

29/03/2018
C170

SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

PUBLIC HOUSING RENEWAL – GRONN PLACE, BRUNSWICK WEST

1.0 Requirement before a permit is granted

29/03/2018
C170

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 permits

29/03/2018
C170

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 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

29/03/2018
C170

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 Moreland City Council.

The Development Plan must demonstrate:

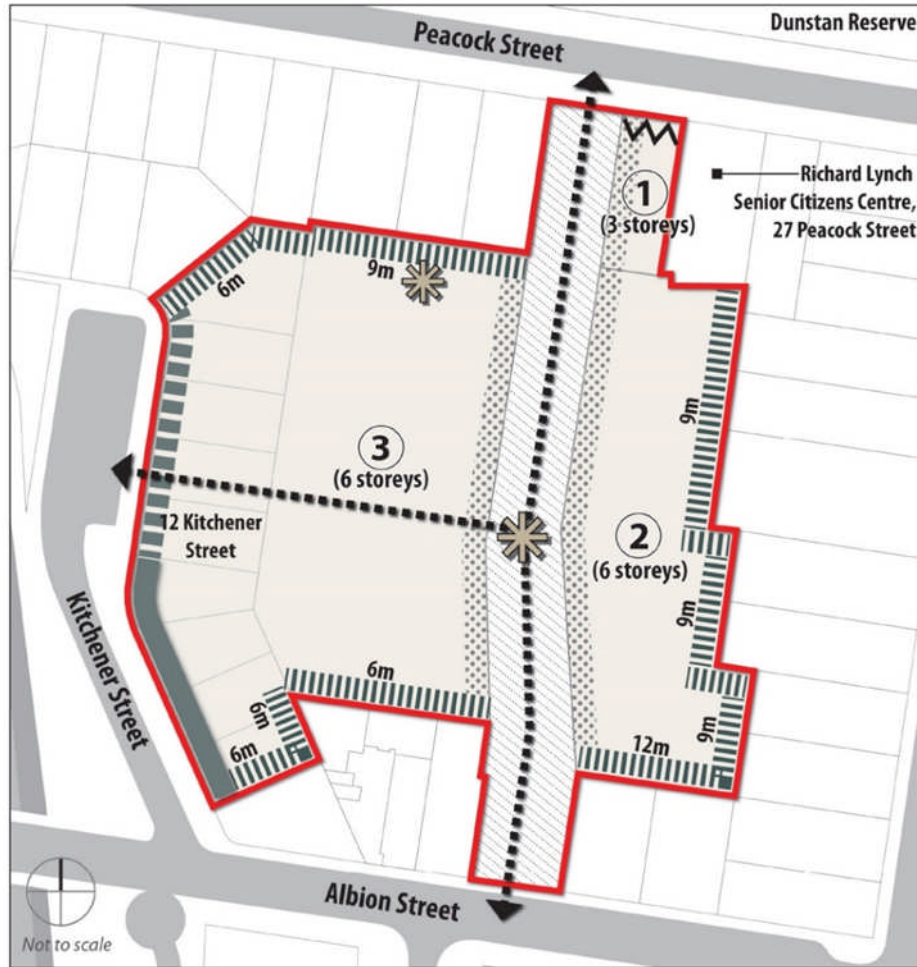
- high quality integrated social and private housing that is socially, economically and environmentally sustainable and delivers high levels of residential amenity and liveability
- an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of 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.
- creation of safe buildings and spaces within the site that adopts Crime Prevention Through Environmental Design (CPTED) design principles to determine the siting of buildings, access ways and dwelling design
- 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 spaces that foster social connections between residents and the wider community and 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 and which meets the needs of both social housing and private residents
- delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities that 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 fronting Peacock Street or Albion Street or the publicly accessible open space corridor, 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
- Precinct (with associated maximum building height)
- Potential location of new open space area (may include community garden)
- Open space corridor

