

14/05/2015
C174**SCHEDULE 33 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO33**.

COOPER STREET SOUTH-WEST EMPLOYMENT AREA**1.0**14/05/2015
C174**Requirement before a permit is granted**

The Responsible Authority may grant a permit prior to the approval of a Development Plan only where it is satisfied that the proposed use or development will not prejudice the orderly and integrated use and development of the land as intended for the precinct and identified in the concept plan shown at Clause 4.0 of this schedule.

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C174**Requirements for development plan**

A Development Plan may be prepared and approved in stages and may be amended with approval from the Responsible Authority. A Development Plan must be generally in accordance with the concept plan shown at Clause 4.0 of this schedule.

Key objectives include:

- Activated frontages along Cooper Street, the Merri Creek and the Barry Road Grasslands.
- The prohibition of Restricted Retail uses along the Cooper Street frontage.
- Office uses oriented to the street frontage.
- Car parking areas to be located at the rear of buildings where possible, or sleeved to minimise their visibility from the street.
- Provision of landscaping within the frontage of the site and within car parking areas.
- Incorporation of existing natural features (including remnant vegetation) into the street layout and design response.
- Provision of a road along the eastern boundary of the development plan area, generally consistent with the existing carriage way easement in this location.

A Development Plan and any stages of such a plan must include and address the following matters as appropriate to the satisfaction of the responsible authority:

- Site Context
 - Site Context Plan addressing the location of the site in the context of the wider Cooper Street Employment Area, and incorporating existing natural features including trees and other significant vegetation, threatened species habitat, drainage lines, water courses, wetlands, ridgelines and hill tops; A Survey Plan, including existing easements and reserves; and
 - A Plan identifying areas liable to flooding, the relevant flood levels and future freeboard requirements;
 - The Site Context Plan should have regard, to any approved Merri Creek Park Concept Plan, the *Merri Creek Marran Baba Parklands Strategic Management Plan* (Parks Victoria, 2013), and the Conservation Management Plan for 445 and 475 Cooper Street Epping, (Ecology Australia, 2010).
- Staging
 - A staging plan to identify indicative staging of infrastructure and services provision and future development and / or subdivision;

- A plan identifying the overall integration of development / subdivision with other stages of the wider Development Plan precinct covered by this Overlay; and
 - Vehicular access points, road infrastructure works and traffic management for each stage of development, including a trigger point assessment in relation to when infrastructure is required to be provided.
- Transport
 - A Traffic Engineering Report that addresses:
 - The location of existing roads and intersections;
 - The location of future roads and intersections;
 - The Principal Public Transport Network connections;
 - Traffic management works, including intersection types;
 - Indicative road cross-sections;
 - Indicative traffic generation rates for future land uses and its distribution within the road network; and
 - Traffic volumes anticipated for the local road network and connections to the arterial road network, including identification of future upgrade works required.
 - A Pedestrian and Cyclist Connectivity Plan, including shared paths, on-road bicycle lanes and connections to open space networks and existing shared paths within the local area. The plan must address the provision of a continuous accessible path of travel in accordance with Disability Discrimination Act 1992 requirements and have regard to the shared trail requirements contained within *Merri Creek Marran Baba Parklands Strategic Management Plan* (Parks Victoria, 2013);
 - A Road Network Plan identifying a perimeter road along the western boundary of the precinct in the vicinity of the Merri Creek to ensure an appropriate interface with the open space corridor and avoidance of rear walls and loading areas adjacent to the Creek. In addition, the road network must provide a road along the eastern boundary of the site, generally consistent with the existing carriage way easement in this location.
 - A Stormwater Management Plan and Drainage Strategy prepared to the satisfaction of Melbourne Water, which incorporates Water Sensitive Urban Design principles and which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality, and reduction of run-off and peak flows.
 - A Landscape Concept Plan, prepared in consultation with the Department of Environment, Land, Water and Planning (Port Phillip Region), which incorporates the following:
 - Indicative landscape areas within the site, including any trees to be retained;
 - Proposed road cross-sections, with street tree species selected with reference to City of Whittlesea requirements;
 - Details of the interface treatment for land adjoining or opposite the Merri and Central Creeks and Barry Road Grasslands, including a plant species schedule, the provision of indicative landscape setbacks for new lots, and the provision of shared trails;
 - Provision of landscaping within the frontage of each site and within car parking areas; and
 - Incorporation of existing natural features of the site into street layout and landscape design responses, with consideration given to setback distances from sensitive interfaces, fencing, access, species selection and fire management needs.

