

- A design response to the Site Context Analysis in accordance with Clause 55.01 or Clause 58.01 of the Planning Scheme;
 - Demonstration of compliance with the requirements of Clauses 55 and 58 as relevant;
 - Demolition works;
 - Building envelopes including maximum building heights, building setbacks, and building depths;
 - The proposed built form edge and interface treatments to High Street, Walker Street and Merri Creek;
 - Conceptual elevations and cross-sections, indicating level changes across the site;
 - Shadow diagrams of both existing conditions and proposed shadows to be prepared at the September equinox at 9am, 12 noon and 3pm;
 - Images which show how the proposed built form will be viewed from the High Street corridor, Merri Creek and the adjoining residential area to the north;
 - The mix of dwelling types and sizes for each precinct including the mix of social and private housing;
 - The mix of land uses, including non-residential uses such as retail, commercial and community facilities and the location of these uses to each building or precinct;
 - Any retail and commercial uses limited to the High Street frontage;
 - Vehicle access, circulation and parking locations;
 - Waste collection zones to each building and primary points of access of waste vehicles;
 - Open space area/s surrounding buildings and the proposed use and access of all spaces;
 - The relationship between proposed buildings and works and surrounding land uses and development, including:
 - Existing residential properties on the opposite side of Walker Street;
 - Merri Creek;
 - High Street corridor.
4. An **Integrated Transport and Traffic Management** Plan that addresses, but is not limited to:
- The range and scale of uses anticipated on the site;
 - The estimated population of residents, visitors and workers (if applicable);
 - Estimated vehicle trip generation levels resulting from use and development within the site;
 - Vehicle ingress and egress points and estimated levels of usage;
 - The likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as off-site traffic management treatments;
 - The location of on-site car parking for residents, visitors and workers (if applicable). The location of car parking spaces should be situated at basement level or suitably concealed within buildings;
 - Provision for loading and unloading of vehicles and means of access to them, including waste, delivery and furniture removalist vehicles;
 - Provision of a safe and accessible pedestrian and bicycle network within the site and connecting to the external network;

- Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, visitors and workers (if applicable), including a new resident awareness and education program and opportunities for the provision of a car share program;
 - Provision for secure bicycle storage for residents and workers (if applicable), end of bicycle trip facilities for workers (if applicable) and short term bicycle parking for visitors;
 - Identify any improvements or alterations to existing infrastructure, as a result of the development.
5. An **Arboricultural Assessment Report** that addresses, but is not limited to:
- Assessment of trees on or adjacent to the site, including retention value;
 - Recommendations for the protection of trees to be retained to conform to *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* to ensure long-term health, including designation of tree protection zones (for roots and canopy) and structural root zones;
 - Recommendations for trees to replace the removal of any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to the residents and the public realm.
6. A **Tree Management Plan** that addresses, but is not limited to:
- Identifying trees to be retained;
 - Detailing the methodology for protecting trees identified for retention, including the provision of high visibility tree protection fences at least 1.8 metres tall before construction commences, and measures to protect the trees, including their canopies, during construction.
7. A **Landscape and Open Space Plan** that addresses, but is not limited to:
- Existing vegetation to be retained as assessed in an Arboricultural Assessment Report prepared in accordance with this Schedule;
 - New canopy trees and landscaping within the public realm and communal areas / open space areas;
 - A planting theme that:
 - Complements existing trees to be retained on the site and the surrounding neighbourhood character and the High Street corridor;
 - Protects and enhances the Merri Creek landscape;
 - Demonstrates water sensitive urban design outcomes.
 - Delineation of communal and private open spaces and the treatment of these interfaces;
 - Hard and soft landscaping treatments of the public realm and communal open spaces;
 - Interface treatments between High Street, Walker Street and Merri Creek, including boundary fences;
 - Integration of sustainability and water sensitive urban design measures;
 - Maintenance responsibilities.
8. A **Dwelling Diversity** report that must:
- Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site;
 - Include the number and extent of one, two and three bedroom plus dwellings for social and private housing;

- Provide for additional initiatives that actively encourage affordable housing and/or other alternate housing delivery models.
9. An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives for the site. The Plan is to address the areas of energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. All buildings must be designed to achieve a minimum 5 star rating against the Green Building Council of Australia's Green Star rating system for design (or achieve an equivalent standard using an equivalent rating tool).
10. A **Services and Infrastructure Plan** that addresses, but is not limited to:
- An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development;
 - A description of the proposed provision of all appropriate utility services to development parcels;
 - A stormwater drainage master plan, including measures to ensure appropriate protection of Merri Creek and the location of any on-site drainage retention facilities.
11. An **Environmental Site Assessment** that addresses, but is not limited to:
- Site history and current site uses, including a photographic record of the buildings to be demolished;
 - The extent of any filling that has occurred on the site, including area, depth and fill material;
 - The presence and depth, of groundwater at the site;
 - The contamination status of soil on the site;
 - If intrusive works are likely to occur during redevelopment works, an acid sulphate soil assessment;
 - Advice on the need for a Site Remediation Strategy;
 - An assessment of risks for the proposed redevelopment of the site and recommendation for any required remediation;
 - An assessment of risks for the proposed redevelopment of the site and recommendation for any required remediation.
12. Where the development will be undertaken in stages, a **Staging Plan** that addresses, but is not limited to
- The delivery of infrastructure and shared facilities within each stage to ensure the orderly development of the site;
 - Site management, such as resident amenity, vehicle access and parking, pedestrian access and protection of existing buildings, infrastructure and vegetation;
 - Timeframes for the commencement and completion of each stage and any management of overlap between stages.
13. An **Acoustic Report** that addresses, but is not limited to:
- Whether the proposed use and development of the Estate is likely to be affected by noise from nearby uses or abutting roads;
 - The likely effect of non-residential uses on the site on the amenity of nearby residential uses and methods to address the issues identified.
14. A **Social Infrastructure Assessment** to inform potential community facilities, programs and services that may be delivered on site.
15. A **Community Engagement Report** which outlines the consultation which has occurred to inform the preparation of the Development Plan, including but not limited to the following stakeholders:
- Darebin City Council

DAREBIN PLANNING SCHEME

- Office of the Victorian Government Architect
- Transport for Victoria (including Public Transport Victoria and VicRoads)
- Estate Residents
- Community Groups
- Neighbouring owners and occupiers