INTERFACE TREATMENTS

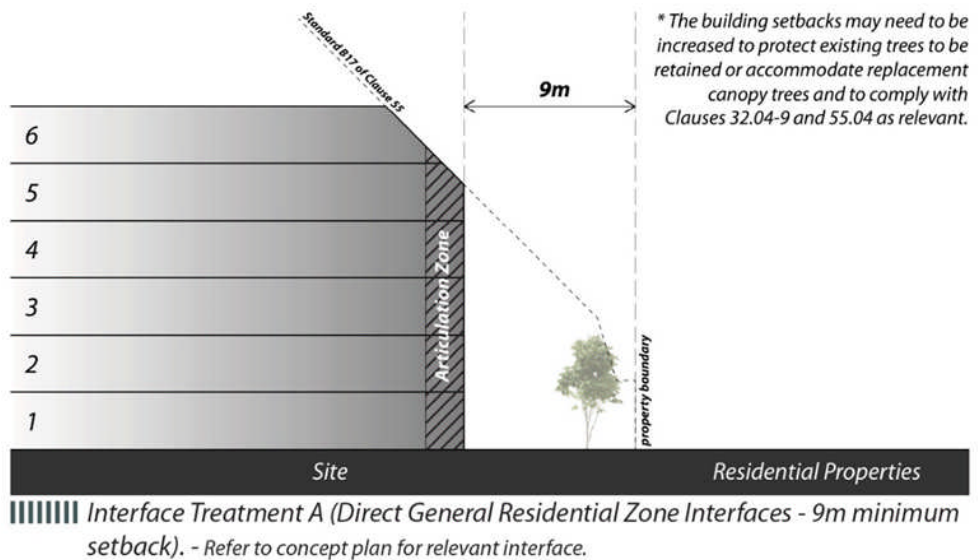
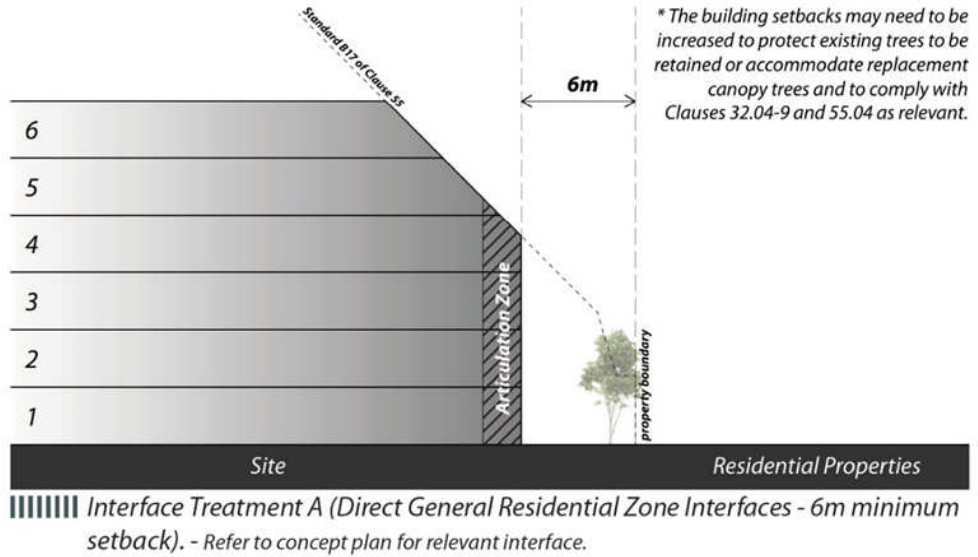
- 6m Interface Treatment A (Direct General Residential Zone Interfaces with associated boundary setbacks)
- Interface Treatment B (Kitchener Street – Northern Portion)
- Interface Treatment C (New Open Space Corridor Through Site)
- Interface Treatment D (Peacock Street)
- Interface Treatment E (Kitchener Street – Southern Portion)

