

20/09/2019  
C124mari**SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO15**.

**142 ASHLEY STREET, MAIDSTONE****1.0**20/09/2019  
C124mari**Design objectives**

To encourage residential development that comprises a variety of medium to higher density dwellings, generally in the form of apartments to Ashley Street and fronting Costello Reserve and townhouses across the balance of the site.

To encourage non residential uses to Ashley Street and present an active edge to the street with clear glazed facades and unobstructed views into the building.

To create a high quality public realm including new shared streets, footpaths, plazas, street furniture and landscaping.

To provide a permeable development footprint and create new pedestrian connections from Costello Reserve to Ballarat Road and Ashley Street.

To ensure that development responds to the Key Design Principles shown in Figure 1 of this schedule.

**2.0**20/09/2019  
C124mari**Buildings and works**

A permit is not required under this overlay for any earthworks associated with the remediation of the site in accordance with or for the purpose of obtaining a Statement of Environmental Audit under the Environment Protection Act 1970. Earthworks must be carried out in accordance with a Remediation Action Plan and an Environmental Management Plan endorsed by the EPA appointed environmental auditor for the site.

**3.0**20/09/2019  
C124mari**Subdivision**

None specified.

**4.0**20/09/2019  
C124mari**Signs**

None specified.

**5.0**20/09/2019  
C124mari**Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Planning Report that demonstrates how the development satisfies relevant planning policies and clauses of the Maribyrnong Planning Scheme.
- An Urban Design and Context Report that demonstrates how the design responds to the existing urban context, preferred future development of the area and Key Design Principles shown in Figure 1 of this Schedule.
- Architectural Plans showing existing and proposed conditions, including a site plan, design response plan, floor plans, elevations, sections and shadow plans, and any other plans the responsible authority considers relevant.
- A Traffic and Transport Assessment that demonstrates how the development will:
  - Satisfy applicable traffic and transport objectives and strategies of the Maribyrnong Planning Scheme.
  - Provide appropriate car parking for future residents.

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- Provide visitor car parking on site, ensuring visitor car parking is not reliant on the adjoining street network and parking bay areas.
- Provide practical and safe access and egress areas for vehicles.
- Provide appropriate road width to ensure practical and safe vehicular movement.
- Provide pedestrian and cycling links, and resident and visitor bicycle parking with the site.
- Integrate accessible and safe waste collection, removal and delivery areas within the proposed development.
- Integrate any recommendations from VicRoads regarding traffic management along Ballarat Road and Ashley Street and appropriate setbacks of development from Ashley Street.
- An Integrated Transport Plan, which must consider the likely traffic impact the proposed development will have along Ballarat Road, Ashley Street and the local street network.
- A Green Travel Plan.
- An Acoustic Report which must include a detailed assessment of potential noise impacts at different times of the day and week. This includes noise generated from abutting commercial activities and the surrounding road network. The assessment should consider noise impacts during early morning, afternoon and late evening.
  - If the report identifies that the proposed use and/or development may be adversely affected, specific recommendations must be provided within the report for appropriate acoustic design treatments to be implemented to ensure the proposed use and/or development is not adversely affected by the identified impacts.
- An Environmentally Sustainable Design Strategy which addresses the major components of the proposed development and construction processes and:
  - Demonstrates the incorporation of best practice where practical.
  - Complies with all statutory obligations in environmental sustainability.
  - Identifies the level of sustainability performance standards proposed to be adopted.
  - Demonstrates options by which the agreed level of sustainable performance standards will be achieved.
  - The strategy must be based upon the following principles:
    - Appropriate street layout, lot design, building siting and design requirements to maximise solar access and daylight opportunities.
    - Energy conservation, with the objective of contributing to industry standards to reduce energy usage and greenhouse gas emissions.
    - Water conservation, ensuring that water resources are managed in a sustainable way.
    - Water sensitive urban design and the reduction of the impacts of stormwater on catchments consistent with general principles as detailed in “Urban Stormwater Best Practice Environmental Management Guidelines” (Melbourne Water).
    - Transport planning with the aim of encouraging walking, cycling and use of public transport.
    - Land-use and transport planning and infrastructure provision to contribute where practical to improved air quality.
    - Reduction in the amount of waste generated and encouragement of increased reuse and recycling of waste materials.
    - Building materials conservation.

- Sustainability options in demolition and construction practices.
- Landscaping considering the provision of habitat, green spaces, and climate control as appropriate.
- Indoor environmental quality and healthy internal environments.
- A Landscape Plan which shows information relating to:
  - The quantity and both botanical and common names of all proposed plants.
  - The size at time of installation and typical size (height and width) at maturity of all proposed plants.
  - Pot size for understorey planting and height for tree planting.
  - The ongoing management, including the maintenance needs of all plants within common areas.
- A Housing Design Diversity Plan outlining:
  - The mix of housing typologies and design of the site for households of various sizes.
  - Any housing stock that may be used as affordable housing.
- A Social Infrastructure Report prepared following consultation with the responsible authority considering:
  - The social infrastructure required to accommodate the development including the potential for private community facilities.
  - The method of securing any proposed facilities.
- A description of how the development will, as necessary, control the use of groundwater in the manner contemplated in the report entitled Environmental Audit Report: 140-146 Ashley Street and 21 Whittaker Street, Maidstone, 19 December 2016, Aecom.

## 6.0

20/09/2019  
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### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the information submitted in accordance with Clause 5.0 of this Schedule satisfactorily supports the application.
- How the proposal addresses the Key Design Principles shown in Figure 1 of this Schedule.
- The impact of noise, odour and overshadowing.
- The quality of the proposed public realm and pedestrian connections.
- The provision of daylight, sunlight and outlook to proposed dwellings, adjacent developments and Costello Reserve.
- Whether the design of internal spaces within lots provides daylight and sunlight to habitable areas and facilitates landscaping with deep soil zones for canopy trees.
- Whether windows, terraces and balconies are orientated to present to the street or open space.
- Whether plant and equipment is successfully screened and integrated into the overall building design.
- How the location and design of exhaust flues and air conditioning units will ameliorate odour, heat and visual impacts on adjoining uses and streets.
- The provision of basement parking for apartment dwellings.

- The visual impact of car parking on the public realm.
- The impact of traffic on the road network.
- The environmental sustainability of the development.
- How the conditions stated in any Statement of Environmental Audit issued for the land have been addressed.

Figure 1: Key Design Principles

