

SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**

Beavers Road and Arthurton Road area, Northcote

This schedule applies to:

- 198 and 200 Beavers Road, Northcote, being land on the northern side of Beavers Road zoned **Residential Growth Zone**.
- Land to the south of Beavers Road, north of Arthurton Road and east of Merri Creek zoned **Commercial 1 Zone**.

1.0

Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- To use an existing building for a Section 1.0 or 2.0 use of the zone.
- Minor buildings and works that are confined to preliminary or site preparation works for the future development of the land.
- Removal or creation of easements or restrictions and consolidation of land.
- Buildings or works 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*.

Before any planning permit is granted for any use or development of land to which the Development Plan Overlay 12 applies, the responsible authority must consider the requirements for a development plan as outlined on section 3 of this schedule.

2.0

Conditions and requirements for permits

An application for use, subdivision or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the long-term future use and development of the land in accordance with the development plan requirements specified in this schedule.

3.0

Requirements for development plan

Any development plan for land in this Development Plan Overlay 11 area must outline, consider and achieve:

General:

- A separate development plan may be prepared for land either to the south or north of Beavers Road.
- Natural features, topography, orientation, views, existing buildings and works, vegetation and impact on adjoining land and in the nearby area.
- In addition to the requirements of the Environmental Audit Overlay a site remediation strategy must be prepared addressing the following:
 - An assessment of landfill gas risk associated with historical land filling activities must be undertaken in accordance with the Best Practice Environmental Management – Siting, Design, Operation and Rehabilitation of Landfills (EPA

Victoria, Publication 788.1, September 2010), to the satisfaction of the responsible authority, in conjunction with the Environmental Protection Authority.

- Options and a preferred approach to the remediation of soil and groundwater.
- Location of proposed/required remediation works
- Expected and/or required patterns/staging and timeframes for remediation works
- Expected site management/responsibility and monitoring controls during and following the remediation works

Lot design and servicing:

- Proposed lot layout and sizes.
- Internal road layout, car parking location, traffic generation and management, bicycle and pedestrian movement and their connections to the external movement network to meet relevant road standards.
- Areas for all other servicing needs, including water and sewerage supply, drainage and stormwater, electricity and telecommunications
- Darebin City Council and relevant service authority standards for road, drainage and other infrastructure provision.
- The stages, if any, in which the land is to be subdivided and developed.
- Quality urban environmental standards, including water sensitive urban stormwater design treatment.
- Any structure, including a road, bicycle or pedestrian path where adjacent or near the creek embankment to be set back and provide a landscape buffer to the creek environs.

Buildings and works:

- Proposed building envelopes and general design guidelines outlining building heights, set backs at minimum.
- The bulk of buildings should be located towards Beavers Road, Arthurton Road and towards the centre of sites, away from the Merri Creek and existing residential uses that are outside of this DPO area.
- The built form should gradually rise and must not be more than 8 metres above Natural Ground Level within 5 metres where a lot boundary abuts existing residential land that is outside of the DPO area.
- Appropriate development design and interfaces to respond to and complement the Merri Creek environs and land uses and development on adjoining and nearby land, including (but not limited to) Northcote Golf Course, residential development and the Merri Creek.
- Recognition and protection of the integrity of the Merri Creek landscape and environment in accordance with the *Merri Creek Development Guidelines 2004*, including:
 - Provision of development setbacks from the Merri Creek environs which respond appropriately to topographical conditions and provision of public thoroughfares in the public and private domain adjacent to the creek, as appropriate.
 - Design and siting of buildings to minimise visual and landscape impacts experienced from the Merri Creek environs and adjoining pedestrian paths, including the transition of building heights to reduce height and mass nearby the Merri Creek environs. **The built form should gradually rise and must not be more**

than 8 metres above Natural Ground Level within 5 metres where a lot boundary abuts creek or park environs.

- Buildings adjacent and nearby the Merri Creek corridor being constructed of natural materials and being in muted tones.
- Complementarity and connectivity between the build form north and south of Beavers Road
- Urban design treatment at the western section of this area to address and protect the gateway approach from the west across Merri Creek into Darebin City.
- Proposed streetscape treatments including landscaping to complement the existing surrounding streetscapes and to Council's satisfaction.
- Provision for water sensitive urban design treatments and achieving sustainable buildings as per Council's Environmental Sustainable Design officer requirements.
- Design and siting of buildings which maximises passive surveillance of public and communal areas and the nearby creek environs.

Land use:

- Minimisation of potential conflict (e.g. noise, odours, hours of operation) between proposed uses and / or development and existing uses and development on adjoining and nearby land.
- Extent of active frontages at ground level and street frontages.
- A mix of commercial spaces to provide for a diversity of uses.
- A mix of dwelling sizes to provide for a diversity of housing.

Environment and recreation:

- Existing and future open space, including linkages between areas of internal and external open space.
- Vegetation protection and enhancement (if relevant), and proposed landscaping.
- Protection and enhancement of the Merri Creek environs landscape, environment and recreational functions in accordance with the *Merri Creek and Environs Strategy 2009-2014*.
- Minimisation of light spill into the Merri Creek valley.

198 and 200 Beavers Road, north of Beavers Road:

- Limited commercial uses that may be considered under the applicable zone are to be located to front Beavers Road.
- Separation of residential uses on the land from the adjoining Northcote Golf Course to the north, including provision of fencing and landscaping to prevent offsite impacts to residences from golfing activities on the golf course.
- Building heights should not exceed a maximum of 4 storeys (13.5 metres) above Natural Ground Level.

Land south of Beavers Road and north of Arthurton Road:

- A transition from former industrial uses to mixed uses (preferably 'green businesses' businesses as per *Darebin Green Business Attraction Strategy 2012*), with residential use to complement predominant commercial uses.
- Provision of a publically accessible two-way north – south vehicle carriageway road through the whole of the area, connecting Arthurton Road to Beavers Road, and

provision of a safe and amenable pedestrian and cycle route in vicinity of the Merri Creek environs to the west (but outside the creek environs), including an adjoining landscaping strip to soften potential visual and physical intrusion into the Merri Creek.

- A strong sense of place created by vibrancy of commercial and mixed uses, accessibility and community safety.
- Active frontages at ground level adjoining Arthurton Road, Beavers Road, Goldsmith Grove and any new public carriageway, path or road. Residential frontages should be avoided.
- Dwelling proposals at ground floor level must be kept at a minimum and demonstrate that there will be no adverse viability and economic impact on businesses and no potential adverse amenity impacts from residential use on commercial uses.
- Use and development of land fronting Arthurton Road:
 - All ground floor frontages are only to be used for commercial purposes, with residential use only allowed above ground floor level.
 - Encouragement of multi-level development, with discouragement of low level, low site coverage development.
 - Encouragement of zero or minimum frontage setbacks from Arthurton Road for new buildings. This may be varied where it can be demonstrated the setback provides for an enhanced public realm and net community benefit (e.g. public footpath widening or provision for an indented kerbside bus stop)
 - Ability for car parking to be adequately concealed from public views, e.g. through siting to the rear of buildings or within a basement.

Reference Documents

Development Guidelines for the Merri Creek 2004

Merri Creek and Environs Strategy 2009-2014

Best Practice Environmental Management – Siting, Design, Operation and Rehabilitation of Landfills

Darebin Green Business Attraction Strategy 2012