



DEVELOPMENT PLAN 415 COOPER STREET, EPPING

COOPER STREET SOUTH-WEST
EMPLOYMENT AREA

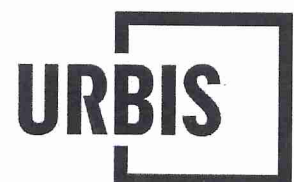
415 Cooper Street Epping Development Plan

The Development Plan was approved by the City of Whittlesea on 22 January 2018, in accordance with Clause 43.04 Schedule 5 of the Whittlesea Planning Scheme.

22 January 2018

Signature of the Responsible Authority

18 JANUARY 2018
PREPARED FOR COOPER ST EPPING PTY LTD





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1. INTRODUCTION

This Development Plan has been prepared by Urbis on behalf of Cooper Street Epping Pty Ltd in accordance with the requirements of Schedule 33 to the Development Plan Overlay at Clause 43.04 of the Whittlesea Planning Scheme.

The Development Plan provides a framework to deliver uses and built form consistent with the objectives of the Industrial 1 Zone and Design and Development Plan Overlay (Schedule 2) which also apply to the site.

This Development Plan applies to No. 415 Cooper Street, Epping. In the context of the Cooper Street South-West Employment Area, the site is located to the south-west of the intersection of Cooper Street and the Hume Freeway. It is supported by ***Building Design Guidelines, prepared by Urbis – 27 November 2017.***

This Development Plan for No. 415 Cooper Street, Epping has been prepared to provide a design framework that will deliver:

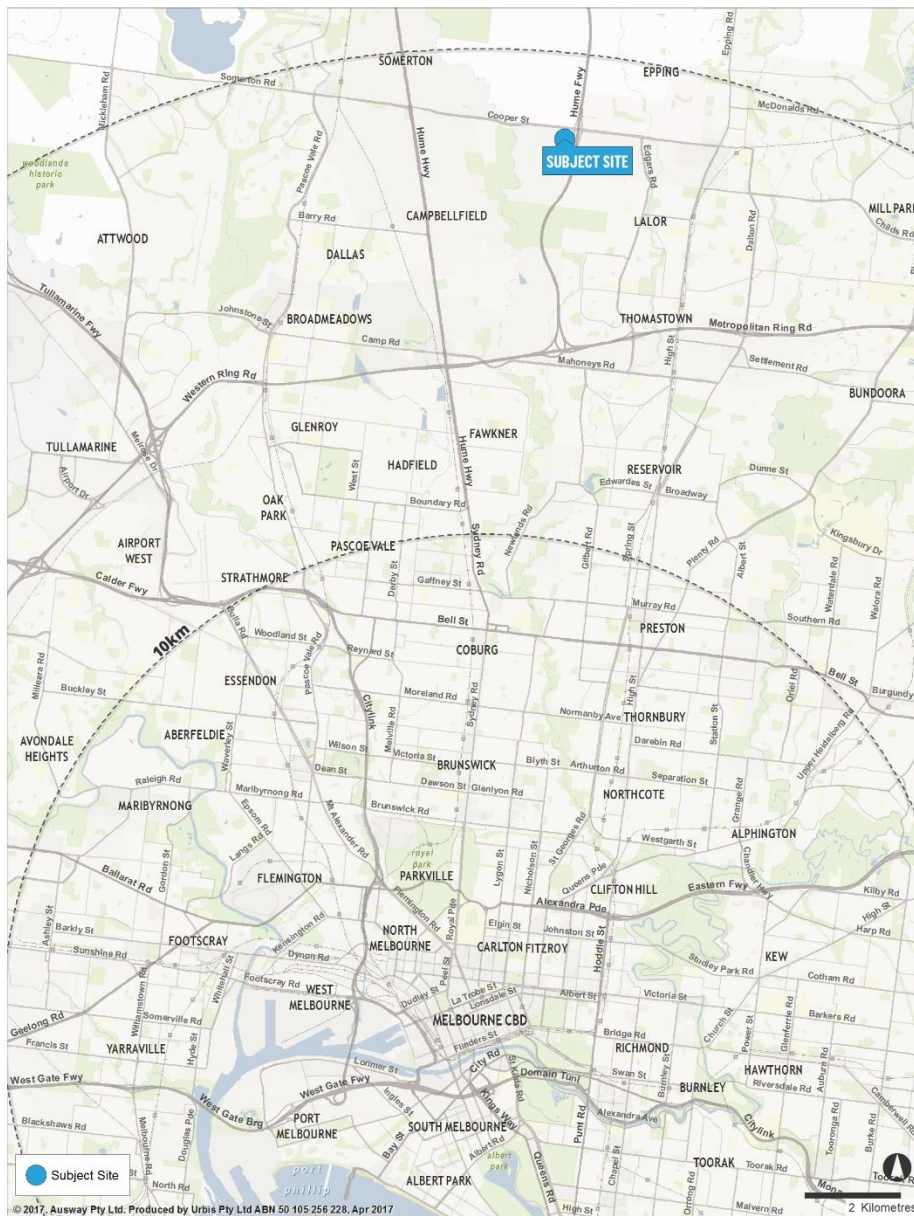
- An integrated industrial use, having regard to the adjoining industrial land that forms part of the Cooper Street South West Employment Area
- A safe and efficient road network that responds appropriately to the surrounding road network
- An internal road layout to respond to roadways on abutting land
- Activated frontages along Cooper Street
- Incorporation of existing natural features (including remnant vegetation) into the street layout and design response where possible
- Appropriate land uses in an Industrial 1 Zone, including Office uses oriented to the street frontages
- Car parking areas to be located at the rear of buildings where possible, or sleeved to minimise their visibility from the street
- Provision of landscaping within the frontage of the site and within car parking areas

2. LOCAL CONTEXT AND SITE DESCRIPTION

2.1. REGIONAL CONTEXT

No. 415 Cooper Street, the land subject to this Development Plan, is located approximately 20 kilometres north of the Melbourne CBD, within Whittlesea City Council.

Picture 1: Road Network Map



415 COOPER ST, EPPING
SITE LOCATION

2.2. LOCAL CONTEXT

The site is approximately 9.718 hectares in size and located in the north-east corner of the Cooper Street South-West Employment Area. It is located approximately 50 metres to the west of the Hume Freeway off-ramp exit onto Cooper Street and on the southern side of Cooper Street with a frontage of approximately 250 metres.

The land is predominately vacant having been modified by previous land uses, in particular agricultural utilisation. The site contains the nationally significant ecological community Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains in the south east corner and potential habitat for two species listed under the Environmental Protection and Biodiversity Act 1999 (EPBC Act).

No easements or restrictive covenants affect the site.