- Flora and Fauna
 - An Arborist Report providing a survey of all existing mature trees on the site, including safe useful life expectancy;
 - A Flora and Fauna Assessment Report, having regard to existing ecological reports/plans for land parcels within the area, and Permitted Clearing of Native Vegetation Regulations or other legislative requirements relating to the removal of native vegetation and threatened species conservation; and
 - A Habitat/Conservation Plan, identifying existing and future habitat links and communities of species identified in the Flora and Fauna Assessment Report, and prescriptions/principles previously outlined in the Conservation Management Plan for 445 and 475 Cooper Street, Epping (Ecology Australia, 2010).
- Conservation and Protection of Significant Aboriginal and European Cultural Heritage Places
 - A detailed archaeological survey and heritage assessment must be submitted which includes recommendations for the protection, restoration and interpretation of significant individual sites and, where appropriate, design measures to sensitively integrate sites into the open space network.
- Geotechnical
 - An analysis and plan of the existing geotechnical conditions, including areas of cut and fill;
 - Identification of any areas of previous excavation or quarrying; and
 - An environmental assessment identifying any environmental hazards or contamination of the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.
- Merri Creek Park
 - A plan identifying land adjacent to Merri Creek to be included in the Merri Creek Park. The land allocated for Open Space will be determined by the need to:
 - Maintain the habitat corridor along Merri Creek;
 - Conserve threatened species;
 - Avoid the removal of native vegetation;
 - Avoid impacts to cultural heritage sites; and
 - Maintain an open space zone adjacent to the creek to allow for the construction of a 3 metre wide shared trail above the 1 in 10 year ARI flood level.
 - Indicative public access points are to be nominated into and throughout the Merri Creek Park.

3.0

14/05/2015
C174

Conditions and Requirements for permits

A planning permit application for the subdivision of land, use of land and/or the construction of buildings and works must not prejudice the orderly and integrated use and development of the land as intended for the precinct and identified in the concept plan shown at Clause 4.0 of this schedule

A planning permit application for the subdivision of land and/or the construction of buildings and works must be accompanied by reports and plans prepared by suitably qualified professionals on the following matters to the satisfaction of the responsible authority:

- Infrastructure (for applications involving subdivision)

- Details of upgrades to infrastructure, utilities and services required to accommodate proposed future development, in accordance with the findings of a Traffic Engineering Report and Drainage Strategy.
- Native Vegetation Removal
 - A Native Vegetation Removal Plan and Offset Assessment of any native vegetation to be removed, having regard to Victoria's Permitted Clearing of Native Vegetation Regulations, including the location of any necessary vegetation offsets and the requirements under the *Flora and Fauna Guarantee Act 1988* and *Environment Protection Biodiversity Conservation Act 1999*.
- Design Response
 - A Design Response Statement which demonstrates how the environmental sustainability and visual amenity of the precinct has been considered by addressing the following matters:
 - Building and landscape setbacks from roads, title boundaries and reserves, waterways and open space;
 - The built form interface with public open space, with perimeter road/s abutting public open space, not back or side fence;
 - Sufficient environmental buffers bordering the Merri Creek Park/Central Creek, allowing for, fire breaks and unimpeded access for management activities, including slashing and burning to reduce fire risk;
 - The environmental performance of the proposal, including: building design and construction materials, water conservation and stormwater management and waste management;
 - Minimisation of perimeter fencing and avoidance of fencing on the front boundary wherever possible, fencing styles must be highly transparent;
 - Activated frontages along the Merri Creek and Cooper Street;
 - Office uses oriented to the street frontage;
 - Car parking to be located to the rear of buildings where possible or sleeved so as not to dominate the view from the street;
 - Minimising the visibility of loading and unloading facilities from streets and open space;
 - Integration of signage as part of the building façade and for signs to be limited in numbers to avoid cluttering;
 - Site amenity;
 - Waste management;
 - Materials and finishes;
 - Lighting.
 - Environmental buffer zones for fire breaks and, access for management activities including slashing and burning;
 - Interfaces of buildings, roads, car parks and fences bordering the Merri Creek Park; and,
 - Vistas to and from the Merri Creek Parklands, the CBD and other landscape features of significance.
- Landscape Plan
 - Landscape Plan for the following areas:

- Conservation and other open space areas;
- Areas providing an interface to the street and parkland;
- Open space and car parking areas within development sites. With respect to car parking areas, every eighth car space should be a dedicated landscape area capable of accommodating a canopy tree, unless inconsistent with reasonable requirements for access and parking on site; and
- Landscape Plans must provide an indicative area allocation in accordance with Water Sensitive Urban Design strategies identified as part of the Drainage Strategy.
- Landscaping and species selection should be consistent with the landscape theme for the site; and
- Species selection and maintenance schedules must consider the need to manage weeds, and the potential for exotic species to seed in nearby conservation areas.
- Merri Creek Park
 - A plan identifying land adjacent to Merri Creek which will be provided for the Merri Creek Park, including an assessment of flora and fauna and Aboriginal cultural heritage significance within the land to be transferred;
 - Indicative public access points are to be nominated into and throughout the Merri Creek Park; and
 - The Plan must reflect the existing planning background reports and approved plans for the area, in particular:
 - *Merri Creek Murran Baba Parklands Strategic Management Plan (Parks Victoria, 2013)*; and
 - Any approved Merri Creek Park Concept Plan.

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Cooper Street South West Employment Area Concept Plan

14/05/2015
C174

