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C155

## SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

### 56 & 58-74 STATION STREET, NUNAWADING

This schedule applies to the former Daniel Robertson Brickworks site, which is located at the south west corner of Station Street and Norcal Road, Nunawading.

#### 1.0 Requirement before a permit is granted

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

- Any earthworks 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* and the fulfilment of the current mining lease requirements including the removal of the existing earth walls and reinstatement of the previous natural ground level;
- The construction of that part of any building (such as a site shed and temporary structures) which is 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*;
- Minor works provided the works do not prejudice the preparation and approval of the Development Plan;
- 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 above two lots and or including a reserve;
- Removal or creation of easements or restrictions.

#### 2.0 Conditions and requirements for permits

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A permit to subdivide, use or develop land should include, where relevant, conditions requiring the following:

Prior to the commencement of buildings or works, a detailed Construction Management Plan (CMP) should be prepared to the satisfaction of the Responsible Authority.

All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the Responsible Authority.

#### 3.0 Requirements for development plan

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A Development Plan must be generally in accordance with the Concept Plan shown in Figure 1 to the satisfaction of the Responsible Authority.

The Development Plan shall include measures to be taken relating to the proposed residential areas in order to minimise amenity impacts from the existing industrial areas located in close proximity. These measures may include appropriate siting and distances from the industrial area, design and material treatments, landscaping, noise attenuation and any other techniques deemed to satisfy the protection of the amenity of the residential areas from the existing industrial areas.

The Development Plan must show or provide for:

- A variety of dwelling sizes and layouts;

- A mix of uses and / or a commercial use to activate key site frontage/s;
- The proposed arrangement of uses across the site, including residential and commercial uses, proposed floor space for the non-residential uses;
- The location and extent of all building envelopes including height and setbacks and any existing buildings to be retained;
- Conservation of the former brickworks chimney and maintenance of views to the chimney as required by the relevant Structure Plan;
- Heights of all buildings to AHD level;
- Indicative cross sections of all buildings including any multi level car parking;
- A landscape concept plan for public open space and roads and outdoor communal areas that includes landscape precincts, with indicative themes;
- Landscaping that visually screens adjoining residential areas and softens the appearance of buildings, roads and car parking areas;
- The location and layout of all internal roads and pedestrian accessways;
- Traffic management and traffic control works considered necessary due to the proposed development;
- The location and indicative number of car parking spaces;
- The majority of car parking provided at basement level or via a multi deck structure or ground level garages;
- Bicycle storage;
- Waste storage and disposal;
- Details of access connections between the land and the surrounding area including any proposed vehicle access points, traffic management and control methods and bicycle and pedestrian path connections;
- The location of any common and public open space provided for in the development;
- Any design and development techniques that incorporate environmentally sustainable (ESD) principles; and
- Staging of development, including proposed staged landscaping works concepts.

#### **Supporting Information Requirements**

The Development Plan must be supported by the following reports and plan prepared by suitably qualified person(s):

##### **Management Plan**

A management plan which outlines responsibility for maintenance of:

- Public open space areas;
- Roads and accessways;
- Buildings of heritage significance; and
- Any pieces of public art.

##### **Acoustic Report**

An Acoustic Report that identifies all potential adverse amenity impacts at all hours from nearby roads, rail and other identifiable uses and how these are to be addressed.

If the report identifies that the proposed use and / or development may be adversely affected by noise, specific recommendations must be provided within the report for

appropriate measures to ensure that the proposed use and or development is not adversely affected.

**Traffic Management Report**

A Traffic Management Report which includes details relating to:

- Traffic management and traffic control works considered necessary on the land and affected roads to mitigate the expected traffic impacts of the proposed development.
- The stages in the development in which the traffic management and control works internal and external to the land are to be undertaken to mitigate the expected traffic impacts of the proposed development; and
- Location of vehicle access points to the site.

**Geotechnical Report**

A Geotechnical engineering report which confirms that the site can accommodate buildings and works in accordance with the development plan.

**Display of development plan**

Before deciding whether to approve a development plan or a substantial amendment to an approved development plan, the responsible authority must first display the plan for public comment for a period of at least 14 days and must consider any comments received in response to display of the plan.

The responsible authority may approve a minor amendment to the Development Plan without the further requirement for a display period.

Figure 1 - Concept Plan

