

11/10/2018
C113**SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO24**.

COOPER STREET WEST EMPLOYMENT AREA PART 1

This schedule applies to the land known as 410 Cooper Street, Epping and 315 O'Herns Road, Epping and forms part of the area known as 'Cooper Street West'. Cooper Street West sits within the greater Cooper Street Employment Area.

1.0 Objectives11/10/2018
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To facilitate the orderly use and development of the land for employment/ industrial purposes taking into account the surrounding land uses and to ensure that the appropriate road infrastructure is provided for the precinct and the surrounding area.

2.0 Requirements before a permit is granted11/10/2018
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None specified.

3.0 Conditions and requirements for permits11/10/2018
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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 for the subdivision of land)

Prior to the certification of any Plan of Subdivision, the owner/s of the land must enter into an agreement or agreements with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 which provides for infrastructure items to service the development to the satisfaction of the Responsible Authority.

The agreement must include:

- Details of upgrades to roads, intersections, utilities and services required to accommodate proposed future development;
- A methodology that details the cost and apportionment of any required infrastructure directly adjoining developable land within the Development Plan area; and
- Timing for the construction of the infrastructure as identified within the Development Plan or any Section 173 Agreement.

Landfill Gas Risk Assessment

A Landfill Gas Risk Assessment is required for all buildings and works, including subdivision works unless deemed not required by the Responsible Authority.

The Landfill Gas Risk Assessment is to be undertaken by a suitably qualified person and must determine the potential for landfill gas presence and migration into the land and assess the need for any mitigation measures to be incorporated into any development including road infrastructure.

The Landfill Gas Risk Assessment is to be undertaken in accordance with the provisions listed within EPA publication: *788.3- Siting, Design, Operation and Rehabilitation of Landfills* or other document implementing EPA guidance.

Design Response

A report and/ or plan that demonstrates how the development/ subdivision responds to and implements the provisions of the Development Plan including the Design Guidelines set out in the Development Plan.

Environmental Report

- A report that explains the environmental performance of the proposal including building design and construction materials, water conservation and stormwater management, waste management.
- Landscape Plan

A Landscape Plan for the following areas:

- Conservation and other open space areas (if proposed);
- Open Space and carparking areas within development sites. With respect to carparking areas, provision should be made, where practical, for the inclusion of canopy trees.
- The Landscape Plan must provide an indicative area allocation in accordance with the 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. Species selection and maintenance schedules must consider the need to manage weeds, and the potential for exotic species to seed in nearby conservation areas.
- Geotechnical Report
- A report that explains how the actions/ strategies as identified in the Geotechnical Report, approved as part of the Development Plan, are to be implemented.

Conditions

- A planning permit must contain conditions as appropriate to implement the relevant provisions of the Development Plan.

4.0

Requirements for development plan

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A development plan must include the following requirements:

Development Plan

- Only one development plan is to be approved for the whole of the land. The approved Development Plan may be amended with the approval of the Responsible Authority.
- The development plan must be generally in accordance with the Concept Plan which forms part of this Schedule and explain how the development of the land will achieve the following Key Objectives:
 - To provide for a subdivisional layout and road hierarchy that supports a mix of industrial and employment generating uses that consider the neighbouring activities;
 - To restrict the establishment of Restricted Retail and sensitive uses throughout the precinct, particularly along arterial roads and buffer areas;
 - To achieve high quality built form and landscaped developments throughout commensurate with the high visibility of this precinct along Cooper Street, Craigieburn Bypass (Hume Freeway) and O'Herns Road;
 - Provision of the fourth leg of the signalised intersection at Cooper Street and Graystone Court;
 - To provide for future connectivity to the west at appropriate locations;
 - To provide a north and south collector road between the Cooper Street intersection and O'Herns Road;
 - To facilitate the connection to the future southerly extension of Vearings Road and intersection requirements to enable full access to the site from O'Herns Road;
 - To ensure that development/ subdivision responds to the environmental values and constraints on the land; and
 - To manage the interface parts of the land with uses with adverse amenity potential, if applicable at time of development.

Site Context Plan

A Site Context Plan that addresses the location of the site in the context of the wider Cooper Street Employment Area and considers or incorporates the following:

- Existing natural features including trees and other significant vegetation, threatened species habitat, drainage lines, water courses, wetlands, ridgelines and hill tops
- Other elements present on site, such as any landfill gas buffers, quarry buffers and easements
- A Survey Plan, including existing easements and reserves
- A plan identifying areas liable to flooding, the relevant flood levels and future freeboard requirements
- The findings and recommendations of any relevant Flora and Fauna analysis, European and Cultural Heritage analysis, Stormwater Strategy, Geotechnical matters and the Environmental Site Assessment.