Picture 2: Aerial Photo of Subject Site



415 COOPER ST, EPPING
SITE LOCATION

*Picture 3: Subject Site Viewed from Cooper Street (5 April 2017) *all photos dated 5 April 2017*



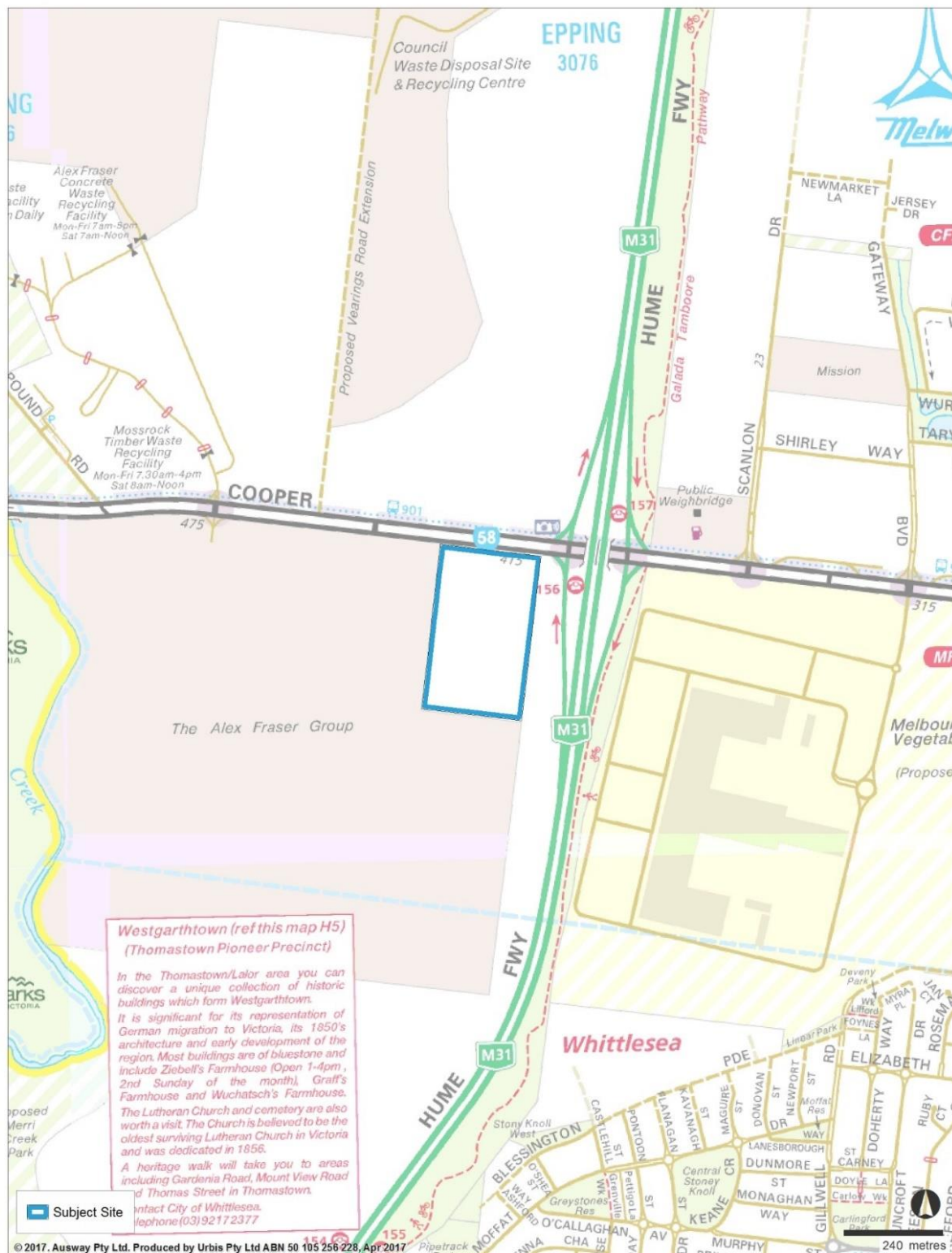
The site is landlocked to the south.

The site to the west includes an east-west road (McKellar Way) which intersects the subject site's western boundary.

The eastern boundary is bound by Quarry Access Road.

Access to the site is currently provided via an informal crossover from Cooper Street and via a second crossover from Quarry Access Road (an informal access track running the full length of the site's eastern boundary). Local road access is available to the site's western boundary via McKellar Way, but is currently not utilised.

Picture 4: Site Location Map



415 COOPER ST, EPPING SITE LOCATION

North: Cooper Street runs the entire length of the site's northern boundary. The site on the north (opposite) side of the road is No. 410 Cooper Street. This land is currently zoned Farming Zone. A dwelling is located approximately 100m from the Cooper Street frontage.



East: An informal access track; Quarry Access Road, runs the length of the site's eastern boundary. Beyond Quarry Access Road is the Hume Freeway off-ramp exit onto Cooper Street, and the Hume Freeway.

Picture 5: Quarry Access Road entrance from Cooper Street



Picture 6: Hume Freeway from Quarry Access Road



South: 455 Cooper Street is located to the south of the site. It is accessed from the newly constructed Alex Fraser Drive to the west of the subject site, but also benefits from an interface with Quarry Access Road. According to the Panel report for Amendment C174, Alex Fraser Pty Ltd operate an extractive industry facility and a facility for the recovery of construction and demolition waste materials from the site.

Picture 7: Entrance to No. 455 Cooper Street



West: 505A Cooper Street to the west of the site is a staged industrial subdivision; the 'Biodiversity Business Park'; which is currently under construction. It is also located within the Cooper Street South West Employment Area.

Picture 8: No. 1 Graystone Court



Picture 9: No. 7-15 Graystone Court



Picture 10: Eastern End of McKellar Way



Picture 11: McKellar Way Abuttal with Western Boundary



2.2.1. Surrounding Context:

The site forms part of the Cooper Street South West Employment Area which is generally bound by Cooper Street to the north, the Hume Freeway to the east and Merri Creek to the west. This land is zoned Industrial 1 and is subject to Schedule 33 to the Development Plan Overlay, and partially covered by Schedule 2 to the Design and Development Plan Overlay.

The land within the Structure Plan area is predominately cleared farmland with a general absence of canopy trees.

To the east, across the Hume Freeway is a mix of residential and lighter industrial land uses, including the Melbourne Market warehouse complex.

To the west, across the Merri Creek Park, is a broader industrial area in the City of Hume.

To the south of the Employment Area is a mix of Public Use Zoned land, designated as the Barry Road Grasslands.

To the north, on the opposite side of Cooper Street is a mix of farming land, industrial uses and further afield is the Craigieburn Grassland Nature Conservation Reserve.

