

28/03/2013
C89

SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15**.

125 FRANCIS STREET, YARRAVILLE

This schedule applies to the former McCalls Tannery site, which is located on the south side of Francis Street, opposite the intersection of Fehon and Francis Street, Yarraville.

1.0

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Requirement before a permit is granted

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* provided the works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule;
- The construction of that part of any building which is associated with the remediation of the land in accordance or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970* provided the works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule;
- Minor buildings or works provided the buildings or 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.

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Conditions and Requirements for Permits

Except for a permit issued as provided for under Clause 1.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

Prior to the commencement of the permitted buildings or works a detailed Construction Management Plan (CMP) must be prepared to the satisfaction of the Responsible Authority and VicRoads.

The CMP must include, but is not limited to, the following:

- Staging of construction;
- Management of public access and linkages around the site during construction;
- Site access, parking and traffic management;
- Any works within the Francis Street reserve;
- Any impacts on public transport operations;
- Sediment control and site drainage;
- Hours of construction;
- Control of noise, dust and soiling of roadways;
- Discharge of polluted waters;

- Demolition & excavation;
- Storage of construction materials;
- Location of site offices and cranes;
- Public safety;
- Management of potentially contaminated materials;
- Collection and disposal of building and construction waste;
- Methodology for responding to complaints associated with the construction works and provide site manager contact details.

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

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Requirements for a Development Plan

A Development Plan must be prepared, generally in accordance with the Indicative Development Plan forming part of this Schedule to the satisfaction of the Responsible Authority.

The Development Plan must show:

- Provision of a variety of dwelling sizes and layouts, with a preferred yield of 100 dwellings. A higher dwelling yield may be considered if the Development Plan requirements are satisfied and a further traffic analysis supports this outcome;
- A variety of building heights across the site, consistent with the Siting and Design Guidelines;
- The availability of major physical infrastructure to accommodate the development including the provision of water, sewerage, drainage, electricity, gas and telecommunication services;
- 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;
- Location of any common or public open space provided for in the development;
- Proposed linkages between the land and the Stoney Creek Reserve; and
- Integration and orientation with the surrounding Westgate Golf Course, the Anderson Reserve and Francis Street.

Supporting Information Requirements

The Development Plan must be supported by the following reports:

Planning Report

A planning report which must include an analysis of:

- The site's urban context, including its physical surrounds, social and economic environment and a strategic view of the area in which it is located and its role over time;
- An assessment against the objectives and strategies (where relevant) of Clause 15.01-2 Urban Design Principles of the Maribyrnong Planning Scheme;
- An assessment against any adverse amenity impacts of nearby land uses and how these are to be managed including;

- How the development responds to the adjoining Westgate Golf Course and public park / reserve;
- How the development addresses any issues or conditions raised in any preliminary site assessment and / or environmental audit for the land.

Landscape Concept Plan

A landscape concept plan which includes:

- An overall landscape master plan for the land in the Development Plan, including a street tree master plan for the land and Francis Street interface;
- A written description of the management of all landscaping areas and water sensitive urban design treatments;
- Treatment of Links with Stoney Creek; and
- Treatment of the Interface with the adjoining Westgate Golf Course and opens space reserve.

Siting and Design Guidelines

Siting and Design Guidelines providing details relating to:

- Preferred building heights of:
 - 17.0 metres or a five storey height limit above natural ground level at the Francis Street interface;
 - A maximum overall height of 20.0 metres or 6 storeys above the natural ground level directly below;
 - Minimum side and rear setbacks of 3.0 metres at all levels;
 - A minimum front setback to Francis Street of 4.0 metres at all levels.
- Design and built form features having regard to:
 - The opportunity to create a landmark building;
 - The importance of a visually articulated development, with facades that address surrounding land uses;
 - The opportunity to promote views over the Westgate Golf Course, Stoney Creek and adjoining park;
 - The desirability of promoting views through the development to the adjoining Westgate Golf Course and park;
 - The importance of good access to natural illumination throughout;
 - The need to protect residents of the building from possible ball strike from the adjoining Westgate Golf Course;
 - The need to respond to flood levels;
 - Safe and convenient vehicular and pedestrian access points;
 - Overlooking and privacy;
 - Car parking provision and location of car spaces and vehicular entry points;
 - Building materials and architectural styles throughout the site;
 - Siting and orientation of buildings having regard to passive energy efficiency techniques;
 - Design measures to achieve Ecological Sustainable Design;
 - Street address of the buildings to Francis Street;

- Treatment of ancillary structures and service fixtures;
- Design measures as appropriate to address noise from the adjacent road and nearby train line, and reflected noise from the proposed building that may affect occupiers of residences to the north of Francis Street;
- The areas of the site that have an interface with the existing golf course and open space reserve; and
- Any relevant strategies at Clause 15.01-2 Urban Design Principles of the Maribyrnong Planning Scheme.

