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SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**

173 - 199 ELIZABETH STREET, COBURG NORTH

This Schedule applies to land located at 173 - 199 Elizabeth Street, Coburg North, bounded by Elizabeth Street to the east, Ronald and Boyne Streets to the south, Edgars Creek to the west and the rear of the lots on the south side of Tilley Street to the north.

1.0

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Requirement before a permit is granted

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the approval of the development plan or future development.

The following types of applications may be considered by the Responsible Authority:

- the use and development of the land for the purposes of a temporary sales/information centre;
- the use and development of the land for the purposes of a temporary store;
- the erection of temporary signage not meeting the exemptions under Clause 52.05;
- the removal of native vegetation pursuant to Clause 52.17;
- a two lot subdivision creating one lot relating to the Neighbourhood Hub area and a balance lot;
- the creation, variation or removal of an easement or restriction;
- the carrying out of works associated with any drainage measures to be incorporated on the site including the construction of retaining walls;
- the construction or carry out of works associated with a telecommunications facility not meeting the exemption of Clause 52.19-2;
- the use and development of a temporary carpark associated with an as-of-right use or a use listed in this section of this schedule;
- buildings and works associated with the existing Administration Building (Building 8);
- earthworks.

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Conditions and requirements for permits

Any permit for a development must include a condition requiring the preparation of a Sustainable Design Statement (SDS) to the satisfaction of the Responsible Authority. The Sustainable Design Statement must be in accordance with the whole-of-site Environmental Management Plan forming part of the approved Development Plan. Where in the opinion of the Responsible Authority the EMP provides satisfactory detail in relation to a particular development, the Responsible Authority may waive the requirement for a SDS.

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Requirements for development plan

A development plan must have regard to the adopted *Objectives for the Redevelopment of the former Kodak Site (Sept 2006)* and may consist of plans or other documents and must show or include the following:

General

- A Site Analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with existing or proposed uses on adjoining land.

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- An Environmental Noise Assessment identifying potential noise sources in the area and recommending noise attenuation measures where appropriate or required.
- A Built Form Analysis identifying the subdivision pattern and built form character of the surrounding area and recommending appropriate built form outcomes for the redevelopment of the site.
- A Viewshed Analysis identifying important views into and from the site including recommendations for how these views should be protected.
- An assessment of existing vegetation on the land.
- A Community Facilities Audit and Analysis which identifies the following:
 - Existing and planned services in the surrounding area and the impact the development of the site will have on these services;
 - The need to provide additional community facilities on site or whether any existing community facilities in the local area should be upgraded or extended;
 - The location of any new community facilities on site or in the surrounding area;
 - The developer contributions (monetary or building) towards the upgrading or extension of existing community facilities; or provision of new facilities in the surrounding local area;
 - Timing of the provision of any required community facilities coordinated with the overall development of the site.
- A Heritage Strategy and Management Plan that:
 - Recommends the best ways in which the site's heritage significance should be incorporated in the development;
 - Recommends how the site's heritage interpretation is best managed in the long term;
 - Considers the heritage significance of the adjoining Newlands Estate to recommend the ways in which the development can best respond.
- An assessment of the existing engineering infrastructure servicing the site.
- A strategic assessment to identify viable employment-generating uses for the site and an economic assessment of proposed employment-generating uses.
- A Landscape Context Analysis that documents the existing landscape character of the surrounding area and recommends ways in which the development should protect and integrate with positive landscape elements.
- Consideration of all expert analyses and assessments in the preparation of the proposed layout and features of the plan.

Housing

- A minimum lot yield of 380 dwellings.
- Provision of a variety of dwelling sizes and household types including, but not limited to, dwellings in the form of single detached houses, townhouses and flats/apartments.
- Provision of medium density housing and taller buildings around the neighbourhood hub and / or central to the site.
- Key urban design principles to be addressed in the provision of medium density housing and any other strategic sites where a specific design outcome is preferred.

Affordable Housing

- A written report describing how affordable housing will be distributed through the site and how the proposed mix and type of housing responds to local housing need.

Accessible and Adaptable Development

- Details showing how the development will incorporate adaptable, accessible and visitable design features.

Neighbourhood Hub

- Provision of a small neighbourhood hub on Elizabeth Street in the vicinity of the Newlands Primary School consisting of a range of including neighbourhood based community and retail facilities, small office/commercial, open space and medium density housing.
- Urban design principles to be incorporated into the neighbourhood hub should include but not be limited to:
 - Provision of active frontages;
 - Provision of a high quality, safe and pedestrian-friendly public realm;
 - Design for active and passive surveillance;
 - Parking to be located to avoid visual domination of Elizabeth Street.