2.2.2. Draft Cooper Street West Precinct Position Paper

Cooper Street West is located directly north of the subject site on the opposite side of Cooper Street. It is the remaining land in the broader Cooper Street Employment Area yet to be planned.

The draft Cooper Street West Precinct Position Paper was on exhibition in April-May 2016 with the purpose of identifying Council's position in relation to this complex and constrained precinct and identify at the outset, the key planning considerations for development and land use planning.

Although not directly affecting the subject site, it does give an indication of the intended future development within the site's 500m buffer radius (Relevant pursuant to Clause 52.10).

2.2.3. Cooper Street Employment Area Development Plan

The Cooper Street Development Plan affects the land to the north-east of site on the diagonally opposite side of the Hume Freeway Interchange. Although the Cooper Street Employment Area Development Plan is not directly applicable to the subject site, it contributes to the wider context of the site.

3. DEVELOPMENT PLAN

3.1. LAND USE & SITE AMENITY

The subject site forms part of a wider precinct that has been identified as an appropriate location to accommodate future industrial land use and development. The Development Plan Overlay will ensure that the land is planned and developed in an integrated, strategic and comprehensive manner, and ensure that all applicable planning issues (including stormwater management, traffic, landscaping, heritage) are resolved prior to commencement of any development.

**It is noted that the site is subject to golden sun moth and growling grass frog populations and the south-east corner of the site includes a seasonal herbaceous wetland (freshwater) of the temperate lowland plains ecological community. These threatened species and community, trigger the requirement for approval pursuant to the EPBC Act. The south-east corner of the site that is subject to the wetland is delineated to ensure any EPBC Act approvals are obtained prior to commencement of development over that portion of the site. It is noted that offset requirements in accordance with EPBC Act may be difficult to satisfy given the rarity of the ecological community. Should EPBC Act approval not be forthcoming or offset obligations satisfied, the affected portion of land is to be retained for the purposes of conservation,*

It is proposed to use the land in accordance with the provisions of the Industrial 1 Zone. More specifically, it is proposed to use the land for the purpose of a Warehouse facility, Service Station and appropriate Retail uses. It is anticipated by the Development Plan that buildings constructed on the land will be of differing size. The proposed warehouses will include; the storage and distribution of goods / products, ancillary offices, car parking and will have significant loading and unloading facilities associated with the use. The proposed use of each lot will have the ability to operate independently of the other uses on the site.

The proposal includes the following details:

- Approximately 33,400sqm warehouse floor area
- Service Station and ancillary uses including office area approximately 11,600sqm
- Building site coverage of approximately: 50%
- Traffic movements in accordance with Traffic Impact Assessment
- The facility will operate 24 hours a day

3.2. DESIGN STANDARDS

Given the nature of the use (warehouse / storage), the proposed built form will be of a design appropriate for an industrial land use. As identified in the Building Design Guidelines that form part of this Development Plan (refer to Appendix D) the built form should seek:

- To achieve a high quality commercial / industrial development that has a high standard of amenity, safe and appropriate access and which does not conflict with other uses in the immediate vicinity
- To encourage development which takes due account of Environmentally Sustainable Design; including provision of on-site rainwater retention for use in landscaping irrigation
- To ensure appropriate landscaping
- To ensure adequate provision for traffic access and car parking

The proposed built form, including materials and finishes, setbacks are discussed further in the Building Design Guidelines that form part of this Development Plan.

3.2.1. Layout & Setbacks

- Appropriate landscape and building setbacks that enhance and / or improve the appearance of industrial areas.
- Development abutting main or other important streetscapes orient themselves toward rather than away from the street.
- Activated frontages along Cooper Street.
- Office uses oriented to the street frontage.
- Car parking to be located to the rear of buildings where possible or sleeved so as not to dominate the view from the street.
- Minimise the visibility of loading and unloading facilities from streets and open space.

3.2.2. Architecture

- Ensure that the scale and appearance of all buildings and works is consistent with the purpose of the zone, site location, and surrounding land uses.

3.2.3. Materials and Finishes

- Building materials and finishes should be appropriate for the use on the site.

3.2.4. Fences

- Fencing should be designed to be transparent where possible.

3.2.5. Lighting

- Lighting is required to contribute to the security, safety and efficient use of the development. Lighting should be designed to minimise light spill onto the public realm or adjoining properties.

3.2.6. Signage

- Business signage should be confined to that necessary to identify the business on the site
- Signs to be limited in numbers to avoid cluttering.

3.2.7. Car parking and Loading

Car parking is to be provided on site appropriate to the nature of the industrial use proposed for the site.

Clause 52.06, Car Parking, identifies a car parking rate of a minimum of 2 car spaces minimum plus 1.5 car spaces per 100m² of net floor area for warehouse use. The provisions of this Clause require a permit to have this car parking rate waived or reduced.