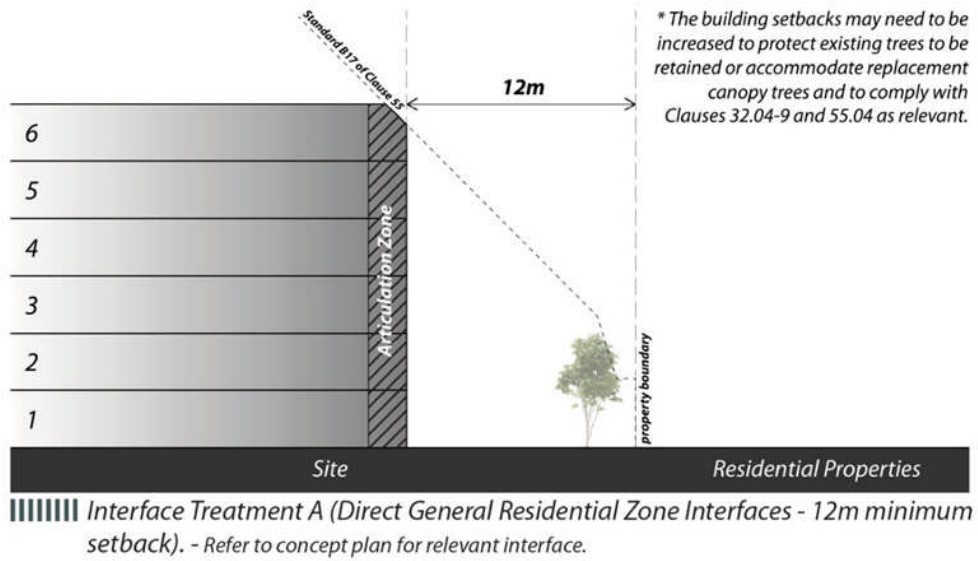
PRECINCT	MAXIMUM BUILDING HEIGHT
1	3 storeys
2	6 storeys
3	6 storeys

Building Heights and Setbacks

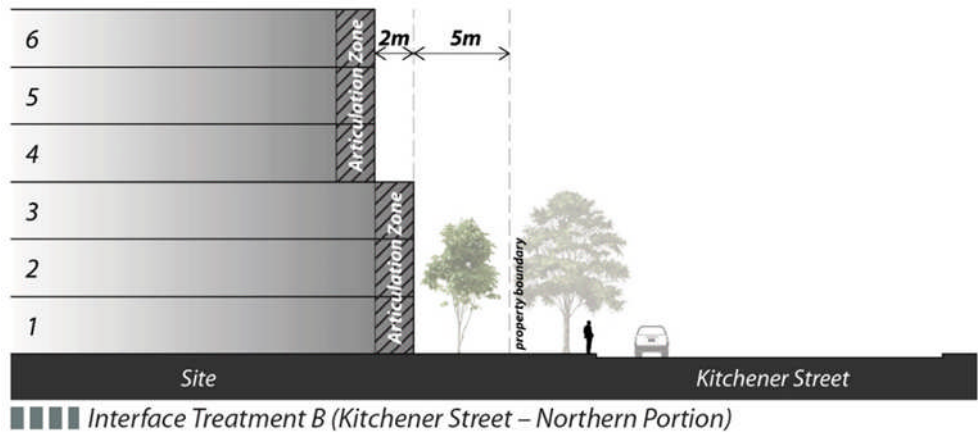
The Development Plan must show:

- Building heights that do not exceed the maximum buildings heights specified in the table to 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 (Direct General Residential Zone Interfaces)**:
 - boundary setbacks as shown on the Concept Plan and increased as required to comply with Clause 32.04-9 and the Clause 55.04 as relevant.

