

21/05/2015
C136

SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY

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

2 BANOOL AVENUE, YARRAVILLE

1.0 Requirement before a permit is granted

21/05/2015
C136

A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority in either of the following circumstances:

- The permit is to construct or carry out works related to demolition of existing buildings;
- The permit is to construct or carry out other works related to the environmental audit and remediation; or
- The permit is for the subdivision of land generally in accordance with Lot 'C' on the 'Plan of Land Transfers for New Road' prepared by CPG, Ref 04051PLTNR, Version 1.

2.0 Requirements for a Development Plan

25/02/2010
C56

The Development Plan must show:

- Consistency with other supporting material such as the Town Planning Report, Adverse Amenity Impacts Report, Environmentally Sustainable Design and Construction Guidelines, Conservation Management Plan, Social Impact Assessment, Siting and Design Guidelines and Traffic Management and Road Construction Report;
- Provision of a variety of dwelling types including a range of medium to higher densities, with a maximum yield of 100 dwellings. A higher dwelling yield may be considered if the development plan requirements are satisfied and a further traffic analysis supports this outcome;
- A variety of building heights across the site of no more than three (3) storeys and limited to two (2) storeys at the following interfaces:
 - Banool Avenue; and
 - Right of Way (ROW) adjacent to the northern boundary of the site.
- Provision of an internal road layout and pedestrian and bicycle network;
- The indicative stages, if any, in which the land is to be developed;
- The availability of major physical infrastructure to accommodate the development including the provision of water, sewerage, drainage, electricity, gas and telecommunication services;
- Details of access connections between the land and the surrounding area including the proposed link roads or roadworks, vehicle access points, vehicle turning circles, traffic management and control methods, car parking areas, and bicycle and pedestrian path connections;
- Location of any common open space provided for in the development;
- Proposed linkages between the land and the Stony Creek Reserve.

Supporting Information Requirements

The Development Plan must be supported by the following reports:

- A **Town Planning Report** that includes an analysis of;
 - how the proposed Development Plan will satisfy the objectives (where relevant) of Clause 54, 55 and 56 of the Maribyrnong Planning Scheme, as relevant; and
 - how the proposed development addresses the adverse amenity impacts of nearby land uses and how these are to be managed including;
 - how the identified heritage buildings are to be retained and integrated into the development; and
 - how the Development Plan addresses any issues or conditions raised in the Environmental Audit for the land.

An **Adverse Amenity Impacts Report** prepared by a suitably qualified person(s) that identifies all potential adverse amenity impacts from nearby uses and how these are to be addressed including, but not limited to:

- Whether the proposed use and / or development is likely to be adversely affected by the existing industrial uses to the southeast, including review of societal risk;
- Whether the proposed use and / or development is likely to be adversely affected by the use of the rail line to the west of the subject site (including noise and vibration);
- Whether the proposed use and / or development is likely to be affected by any other noise sources.

If the report(s) identify that the proposed use and / or development may be adversely affected, specific recommendations must be provided within the report(s) for appropriate measures to ensure that the proposed use and or development is not adversely affected by the identified impacts.

A report which establishes a set of **Environmentally Sustainable Design and Constructions Guidelines**. These guidelines must be based upon the following principles, and provide actions and targets which demonstrate best practice of environmental sustainability throughout the development:

- Energy efficiency;
- Water conservation (including potential Water Sensitive Urban Design techniques employed on the site);
- Building materials conservation; and
- Sustainability in demolition and construction works.

A **Conservation Management Plan** must be prepared and must include a Heritage Interpretation Plan to the satisfaction of the responsible authority. The Heritage Interpretation Plan must provide options for how the future development of the land will incorporate design components that reflect identified heritage values of the land and buildings contained therein, which are generally consistent with the recommendations set out in a Conservation Management Plan to the satisfaction of the responsible authority. This Plan is to address the bluestone walls and saw tooth roof, including the possible integration into the redevelopment.

A **Social Impact Assessment** must be prepared to:

- Provide a vision for the community, detailing the principles guiding the use and development;
- Integrate the development and provide linkages with the surrounding residential development;
- Ascertain what variety of housing styles and types are to be provided to accommodate people with different needs and disabilities within the community;
- Determine any need to improve community services and or facilities within the area, as generated by the proposed development.

A report establishing **Siting and Design Guidelines** must be prepared, providing details relating to:

- Building heights having regard to:
 - A two storey height limit at the Banool Avenue and Right of Way interfaces;
 - No more than three storeys;
 - Neighbourhood character;
 - Shadow zones;
 - Daylight to dwellings; and
 - Overlooking and privacy.
- Building setbacks, and where appropriate, building envelopes;
- Car parking provision and location of garages, carports and 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;
- Design measures to achieve Ecological Sustainable Design;
- Street address of the buildings to Banool Avenue;
- Adaptation of existing buildings for residential use where appropriate;
- Ancillary structures and service fixtures;
- Design measures as appropriate to address noise and vibration from the adjacent train line;
- The areas of the site that have an interface with existing non residential land uses;
- Any particular design measures as a requirement of the Adverse Amenity Impact Report;
- Any particular design measures as a requirement of the Environmental Audit of the land;
- Any particular design measures recommended as a result of the Conservation Management Plan and the Heritage Interpretation Plan; and
- The Siting & Design Guidelines must have regard to the objectives of Clause 54 (one dwelling on a lot) and Clause 55 (two or more dwellings on a lot and residential buildings) of this Scheme.

A **Traffic Management and Road Construction Report** must be prepared by a suitability qualified person(s) providing details relating to:

- 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;
- 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 during demolition, site remediation, and completion of the development, including the link road between Banool Avenue and Hughes Street and alternation of the Banool Avenue and Francis Street intersection (eg. “left in/left out” only or other such changes as agreed to by VicRoads and the responsible authority);
- The prohibition of side access, truck traffic (except to service Banool Avenue residents) and kerbside parking on the link road;

- The design and location of street lighting within the link road that will minimise light spill (eg. baffled) onto properties to the north of the road;
- Design measures (eg. naturestrip planting) to reduce the impact of vehicle lights along the link road to dwellings at 19, 21 & 23 Hughes Street;
- Design details of the acoustic fence proposed between the link road and properties to the north consistent with the report prepared by Heggies Pty Ltd dated April 2008;
- Design details for the upgrade to the right-of-way (eg. resurfaced and increased width to a minimum of 6.5 metres) abutting the north of the site if proposed to be utilised for access to the site or private or visitor car parking facilities;
- Location of vehicle access points to the site, suitably offset from the link road;
- Bicycle and pedestrian works in adjoining and nearby areas considered necessary to integrate development of the land to local destinations (eg. Stony Creek);
- The proposed staging and timing of works required;
- The contribution by the owner/developer or relevant authorities to the reasonable cost of works made necessary by the development; and
- The timing, method and security for payment of any contribution.