Traffic and Transport

- A Traffic Engineering Analysis that identifies:
 - Expected traffic volumes and the impact on the existing road network;
 - Any necessary treatments of intersections to surrounding streets;
 - Any upgrades or modifications to existing roads;
 - Internal street functional hierarchy;
 - Location of any proposed traffic management devices.
- The provision of multiple access points from the existing road network that avoids the creation of a 'gated' or cul-de-sac estate.
- An indicative layout of the internal local roads proposed for the site that complements the form and structure of the surrounding network and provides a high level of amenity and connectivity.
- Typical proposed road cross-sections to demonstrate that emergency and service vehicles will be able to appropriately manoeuvre through the site.
- The designation of a possible bus route through the site and provision for appropriate road pavement widths along this potential route to facilitate the future needs for a bus along these roads that considers the views of the DoT Public Transport Division.
- The provision of pedestrian and cycle links through the site which provide convenient and safe access from / to bus stops, Edgars Creek, the Newlands Primary School and the neighbourhood hub.
- The formalisation of open space links, including provision of a shared pedestrian and cycle path along the Edgars Creek corridor in the immediate vicinity of the site.
- The retention of the former Kodak bridge for pedestrian and cycling purposes only.

Environmentally Sustainable Development

- Provision of an overall road layout that maximises the opportunity for solar efficient lot layouts within the site and that does not compromise the existing passive solar access of existing dwellings surrounding the site.
- Provision of a whole-of-site Stormwater Drainage Master Plan that addresses the following:

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- Water Sensitive Urban Design principles and protection of the environmental values of Edgars Creek;
- On-site retention, treatment and/or reuse of stormwater to reduce run-off from the site and improve the quality of stormwater entering Moreland's stormwater drainage system.
- A comprehensive, whole-of-site Environmental Management Plan demonstrating best practice and addressing, amongst other things, the following:
 - Energy Efficiency;
 - Water Sensitive Urban Design/ integrated water management;
 - Public realm design for access and mobility;
 - Measures to reduce or manage car parking demand and encourage sustainable alternative transport modes including public transport and cycling.
- The Environmental Management Plan must:
 - identify strategic or other documented sustainability targets or performance standards that the site is aiming to meet;
 - document the means by which the appropriate target or performance will be achieved;
 - identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring where relevant;
 - demonstrate that the design element, technologies and operational practices that comprise the Environmental Management Plan can be maintained over time.

Open Space and Landscape

- Public open space on the site to be kept to a minimum unless the need for provision of additional public open space can be demonstrated to the satisfaction of the Responsible Authority.
- The identification of existing public open space in the adjoining Edgars Creek corridor and works proposed within the creek corridor in the immediate vicinity of the site.
- A Landscape Concept Plan for the site which provides:
 - key design principles for the overall landscape themes and palate of species to be used within road reserves and public open spaces;
 - the integration of landscaping within the streetscapes and areas of public open space with the existing Edgars Creek corridor;
 - the linking of open space areas with pedestrian / cycling routes;
 - the identification of trees to be retained;
 - enhancement planting and weed management within Edgars Creek in the immediate vicinity of the site;
 - the identification of sites for public space elements which reinforce a sense of local place or local identity, promote the history of the site and that engage with the community.

Interface with Edgars Creek

- The protection and enhancement of the Edgars Creek natural systems through the revegetation of local native species, weed control and erosion control measures.
- Improvement of water quality within the creek through the use of Water Sensitive Urban Design within the site to control the quantity and quality of stormwater flows entering the creek.
- The enhancement of recreation opportunities along Edgars Creek through the creation of a resting place or node in the vicinity of the site for people to stop, rest, eat and contemplate.

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- The provision of links, views and access from the surrounding areas to the creek and open space.
- New road, subdivision layout and development that protects and does not compromise the scenic qualities and visual character of the Edgars Creek corridor by providing adequate setbacks for development from the creek corridor, providing adequate landscaping buffers to screen any development and by avoiding inappropriate placement of fill.
- Lots to be orientated to front onto Edgars Creek to provide passive surveillance and improved pedestrian access to the creek corridor, where the site's topography allows.

Engineering Infrastructure

- Provision of all appropriate utility services to residential lots and development parcels.
- Recognition of the existing Melbourne Water easement running east-west through the land.

Environmental Audit Requirements

- The development plan must be consistent with and incorporate the requirements of:
 - The Coffey Environments, Environmental Audit Report: Former Kodak (Australasia) Pty Ltd Manufacturing Site, 173 Elizabeth Street, Coburg, Victoria, dated 11 April 2008 (Project Ref ENVIABTF08394AA-R03 Rev.1); and
 - The conditions of the Statements of Environmental Audit for the Southern Audit Area and North West Audit area dated 11 April 2008 (annexed to the Environmental Audit Report); and
 - The Goulder Associates Pty Ltd, Groundwater Monitoring and Management Plan for the North West Audit Area (Report Ref 05613503/252 dated 26 November 2007 and any amendment of that plan from time to time.

Staging

- An indication of the likely staging and anticipated timing of development of the land.