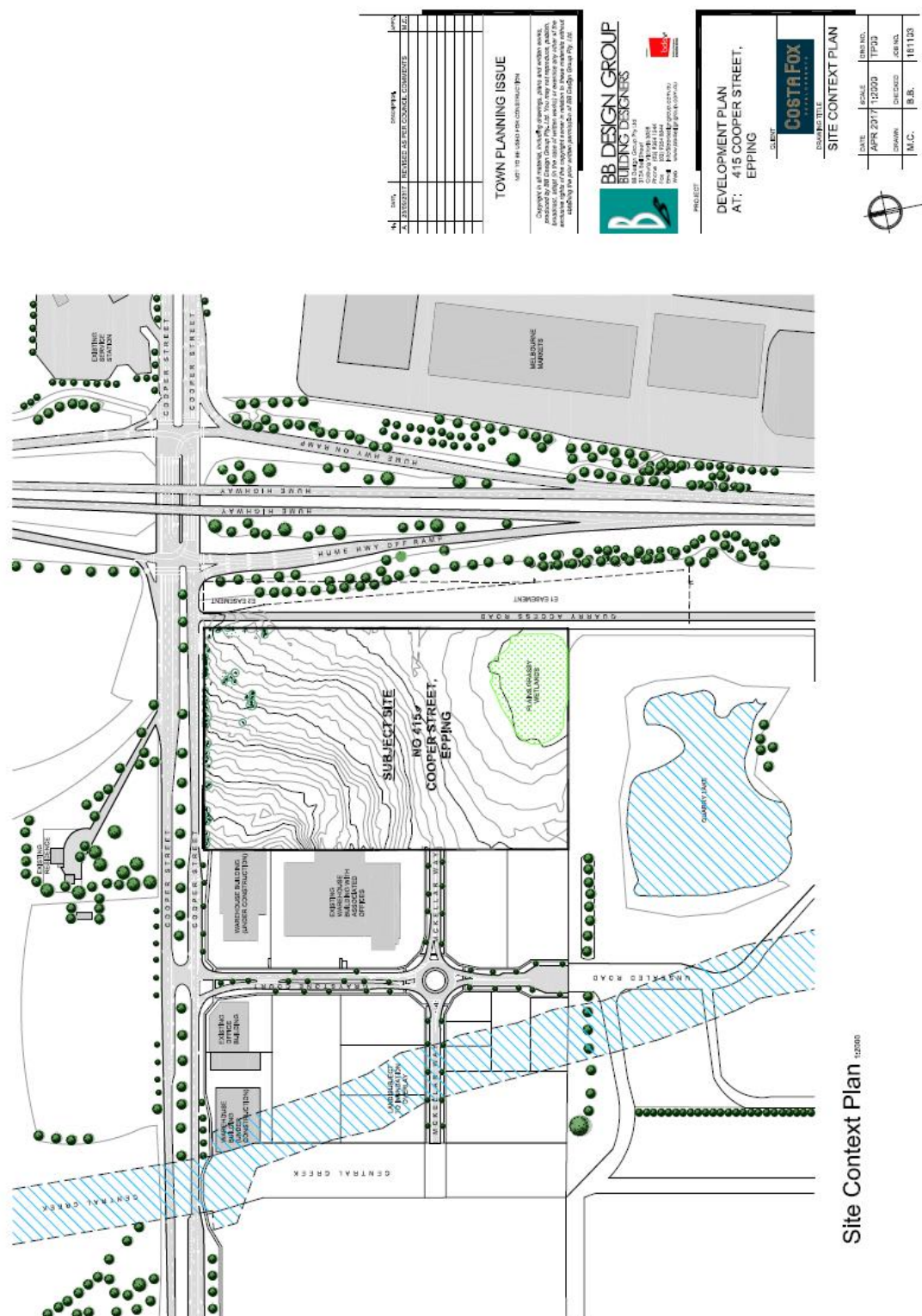
Applicable car parking rates for the proposed use will be further explored and resolved with Council as part of the planning permit process, undertaken post the Development Plan process. A traffic impact assessment that includes an assessment of car parking provision and layout will be required as part of any future planning permit application for use and development of the site.

3.2.8. Existing Site Services

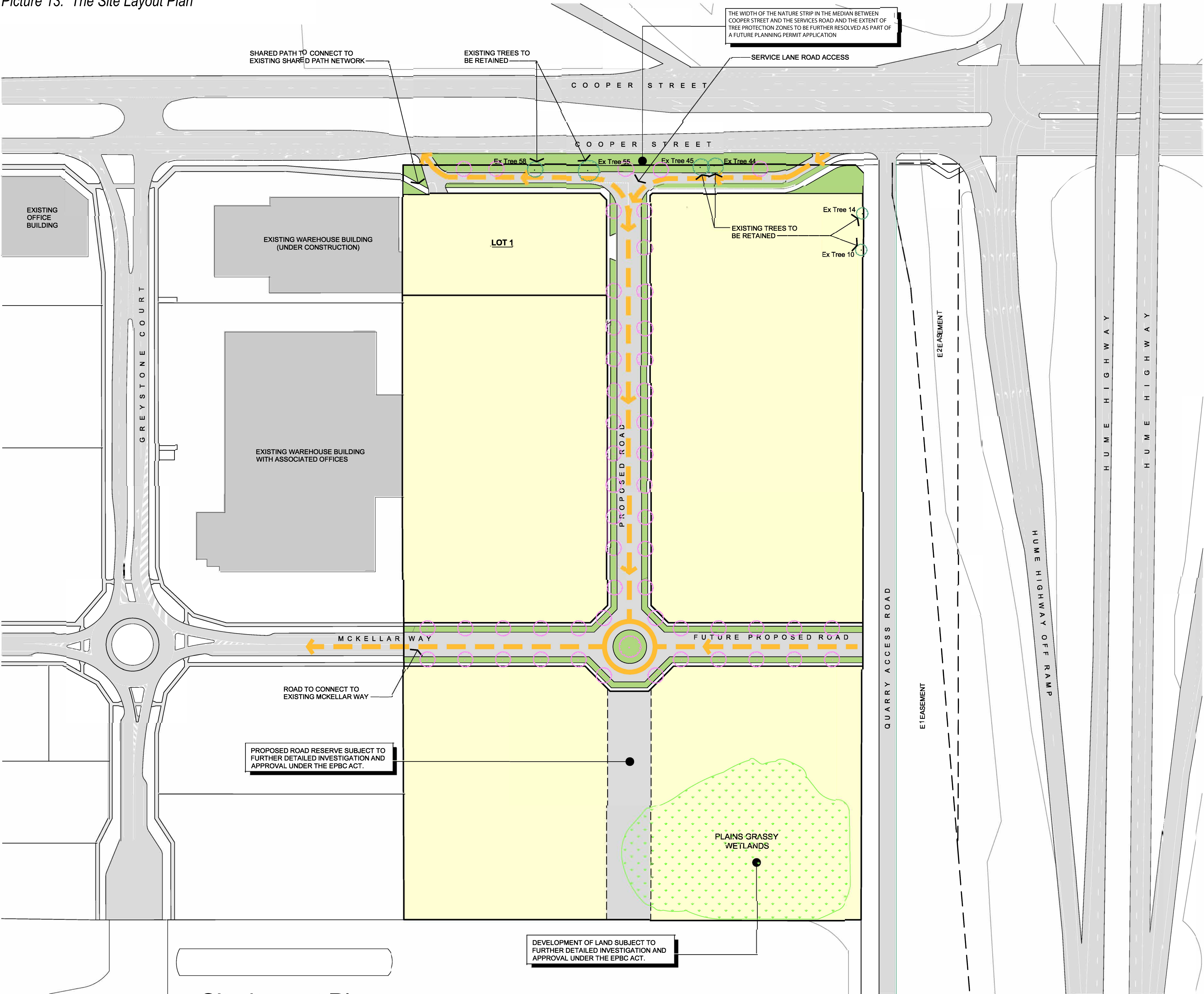
The site has access to Electricity, Water, Sewer, Gas and Telecommunications via assets that are generally located along the Cooper Street alignment.

Underground optical fibre services will be provided in accordance with Council's Telecommunications Conduit Policy (see Clause 22.13).