Uses

A land use/ employment use plan showing:

- The proposed mix of land uses
- Consideration of any limits on land uses as a result of environmental constraints from the adjoining extractive industry or resource recovery activities to the west
- The location of where the below listed uses are to be restricted:
 - Adult Sex Bookshop
 - Animal Husbandry
 - Art and Craft Centre
 - Caretakers House
 - Cemetery
 - Child Care Centre
 - Commercial Car Wash
 - Education Centre
 - Fuel Depot
 - Leisure and Recreation
 - Milk Depot
 - Office (excludes Office ancillary to other uses)
 - Place of Assembly
 - Restricted Retail Premises
 - Retail premises
 - Rural Industry

Staging Plan

A staging plan that includes the following:

- Indicative staging of infrastructure and services provision and future development and/ or subdivision
- A plan identifying the overall integration of development/subdivision with other parts of the wider Cooper Street West Employment Area
- A high level plan for each stage of development that specifies the timing for delivery of vehicular access points, road infrastructure works and traffic management, including a trigger point assessment in relation to when infrastructure is required to be provided

Road and Pedestrian Network Plan

A Road and Pedestrian Network plan that shows:

- Vehicle access points;
- Proposed road network hierarchy internal to the land and the linkages with the external road network;
- Traffic management;
- The movement of pedestrians and cyclists through the land.

The Road and Pedestrian Network Plan should provide for:

- The location of existing roads and intersections;
- The location of future roads and intersections, including:
 - An additional signalised intersection (fourth leg) at Cooper Street and Graystone Court;
 - The north-south collector road between the Cooper Street intersection and O'Herns Road.
 - The nature and operation of any service roads fronting arterial road.
 - The future extension of Vearings Road south of O'Herns Road to facilitate full access to the site;
 - Upgrade of the existing O'Herns Road carriageway abutting the subject land;
 - An appropriate intersection treatment at Vearings Road and O'Herns Road and associated road connections;
 - A minimum of two east-west local roads from this precinct to allow for connections to the west in the general locations identified on the concept plan;
 - A subdivision layout and road network hierarchy that is suitable for industrial/ employment uses.
- The Principal Public Transport Network (PPTN) connections;
- Typical road cross sections;
- The movement of pedestrians and cyclists through the precinct. It may also include provision for connections to neighbouring land and the surrounding road network such as shared paths, on road bicycle lanes etc.
- A high degree of permeability in the road network with good internal and external connectivity.

A Traffic Report is required to accompany the Road and Pedestrian Network Plan. The Traffic Report is to include:

- Indicative traffic generation rates for future land uses and its distribution within the road network;
- Traffic volumes anticipated for the local road network and connections to the arterial road network, including identification of future upgrade works required;
- Proposed traffic management works, including intersection types;
- Required infrastructure items within the Development Plan area and any intersection and road upgrades directly servicing the Development Plan area;
- A methodology to determine the cost and apportionment of any infrastructure items adjoining the Development Plan area. The methodology will demonstrate the principles of need and nexus.

High Pressure Gas Pipeline

The design of the subdivision and proposed buildings must reflect consideration of the risks to people, the environment and property associated with the High Pressure Gas Pipeline to ensure that potential impacts from the high pressure gas pipeline are within acceptable levels having regard to *The Guideline for the Planning and Development of Land in the Vicinity of High Pressure Natural Gas Pipelines in Victoria, 2014* (APA Group).

Geotechnical

A geotechnical report which includes:

- An analysis and plan of the existing geotechnical conditions, including areas of cut and fill;
- The identification of any areas of previous excavation or quarrying;
- A preliminary assessment of land to the west to assist in determining the most appropriate location for the two future east-west road connections.

Environmental Site Assessment

A requirement for an environmental site assessment for any proposal seeking to develop a site for a sensitive use as permitted within the Industrial 1 Zone to determine a site's potential contamination provided by a suitably qualified person. The Environmental Site Assessment must be carried out in accordance with the *General Practice Note Potentially Contaminated Land June 2005*.

The Environmental Site Assessment must include a recommendation as to whether an Environmental Audit is required.

Stormwater and Drainage

A Stormwater Management Plan and Drainage Strategy 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.

Landscaping

A Landscape Concept Plan, which incorporates the following:

- Areas of open space (if required) which retain any existing native vegetation;
- Embellishment of the gas easement and the provision of a shared path;
- Indicative landscape areas within the site, including any trees to be retained and tree protection zones in accordance with City of Whittlesea policy;
- Proposed road cross-sections, with street tree species selected with reference to City of Whittlesea requirements;
- Indicative species schedule/list of preferred species for permit applicants;
- 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 which provides a survey of all existing mature trees on the site, including their safe useful life expectancy; and

- A Flora and Fauna Assessment prepared, having regard to existing ecological reports/plans for land parcels within the area, and the Permitted Clearing of Native Vegetation Regulations or other legislative requirements relating to the removal of native vegetation and threatened species conservation.
- Conservation of Significant Aboriginal and European Cultural Heritage Places
- A detailed archaeological survey and heritage assessment which includes recommendations for the future interpretation of significant individual sites.