Social Impact Assessment

A Social Impact Assessment to:

- Provide a vision for the community, detailing the principles guiding the use and development;
- Integrate the development and provide linkages with nearby residential development;
- Ascertain what variety of housing styles and types are to be provided to accommodate people with different needs within the community;
- Determine any need to improve community services and or facilities within the area, as generated by the proposed development.

Acoustic Report

An Acoustic Report prepared by a suitably qualified person(s) that identifies all potential adverse amenity impacts at all hours from nearby roads, rail and other identifiable uses, including reflected noise to dwellings opposite the site on the north side of Francis Street 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.

Environmentally Sustainable Design Guidelines Report

An Environmentally Sustainable Design Guidelines Report. These guidelines must be based upon the following principles, and provide actions and targets which demonstrate best practice of environmental sustainability throughout the development:

- Energy efficiency;
- Water conservation (including potential Water Sensitive Urban Design techniques employed on the site);
- Waste minimisation;
- Landscaping;
- Indoor environmental quality, including the use of natural lighting; and
- Any other matter impacting on the environmental sustainability of the proposed design.

Traffic Management Report

A Traffic Management Report prepared by a suitability qualified person(s) to the satisfaction of VicRoads providing details relating to:

- Traffic management, traffic control works and road works considered necessary on the land, including the vehicular, bicycle and pedestrian requirements necessary to the use of buildings and works on the land;

- Traffic management, traffic control works and road works (including new road works) considered necessary in adjoining and nearby roads directly related to the impact of the development during demolition, site remediation, and completion of the development;
- Location of vehicle access points to the site; and
- Bicycle and pedestrian works in adjoining and nearby areas considered necessary to integrate development of the land to local destinations (eg. Stony Creek).

Integrated Transport Plan

An Integrated Transport Plan must be prepared to the satisfaction of the Responsible Authority.

The plan must provide the following details:

- The expected demand for travel by people who will live, work or visit the site and target transport mode split to encourage walking, cycling and use of public transport by future residents;
- An implementation plan which identifies:
 - A schedule of initiatives (e.g. behavioral change program, way-finding strategies) that will be undertaken to encourage walking, cycling and use of public transport by future residents;
 - Details of proposed traffic management and controls works on the land and nearby roads;
 - New resident awareness and education program.

Site Remediation Strategy

A Site Remediation Strategy must be prepared to the satisfaction of the Responsible Authority on the recommendation of the advice of an Environmental Protection Authority (EPA) appointed Environmental Auditor conducting the audit of the land. The overall and detailed site analysis should be undertaken in accordance with the Development Plan.

The Site Remediation Strategy should attempt to demonstrate that the site is capable of being remediated where appropriate to a standard required for the proposed use and development in accordance with EPA guidelines.

The Site Remediation Strategy should provide an overview of the:

- Potential impacts of any land or ground water contamination (including the potential for vapour intrusion or gas migration) on the proposed land use and any particular design requirements the development may be subject to;
- Proposed works and testing program that has been prepared for the remediation or treatment of any area(s) identified for any clean up as required to achieve a Certificate or Statement of Environmental Audit.

The Site Remediation Strategy when completed should address and make references to:

- Options and a preferred approach to the testing and remediation of soil and groundwater;
- Land uses across the site;
- Targeted condition of the site as required and specified by the Environmental Auditor to suit the proposed land uses and development;
- An indicative site map showing locations across the site of any identified contamination and any proposed clean up work;
- Options for remediation technologies taking into account logistics and proven technology options that are currently available and applicable to all or any potential contaminants that may be identified;

- A schedule of proposed remediation activities;
- Expected pattern/staging and indicative timeframes for signed Certificates or Statements of Environmental Audit across the site following the clean up of the site;
- Indicative site management and monitoring controls that will be necessary following each clean up activity;
- Identify the parties responsible for key activities and for subsequent site management and monitoring.

The Site Remediation Strategy must be to the satisfaction of the EPA appointed Environmental Auditor.