Picture 12: The Site Context Plan



Picture 13: The Site Layout Plan



LEGEND:

- ROAD
- EXISTING FOOTPATH
- PROPOSED FOOTPATH
- LANDSCAPING
- ACCESS ROAD
- EXISTING TREE
- PROPOSED TREE

NOTE: VICROADS NOTES THAT A PROPOSED ROAD EXTENSION TO QUARRY ACCESS ROAD TO THE EAST OF THE SUBJECT SITE, BUT WILL NOT BE CONNECT AS PART OF THIS APPLICATION. VICROADS REQUIRES THAT THE NORTHERN SECTION OF "QUARRY ACCESS ROAD" TO COOPER STREET MUST BE DISCONTINUED, WHEN IN THE FUTURE THIS LINK ROAD IS CONNECTED TO QUARRY ACCESS ROAD UNDER A SEPARATE APPLICATION

NOTE: EXISTING TREES 10,14,44,45,55 & 58 TO BE RETAINED. REFER TO ARBORIST'S REPORT PREPARED BY HOMEWOOD CONSULTING FOR DETAILS

NOTE: LANDSCAPING TO BE AS PER DEVELOPMENT PLAN OVERLAY

No.	DATE	DESCRIPTION	APPD.
B	03/07/2017	SERVICE LANE ADDED	M.C.
C	03/08/2017	REVISED AS PER COUNCIL COMMENTS	M.C.
D	20/09/2017	REVISED AS PER COUNCIL COMMENTS	M.C.
E	27/09/2017	REVISED AS PER COUNCIL COMMENTS	M.C.
F	28/09/2017	REVISED AS PER COUNCIL COMMENTS	M.C.
G	11/10/2017	SHARED PATH NOTE REVISED	M.C.
H	27/11/2017	REVISED AS PER LANDSCAPE PLAN	P.A.
I	15/01/2018	NATURE STRIP NOTE ADDED	M.C.

TOWN PLANNING ISSUE

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BB DESIGN GROUP
BUILDING DESIGNERS

BB Design Group Pty Ltd
312A Bell Street
Coburg Victoria 3058
Phone (03) 9354 1544
Fax (03) 9354 8044
Email info@bbdesigngroup.com.au
Web www.bbdesigngroup.com.au

PROJECT

DEVELOPMENT PLAN
AT: 415 COOPER STREET,
EPPING

CLIENT



DRAWING TITLE
SITE LAYOUT PLAN

DATE	SCALE	DRG NO.
APR 2017	1:1000	TP01
DRAWN	CHECKED	JOB NO.
M.C.	B.B.	161103

Site Layout Plan 1:1000

3.3. DEVELOPMENT PLAN COMPONENTS

The requirements of the development plan have been addressed as follows:

3.3.1. Site Context

The Site Layout Plan and Site Context Plan are included to demonstrate compliance with the Key Objectives of the Development Plan Overlay (Schedule 33), and as detailed below:

Key Objective	Response
Activated frontages along Cooper Street, the Merri Creek and the Barry Road Grasslands.	Cooper Street is proposed to be activated by the location of a commercial building at the north-east corner and a proposed service station at the north-west corner of the site. The proposed building at the north-east corner of the site is designated for showroom / commercial use. The lots facing Cooper Street will contribute to the activation of Cooper Street.
The prohibition of Restricted Retail uses along the Cooper Street frontage.	The proposal doesn't include any Restricted Retail uses along the Cooper Street frontage.
Office uses oriented to the street frontage.	Offices will be generally located towards street frontages.
Car parking areas to be located at the rear of buildings where possible, or sleeved to minimise their visibility from the street.	Car parking is to be located at the side or rear of buildings where possible.
Provision of landscaping within the frontage of the site and within car parking areas	The Landscape Concept Plan provides full detail of the landscaping that is proposed. Landscaping is included in the frontage of the site and generally within car parking areas and throughout the open space of the development.
Incorporation of existing natural features (including remnant vegetation) into the street layout and design response.	The site is generally clear of natural features but adaptive reuse of the dry-stone walls will be implemented where possible. Six trees have been identified as being proposed for retention.
Provision of a road along the eastern boundary of the development plan area, generally consistent with the existing carriage way easement in this location.	The proposed east-west road will extend McKellar Way and will abut Quarry Access Road at the eastern boundary of the site. The proposed Development Plan facilitates vehicle access from Quarry Access Road, should the existing access to Cooper Street be closed in the future.

3.3.2. Transport

The Development Plan for No. 415 Cooper Street has been prepared following on-going consultation with VicRoads. GTA Traffic Consultants have prepared a Traffic Impact Assessment, including an access plan: Transport Impact Assessment prepared by GTA (20 April 2017) and an addendum responding to issues raised by VicRoads (28 July 2017). The reports propose a left in/left out intersection arrangement with Cooper Street which VicRoads have agreed to (referral dated 15 September 2017).

3.3.3. Stormwater Management Plan

Dalton Consulting Engineers have prepared a *Stormwater Management Strategy* (October 2017). A Stormwater Management Plan and Drainage Strategy supports the proposed Development Plan. This has been prepared to the satisfaction of Melbourne Water (10 October 2017), and 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.

Specifically, the *Stormwater Management Strategy* identifies that stormwater will drain to the south-eastern corner of the site where a connection will be made to the Edgars Creek DSS. An indicative layout of the development condition, including major-event 100-year flows paths. In the developed condition, safe overland flow paths will convey runoff from the site and towards Edgars Creek DSS infrastructure. This overland flow path will need to be effectively provided and protected to the satisfaction of Melbourne Water and Council.

Any amendments to the *Stormwater Management Strategy* will require further approval by Melbourne Water.

Water Sensitive Urban Design

The development will seek to implement the Best Practice for Environmental Management for Urban Stormwater through planned water sensitive urban design strategies of the Melbourne Water Drainage Scheme that are designed to meet the Victorian Urban Stormwater Quality Management Objectives for pollutant reduction.

Locally, the development will seek to implement water sensitive urban design measures to promote water harvesting for use within landscaped areas of the site. All water sensitive urban design proposals will be further explored and Council through any future planning permit application.

Water and Sewer

Yarra Valley Water is responsible for the provision of water and sewerage in this area. There will be a network of water and sewer mains required to be constructed to provide a point to each of the proposed industrial warehouse buildings.

3.3.4. Landscape Concept Plan

The Development Plan for the site identifies three areas of landscaping within the site being: Cooper Street interface, streetscape verges and car park landscape. Each of these areas will provide landscaping appropriate to the use and location within the site, with consideration of the requirement for levying a landscape bond to ensure the provision and maintenance of all landscaping required.

Detailed Landscape Plan/s will be prepared and submitted with the subsequent Planning Permit application/s. The Landscape Plan/s must be generally in accordance with the Landscape Concept Plan and must satisfy the requirements of the City of Whittlesea's Landscape Guidelines for Industrial Development.

The proposed landscaping for the site will be further explored and resolved through any future planning permit application and in consultation with Council's Landscape Officer. It is proposed however that vegetation will be a mix of canopy trees, shrubs and ground covers, appropriate to the City of Whittlesea.