Design Guidelines

Design Guidelines to facilitate the achievement of the Key Objectives and including:

- High quality built form to reflect its gateway location.
- Car parking areas located to minimise their visibility from the street.
- Office uses oriented towards the street frontage and inactive warehousing away from the street frontage.
- Minimisation of perimeter fencing and avoidance of fencing on the front boundary where practical, noting security requirements.

- Fencing for development should be highly transparent.
- Minimising the visibility of loading and unloading facilities from streets.
- Signage requirements should avoid clutter, integrate with the building façade and be compatible with the scale and character of the precinct.
- Screening of roof plant and infrastructure services.
- Provision of landscaping within the frontage of the site, within car parking areas and along local streets.
- High quality finishes for buildings that are visible on oblique views from the Craigieburn Bypass (Hume Freeway) or visible from Cooper Street and O'Herns Road, including screening of roof plant.

Cooper Street West Employment Precinct 1 Concept Plan

The development plan must consider the Cooper Street West Employment Precinct 1 Concept Plan.

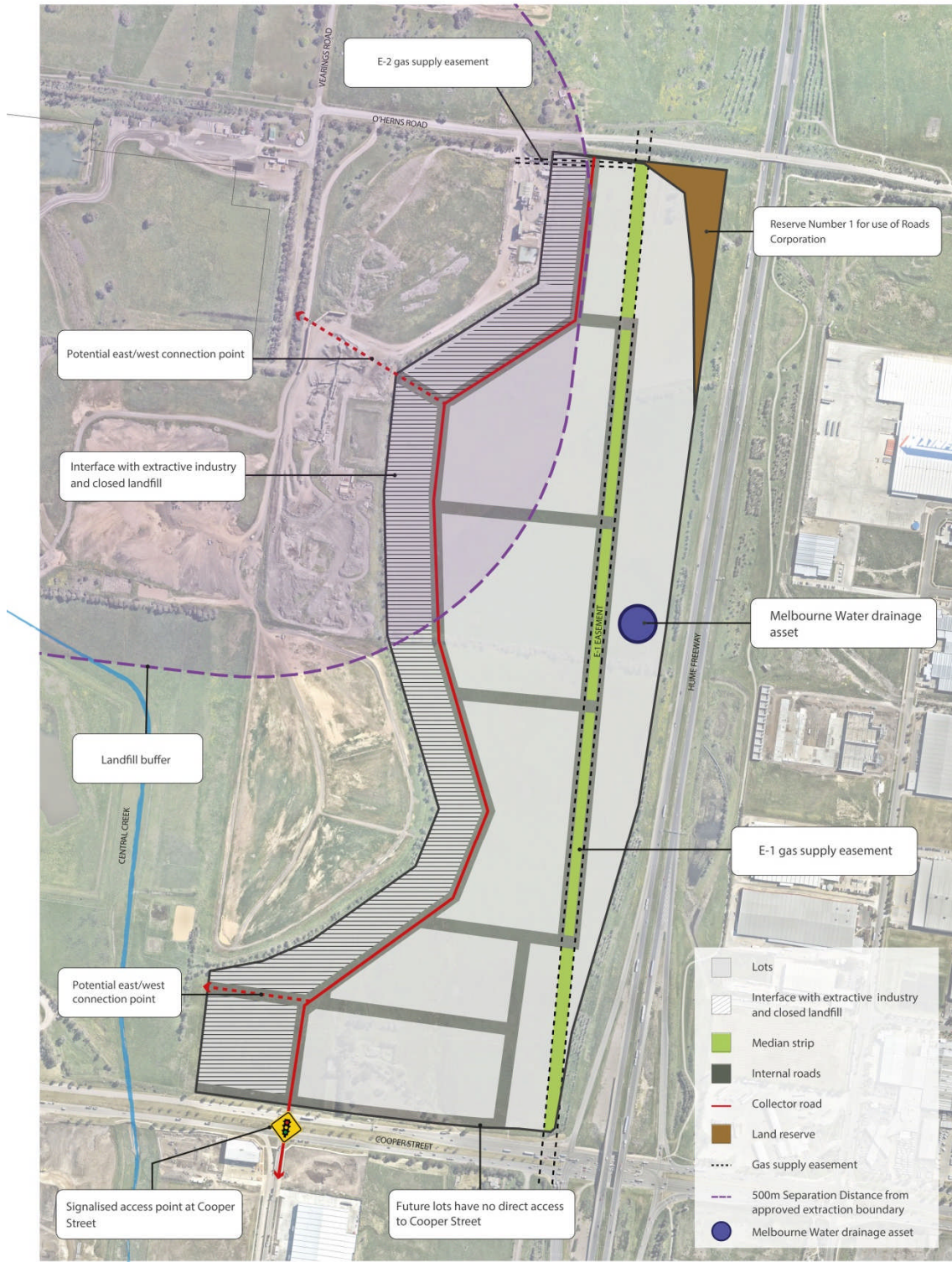


Figure 1 - Cooper Street West Employment Precinct 1 Concept Plan