

30/01/2014  
C38**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

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

**10 MCKECHNIE STREET, ST ALBANS**

The Overlay applies to the land known as 10 McKechnie Street, St Albans.

**1.0 Requirement before a permit is granted**30/01/2014  
C38

A permit may be granted to use or subdivide land, construct a building or construct or carry out works (including demolition and other works related to the environmental audit and remediation) before a Development Plan has been approved, provided the responsible authority is satisfied that the subdivision, use or buildings or works will not prejudice the future use or development of the land in an integrated manner as contemplated by this Overlay and that land contamination and adverse amenity impacts have been addressed.

**2.0 Requirements for development plan**30/01/2014  
C38

A development plan must be prepared that meets the following criteria to the satisfaction of the Responsible Authority.

- A **Concept Plan** which shows or provides the following information:
  - The proposed land use and development of each part of the land, having regard to the purpose of the Residential 1 Zone;
  - A range of lot sizes, densities and housing typologies to achieve at least 200 dwellings on the land;
  - Indicative building heights and setbacks;
  - Staging Plan for development;
  - A north-south link along McKechnie Street adjacent to the western boundary of the site that will be available at all times for pedestrian and cycle access, to the satisfaction of the responsible authority;
  - Locations for vehicle egress and ingress, road layout and the location of car parking areas;
  - Treatments for key interface areas (e.g. between open space areas and proposed development, within existing streetscapes, and buffer treatment between residential and non-residential land uses and the proposed development);
  - Passive surveillance of public spaces;
  - Pedestrian and cycle paths;
  - Traffic management treatments on Gratz and Gooding Streets as recommended by the Integrated Traffic Management Plan to the satisfaction of the responsible authority; and
  - Areas of public open space.
- A **Town Planning** Report that includes:
  - How the proposed development plan will meet the planning policy framework on urban design, adopted Urban Design Guidelines for Victoria and the requirements Clause 56 (as appropriate) of the Scheme; and
  - The proposed arrangement of land uses across the site.
- A **Landscape Plan** including:
  - A consistent landscape theme across the site that complements any proposed future development;
  - The location and species of vegetation to be retained;

- The inclusion of any Water Sensitive Urban Design including locations of retarding basins (if required) and means by which these will be managed; and
- Proposed Street cross-sections.
- An **Integrated Traffic Management Plan** including the following:
  - An existing conditions assessment;
  - The likely traffic generation of the proposed development and measures to mitigate impacts;
  - The road layout and design including the preferred road reserve widths and cross-sections;
  - The means of vehicle ingress and egress to and from the site;
  - Location and access points for on-site car parking;
  - A pedestrian and bicycle network plan;
  - Public transport arrangements and access routes; and
  - A description as to how the plan responds to State Government objectives.
- A **Service Infrastructure Assessment** detailing:
  - The servicing requirements of the proposed development;
  - The availability of existing services to connect to the site to support the proposed development;
  - Any upgrades required to existing infrastructure; and
  - Any new infrastructure required to be provided.
- An **Adverse Amenity Impacts Report** prepared by a suitably qualified person(s) to the satisfaction of the Responsible Authority. The report must identify all potential adverse amenity impacts from the industrial property to the south-east and consider:
  - Whether the proposed use and development is likely to be affected by any odour, noise and dust sources from the industrial property to the south-east;
  - What ameliorative or remedial measures can and will be taken to minimise or avoid the adverse impacts identified in the report.
- An **Acoustic Assessment prepared by a suitably qualified consultant** that addresses the following:
  - The potential impacts of the rail line to the east of the site; and
  - Recommendations to address the potential impacts identified.

A **Flora and Fauna Assessment** to be undertaken to inform the preparation of the development plan and identify areas of remnant indigenous vegetation and threatened species habitat for retention including:

- Whether there is any native or indigenous vegetation;
- A plan identifying the location, type, condition and size and existing vegetation on-site;
- Recommendations as to the retention value of the existing vegetation; and
- Suggested management of any native or indigenous vegetation.

At the request or with the consent of the owner of the land affected, the Development Plan may be amended to the satisfaction of the Responsible Authority. The Responsible Authority may waive the need to provide any of the information detailed above that is not relevant to a particular Development Plan or part thereof.