The following concepts are proposed for the three distinctive characters of the site:

▪ Cooper Street Interface

- Cooper Street frontage to be planted with trees generally consistent with any Council streetscape strategy and the existing planting strategy within the frontage of the Biodiversity Business Park (505A Cooper Street, Epping)
- Plant selection (trees, shrubs and ground covers) to complement the future character of Cooper Street
- Provision of a clear entry statement to the proposed development from Cooper Street with creative landscape treatment
- The proposed landscaping will complement the identified trees for retention (10, 14, 44, 45, 55, 58), subject to advice from an arborist.

▪ Internal Streetscape

- A streetscape strategy that addresses accessibility, sight lines and opportunities for Water Sensitive Urban Design
- Consideration of appropriate canopy coverage to the streets and footpath along and around the proposed developments to help soften hard surfaces
- Consideration of the interface treatments associated with various buildings and roads fronting the buildings

▪ Carpark Landscape

- Provision of sufficient shade and canopy coverage for carpark to reduce heat sink effects
- Encourage landscaping in large carpark spaces of 20 or more spaces
- Position trees with clear height canopy including low shrubs and ground covers at entry and exit to and from carpark to provide clear sight lines for traffic

- Utilisation of gravel alternate with shrub and ground cover planting and avoidance of lawn to lessen water usage in landscape maintenance
- Plant species selection is based on their hardiness, draught tolerant and local provenance to minimise long-term maintenance.

3.3.5. Flora and Fauna

Native Vegetation

Ecology and Heritage Partners have prepared a Biodiversity Impact and Offset Requirements Report. The relevant results of this report are detailed below:

Vegetation Condition

The field assessment found that vegetation within the study area is mostly comprised of exotic grassland dominated by the declared noxious weed, and Weed of National Significance (WoNS) Chilean Needle Grass *Nassella neesiana* (Plates 1-2), with Yorkshire Fog *Holcus lanatus*, Perennial Rye Grass *Lolium perenne* and Twigg Turnip *Brassica fruticulosa* common throughout (Plate 3).

The noxious weeds Artichoke Thistle *Carduus cardunculus*, African Box Thorn *Lycium ferocissimum*, Sweet Briar *Rosa rubiginosa* and Spear Thistle *Cirsium vulgare* are also scattered throughout the exotic grassland (Plate 4). The north-east of the site, around the vacant dwelling, was comprised of planted vegetation in the form of windrows and ornamental shrubs (Plates 5-6). Planted Sugar Gum *Eucalyptus cladocalyx* and Yellow Gum *Eucalyptus leucoxylon* subsp. *pruinosa* were observed near the dwelling and along the fence adjacent to Cooper Street.

Remnant Patches

One remnant patch representative of Plains Grassy Wetland (EVC 125) was recorded in the study area (Figure 2). This patch is located in the low-lying area to the south-east, where it is likely that seasonal inundation of this area after winter and/or spring rain reduces the capacity for invasion by Chilean Needlegrass, and other common pasture weeds, as per the remainder of the study area.

This vegetation is consistent with the condition thresholds that define the nationally significant ecological community Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains.

Development of the remnant patch is subject to approval pursuant to the EPBC Act. The relevant portion of the subject site is delineated and annotated to ensure that necessary approvals are obtained prior to the development of that portion of the site. It is noted that offset requirements in accordance with EPBC Act may be difficult to satisfy given the rarity of the ecological community. Should EPBC Act approval not be forthcoming or offset obligations satisfied, the affected portion of land is to be retained for the purposes of conservation,

Scattered Trees

No native scattered trees were recorded in the study area.

Vegetation proposed to be removed

Six identified trees are proposed to be retained on site and integrated into the development and the landscaping provided as part of the development. They are designated within the tree survey and on the Site Layout Plan, as tree numbers: 10, 14, 44, 45, 55, 58. Should as part of the detailed planning of the site, an arborist assessment recommends that any of these trees cannot be retained, additional landscaping is to be provided to Council's satisfaction.

The study area is within Location B, with 0.816 hectares of native vegetation proposed to be removed. As such, the permit will be assessed in accordance with the application requirements of the Moderate Risk based pathway. As the application falls under the Moderate Risk-based pathway, condition scores for vegetation proposed to be removed are based on modelled scores available on the NVIM system (DELWP 2016a).

Offset Targets

The offset requirement for native vegetation removal is 0.130 General Biodiversity Equivalence Units (BEU). No Specific offset obligations are generated by the proposal.

Growling Grass Frog and Golden Sun Moth

The entire study area is proposed to be developed (subject to approval under the EPBC Act) with no habitat retained for either Golden Sun Moth or Growling Grass Frog. Targeted surveys for the Growling Grass Frog are to take place during October/November 2017, and if the species is detected, the ecological consultants have proposed that they be translocated individuals into the Quarry Wetland #1 located within 475 Cooper Street prior to construction (subject to approval under the EPBC Act and landowner consent).

There are no available salvage and/or translocation protocols for the Golden Sun Moth.

Any development of the wetland should occur outside of the peak breeding seasons for Growling Grass Frog. (October – December), while the removal of Golden Sun Moth habitat should occur outside of December – mid January.

As part of the preparation of Preliminary Documentation to support the application for the action under the EPBC Act, a management plan will be prepared that will incorporate detailed measures relating to impact mitigation for both species which will align with the prescriptions and principles outlined in the CMP.

Should EPBC Act approval not be forthcoming or offset obligations satisfied, the land is to be retained for the purposes of conservation,

3.3.6. Conservation and Protection of Significant Aboriginal and European Cultural Heritage Places

Aboriginal Cultural Heritage

Archaeology at Tardis prepared a Cultural Heritage Statutory Obligations letter of advice (January 2017) and have determined the following with respect to Aboriginal Cultural Heritage:

- *Subdivision of land into two or more lots in an Industrial Zone is a high impact activity and is a trigger for a mandatory Cultural Heritage Management Plan;*
- *The activity area is not mapped within an area of cultural heritage sensitivity; and*
- *Therefore, without possessing land within an area of cultural heritage sensitivity, a mandatory Cultural Heritage Management Plan is not required.*

European Heritage

The Tardis report identifies the following in respect to European Heritage:

- *All historic sites are protected under the Heritage Act 1995 which states that appropriate Consents or Permits must be obtained before any historic site is disturbed and that all historic sites must be reported to the Executive Director of the Heritage Council. Any archaeological site older than 50 years is considered to have potential archaeological value under the Heritage Act 1995.*
- *A search of Heritage Victoria's Online Database (HERMES) (Map 3) has revealed that there are no previously recorded historical sites within the activity area.*
- *There are no City of Whittlesea Heritage Overlays relevant to the activity area.*

3.3.7. Geotechnical

A Geotech Report has been prepared by A.S. James (5 October 2016).