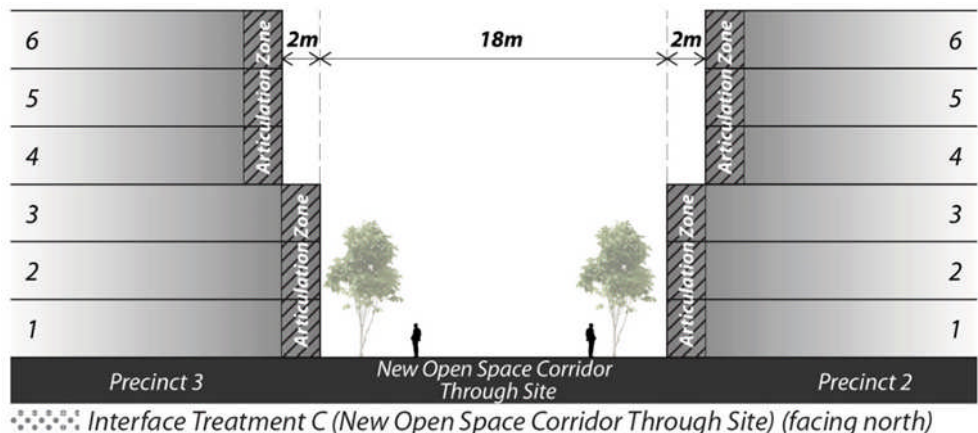




- For **Interface Treatment B (Kitchener Street – northern portion):**
 - 5 metre boundary setback up to 3 storeys, and an additional 2 metre setback above 3 storeys.



- For **Interface Treatment C (New Open Space Corridor Through Site):**
 - 18 metre wide open space corridor with a zero setback to the corridor up to 3 storeys, and an additional 2 metre setback above 3 storeys.



- For **Interface Treatment D (Peacock Street):**
 - in accordance with Clause 55.03-1.

- For **Interface Treatment E (Kitchener Street – southern portion)**:
 - 3 metre boundary setback up to 3 storeys and an additional 2 metre setback above 3 storeys.



Other Built Form Requirements

The Development Plan should show:

- Highest built form in the western portion of site towards Kitchener Street and the Tullamarine Freeway, and towards Albion Street on the western side of the open space corridor, with a transition down to lower built forms at residential interfaces to the north and south, and to 12 Kitchener Street.
- Visual bulk of buildings reduced through variation in heights within each Precinct and 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.
- Buildings and works such as architectural features, sunshades and artworks may be constructed within setback areas, provided they demonstrate a positive contribution to the overall façade composition.
- The location of car parking spaces within basement levels or suitably concealed behind buildings, or behind appropriate architectural features.
- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials.
- Building envelopes that are adapted to:
 - Protect existing trees to be retained;
 - Provide a minimum of 2 hours of sunlight available to a least 50% to public open space areas between 9.00am and 3.00pm on the September equinox.
 - Provide reasonable levels of direct sunlight to the public realm, and surrounding footpaths on the 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 Albion, Peacock and Kitchener Streets, internal connections and open space areas, 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 a non-residential use is proposed, provision of the following:
 - A minimum 4 metres floor to floor height;

- An entrance and/or clear glazed window at the frontages of the non-residential use; and
- Weather protection at the frontages of the non-residential uses.
- Appropriate mitigation measures to minimise the adverse impacts on existing or potential future sensitive uses in proximity of the site.
- Appropriate noise attenuation measures to minimise noise impacts on proposed dwellings from the Tullamarine Freeway, Albion Street and any non-residential uses on the site.
- A 6 metre setback to all boundaries of 12 Kitchener Street if it does not form part of the site at the time the Development Plan is prepared.

Landscape and Open Space

The Development Plan should show:

- A new publicly accessible open space corridor through the site between Albion and Peacock Streets generally located as shown on the Concept Plan. The corridor is to be a minimum 18 metres wide and may contain vehicle access to the site from each street.
- Two open space areas, as shown on the Concept Plan. These areas may form part of the communal open space required under Clause 55.07-2 or Clause 58.03-2 and/or public open space.
- A community garden, which may be located in either of the two open space areas shown on the Concept Plan.
- Informal Outdoor Recreational facilities designed to meet the needs of all residents.
- Retention of all trees identified in the required Tree Management Plan as trees to be retained.
- Tree planting and/or replacement as follows :
 - Any high or medium value tree identified in the required Arboricultural Assessment Report on a two for one ratio;
 - Replacement trees that provide equivalent amenity value to residents and the public realm;
 - Landscaped buffers and setbacks at residential interfaces consisting of existing trees to be retained and/or replacement canopy trees
 - Additional street trees along the frontages of Albion, Peacock and Kitchener Streets, subject to agreement from Moreland City Council
 - New canopy trees along the new open space corridor and internal connections and within new open space areas.