3.3.8. Landfill Gas Risk Assessment

A Landfill Gas Risk Assessment was prepared by Cardno (July 2017) and found that the Landfill Gas risks to the proposed commercial development at the site would be insignificant. Therefore, no Landfill Gas mitigation measures are required for the site and no ongoing Landfill Gas management or monitoring is required for the site.

3.3.9. List of Supporting Reports (Appendix B)

1. Certificates of Title (A – D)
2. Cultural Heritage Advice prepared by Tardis (30 January 2017)
3. Biodiversity Assessment prepared by E&H Partners (January 2017)
4. Addendum to Biodiversity Assessment (5 October 2017)
5. Matted Flax Lily Target Surveys prepared by E&H Partners (31 March 2017)
6. Arborist Report prepared by Homewood Consulting (11 April 2017)
7. Geotech Report prepared by A.S. James (5 October 2016)
8. Survey Plan prepared by Reeds Consulting (1 March 2017)
9. *Building Design Guidelines prepared by Urbis (18 January 2018)*
10. *Site Layout Plan – Revision I, prepared by BB Design Group (15 January 2018) (Final PDF 18JAN2018)*
11. Site Context Plan - Revision A, prepared by BB Design Group (20 September 2017)
12. *Landscape Plan – Revision C, prepared by Etched (16 January 2018) (Final PDF 18JAN2018)*
13. Legal advice prepared by Norton Rose (21 March 2017)
14. Transport Impact Assessment prepared by GTA and further information letter (20 April 2017)
15. GTA Response for Further Information Request (28 July 2017)
16. Stormwater Management Strategy prepared by Dalton Consulting Engineers (October 2017)
17. Landfill Gas Risk Assessment prepared by Cardno (July 2017)

3.4. URBAN DESIGN FEATURES AND INTENT

The fundamental objectives for the Development Plan - Site Layout include:

- Introduce building envelopes of varying sizes to provide diverse opportunities for industrial operations of varying scale and intensity.
- An east-west link road between the land subject to this Development Plan and the adjoining land to the west (along the same alignment and to connect with McKellar Way). This road will run to the eastern boundary of the subject site.
- A north-south road that connects to Cooper Street at the northern end, via a slip road and runs to the southern boundary of the subject site.
- A road network to accommodate movement of vehicles to and from the site in a safe and efficient manner.
- Provide active uses to the Cooper Street boundary.
- Provide identifiable entries / front of house operations to each of the building envelopes.
- Providing landscaping opportunities appropriate to the characteristics of the site.
- A development that responds appropriately to major infrastructure provision.
- Staging: It is envisaged that No. 415 Cooper Street will be developed in a lot-by-lot basis, as each lot will be potentially developed independently. However, the internal road network and access arrangements will be constructed as part of the early works.

3.5. TRANSPORT

Internal access roads (north/south and east/west) have been identified having regard to the nature of the proposed use and the size of vehicles (B-doubles) that are likely to be required to facilitate loading and unloading from the site, and the existing road alignment on the site to the west (Biodiversity Business Park).

Internal roads will be designed to provide for a permeable street network and enable connections through to adjoining properties. In this respect, internal streets are not to end in court bowls which restrict potential connections.

3.5.1. Roads – Cooper Street

Cooper Street is a Road Zone, Category 1 with direct access to the Hume Freeway. It is a dual-carriageway with two lanes of traffic in each direction, separated by a vegetated central median strip. The subject site's northern boundary is entirely bounded by Cooper Street and forms the primary access point for the subject site. Access onto Cooper Street is proposed via a left in/ left out intersection arrangement.

The site has excellent access to the arterial road network through proximity to the Hume Freeway, which is located 50m east of the subject site. The Hume Freeway provides connection to Melbourne and its broader road network.

Picture 14: Cooper Street Median Strip



3.5.2. Roads – Quarry Access Road

The land subject to the Development Plan is located on the west side of Quarry Access Road. Quarry Access Road is a public carriageway and has no legal connection to the subject site. This road is unsealed and as a result does not have any formal kerb and channel.

Quarry Access Road runs north to Cooper Street and south to the southern end of No. 455 Cooper Street.

VicRoads requires that the northern section of 'Quarry Access Road' to Cooper Street be discontinued when McKellar Way is connected to Quarry Access Road. This is subject to a future separate application by others.

The internal road configuration of the subject site is designed such that future access to Quarry Access Road could be facilitated.

3.6. DRY STONE WALLS

The subject site includes three remnant dry stone walls, as indicated on the map below. Future development will require the removal of at least a portion of the walls which will be subject to a separate planning permit application. The dry-stone wall works, require planning approval, pursuant to Clause 52.37 (Post boxes and Dry Stone Walls).

The remains of dry stone wall located along the Cooper Street frontage include a very degraded portion which contains only the foundations, the rest having been removed at some point in the past. The site also includes a dry stone wall in the centre of the property, and is associated with brick paving. It is approximately 12m in length, and 40cm high, and surrounded by boxthorn.

**It is noted that the dry-stone walls will be adapted or reused where possible.*

Picture 15: Dry Stone Walls Location Map



3.7. ODOUR

The EPA has identified that odour is one of the most common causes of community pollution. The EPA continues to receive odour complaints relating to the composting facility at No. 480 Cooper Street, Epping.

Any future planning permit application for buildings and works, should include an odour impact assessment, unless otherwise agreed with the Responsible Authority. The odour impact assessment should, where appropriate, identify design measures to reduce the impact of odour on human health.

3.8. GAS TRANSMISSION PIPELINE

The subject property is located within proximity to the Keon Park-Wollert Transmission pipeline which is located within the Quarry Access Road reserve. The pipeline is owned and managed by APA Group. The measurement length for this pipeline is 320 metres which is the area surrounding the pipeline which are at most at risk should the pipeline rupture.

Sensitive uses as defined in AS2885 are preferred to be located outside the measurement length. Should a sensitive use be proposed within the measurement length a Safety Management Study is required to be undertaken in conjunction with APA Group. The purpose of an SMS is to assess the risk associated with a change in land use, including both construction risks and ongoing land use risks. The SMS will also develop appropriate controls to reduce risks to 'as low as reasonably practicable'.

4. CONCLUSION

This Development Plan provides a framework for future development approvals on the subject site in accordance with the requirements of Schedule 33 to the Development Plan Overlay at Clause 43.04 of the Whittlesea Planning Scheme. It proposes the outline for an integrated industrial use within the Cooper Street South West Employment Area.

It also provides a framework to deliver uses and built form consistent with the objectives of the Industrial 1 Zone and Design and Development Plan Overlay (Schedule 2) which also apply to the site.