Circulation

The Development Plan should show:

- An indicative layout of internal roads that:
 - Complements the form and structure of the surrounding road network
 - Recognises the primacy of pedestrian and bicycle access within the site
 - Provides a high level of amenity and connectivity, whilst managing the movement of vehicles travelling to and from the site;
 - Are of sufficient width to accommodate footpaths and street trees.
- The location of on-site car parking for residents, workers (if applicable) and visitors. Some or all of the existing car parking within Kitchener Street may be used for visitor parking subject to agreement from Moreland City Council

- A pedestrian path along the new open space corridor between Albion and Peacock Streets
- 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.

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 other 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 which must be generally 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 Moreland Planning Scheme
 - Demonstration of compliance with the requirements of Clause 55 and 58 as relevant
 - Demolition works
 - Building envelopes including maximum building heights, building setbacks to all interfaces, and building depths
 - The proposed built form edge and interface treatments to adjoining streets and adjoining residential properties
 - Conceptual elevations and cross-sections, indicating level changes across the site
 - Shadow diagrams of both the existing conditions and proposed shadows demonstrating that the overshadowing criteria outlined in this Schedule can be met in accordance with the overshadowing criteria outlined in this clause
 - Images which show how the proposed built form will be viewed from the surrounding area, particularly the Albion Street corridor, Dunstan Reserve and adjoining residential properties
 - The mix of dwelling types and sizes for each precinct
 - The location of any non-residential uses within each building or area

- Vehicle access, circulation and parking locations
 - Pedestrian and bicycle access and circulation
 - Open space area/s surrounding buildings and the proposed use and access of all spaces.
4. An **Integrated Transport and Traffic Management Plan** that addresses, but is not limited to, the following:
- The range and scale of residential and non-residential 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
 - Estimated levels of vehicle ingress and egress points
 - 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 staff (if applicable)
 - Areas for loading and unloading of vehicles and access to those areas
 - 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 an electric vehicle charging space
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 and structural root zones
 - Recommendations for trees to replace any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to residents and the public realm.
6. A **Tree Management Plan** that addresses, but is not limited to:
- identifying trees which are 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 and the appropriate protection zones to allow for their retention
 - A planting theme which complements existing trees to be retained and the surrounding neighbourhood character, and that demonstrates water sensitive urban design outcomes
 - New canopy trees and landscaping within the public realm / open space areas;
 - Delineation of communal and private open spaces, including the community garden, and the treatment of these interfaces
 - Hard and soft landscaping treatments of the public realm and communal open spaces

- Interface treatments between adjoining streets and residential properties, including boundary fences
 - Integration of sustainability and WSUD measures with WSUD measures informed by the Stormwater Drainage Master Plan
 - 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
 - This should 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 opportunities.
9. An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives on a precinct-wide scale. The Plan is to address the areas of energy efficiency, on-site renewable energy systems, resilience to climate related impacts water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. The Plan must meet the requirements of Clause 22.08 of the Moreland Planning Scheme and all buildings must achieve a minimum of 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
 - Preparation of a Stormwater Drainage Master Plan, including proposed stormwater treatment, capture and reuse (if appropriate), and water sensitive urban design measures as appropriate
 - The identification of the location of the location of any on-site drainage retention facilities.
11. An **Environmental Site Assessment** prepared by a suitably qualified professional 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 fill 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.
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; and

- Timeframes for the commencement and completion of each stage and any management of overlap between stages.
13. An **Acoustic Report** that identifies:
- 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:
- City of Moreland
 - Office of the Victorian Government Architect
 - Transport for Victoria (including VicRoads and Public Transport Victoria)
 - Estate Residents
 - Community Groups
 - Neighbouring owners and occupiers