The proposed road (including the shared pathway) layout provides a safe and efficient road network that responds appropriately to the surrounding road network. The Development Plan also responds to the natural and cultural heritage features of the site and effectively resolves their inherent constraints. It also incorporates existing natural features into the street layout and design response where possible. Additionally, landscaping is proposed within the frontage of the site and the internal road network.

The form and conditions of future, use and development Planning Permit applications for 415 Cooper Street, Epping, will be satisfactorily guided by this Development Plan.

APPENDIX A PLANNING POLICY

STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) seeks to foster the objectives of planning in Victoria (as set out in the Planning and Environment Act 1987) through appropriate planning policies and practices that encompasses relevant environmental, social and economic factors to help guide land use decisions. The following sections of the SPPF most relevant to the consideration of this Development Plan include:

Clause 9 – Plan Melbourne - is designed to guide Melbourne’s housing, commercial and industrial development through to 2050. Indicating State Planning Policy support for future industry on the subject site, the site is located towards the centre of a wider area nominated as a ‘State significant industrial precinct – future’, with the strategic direction:

To ensure there is sufficient strategically located land available for major industrial development linked to the principal freight network and transport gateways. They will be protected from inappropriate development to allow continual growth in freight, logistics and manufacturing investment.

Clause 11 – Settlement

Clause 12 – Environmental and Landscape Values

Clause 15 – Built Environment and Heritage

Clause 17 – Economic Development

Clause 18 – Transport

Clause 19 – Infrastructure

The salient points derived from these clauses include:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1)

To assist the protection and conservation of Victoria’s biodiversity, including important habitat for Victoria’s flora and fauna and other strategically valuable biodiversity sites (Clause 12.01-1)

Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate (Clause 15.01-1)

To ensure the protection and conservation of places of Aboriginal cultural heritage significance (Clause 15.03-1)

To ensure availability of land for industry (17.02-1)

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals (Clause 17.02-2)

Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to, and where possible enhance the service, safety and amenity desirable for that transport route in the short and long terms (Clause 18.01-2)

Incorporate water-sensitive urban design techniques into development to:

Protect and enhance natural water systems;

Integrate stormwater treatment into landscape;

Protect quality of water;

Reduce run-off and peak flows;

Minimise drainage and infrastructure costs (Clause 19.03-3).

LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework (LPPF) contains Whittlesea Shire Council's Municipal Strategic Statement (MSS) and local policies. The policy framework provides the following relevant considerations to this Development Plan:

Clause 21.03 – Council Vision and Strategic Framework: This Clause specifies planning objectives including: *Integrate physical, social, environmental, and economic issues into planning for the community.* This policy designates the subject site as being in an Employment area, within the Municipal Framework Plan.

Clause 21.05 – Environment and Landscape Values: This Clause seeks to *identify, permanently preserve and promote opportunities for the enhancement of local environmental assets which are vital to the maintenance of ecological processes.*

Clause 21.10 – Economic Development: This Clause locates the subject site within the Cooper Street Employment Corridor, on existing industrial land. Further north and west is the proposed extension to this precinct. In order to create additional jobs and greater diversity in employment sectors within the City focus has been directed onto strategies, including:

- a. *Differentiate future large scale industrial estates based on local conditions and other comparative advantages*
- b. *Pursue a greater diversity in economic investment in the municipality by supporting: Employment generating industries within the Cooper Street Employment Area*
- c. *Protect future industrial activity within the Cooper Street Employment Area by ensuring that non-industrial land uses that would adversely affect industry viability are discouraged from encroaching on the area.*
- d. *Oppose the establishment of unsightly industries and storage yards which are a disincentive to investment in key employment corridors such as Cooper Street, High Street and McDonalds Road.*

Clause 22.04 – Heritage Conservation Policy: This policy includes an objective to *support the conservation and repair of dry stone walls and their sympathetic integration within new developments.*

Clause 22.09 – Industrial Development Policy: This Clause's objective is to achieve well designed, quality industrial developments that are suitably located so as to meet stated economic development objectives. This policy stipulates:

- *Ensure that the scale and appearance of all buildings and works is consistent with the purpose of the zone, site location, and surrounding land uses.*
- *Encourage appropriate landscape and building setbacks that enhance and / or improve the appearance of industrial areas.*
- *Ensure that development abutting main or other important streetscapes orient themselves toward rather than away from the street.*
- *Encourage developments on larger and main road frontages to have a facade and the front third of the building in tilt up concrete slab, glass or brick.*
- *Encourage the use of one dominant material, with primary materials of construction being, concrete, brick masonry or glass.*
- *Encourage the provision and location of appropriate business signage in the design of the front building façade for any industrial building. Business signage should be confined to that necessary to identify the business on the site.*
- *Ensure landscape plans are provided, showing: · an automatic sprinkler irrigation system; · simple landscaping which includes provision of lawn and high canopy trees especially along front setbacks; · provision of trees in carpark areas; · preservation of existing trees on site.*
- *Consider the requirement for levying a landscape bond to ensure the provision and maintenance of all landscaping required.*
- *Encourage landscaping in large carparks of 20 or more spaces.*
- *Discourage fencing along the front boundary or in front of the building line.*
- *Ensure all external storage of goods and materials, refuse collection areas and garbage skips is fully screened from view. Screening should be in materials consistent with buildings to be constructed on the site.*
- *Ensure underground optical fibre services are provided in accordance with Council's Telecommunications Conduit Policy (see Clause 22.13).*

ZONE

Industrial 1 Zone

The land subject to this Development Plan is within an Industrial 1 Zone pursuant to the Whittlesea Planning Scheme. The purpose of this overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Zone Map



URBIS 415 COOPER ST, EPPING
PLANNING ZONES

Land Uses Within the Industrial 1 Zone:

Warehouse is a Section 1 Use (does not require a permit), provided it is in compliance with the requirements of Clause 52.10 (Uses with Adverse Amenity Potential) and does not adversely affect the amenity of the neighbourhood, including through the:

Transport of materials, goods or commodities to or from the land.

Appearance of any stored goods or materials.

Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Commercial Display Area is included in the warehouse use and is a Section 1 Use

Service Station is a Section 1 Use (does not require a permit), provided:

*The land must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre. *And the requirements of Clause – 52.12 – Service Station, are met.*

Office is a Section 2 Use (permit required). Generally, the proposed office use on the site, is ancillary to the warehouse use. If an office is proposed, the leasable floor area must not exceed the amount specified in the schedule to this zone (none specified).

Retail Premises (Other than Shop) is a Section 2 Use (permit required).

Shop (other than Adult sex bookshop, Convenience shop and Restricted retail premises) is a prohibited use.

***It is noted that a planning permit is required for building and works, pursuant to the Zone.**

OVERLAYS

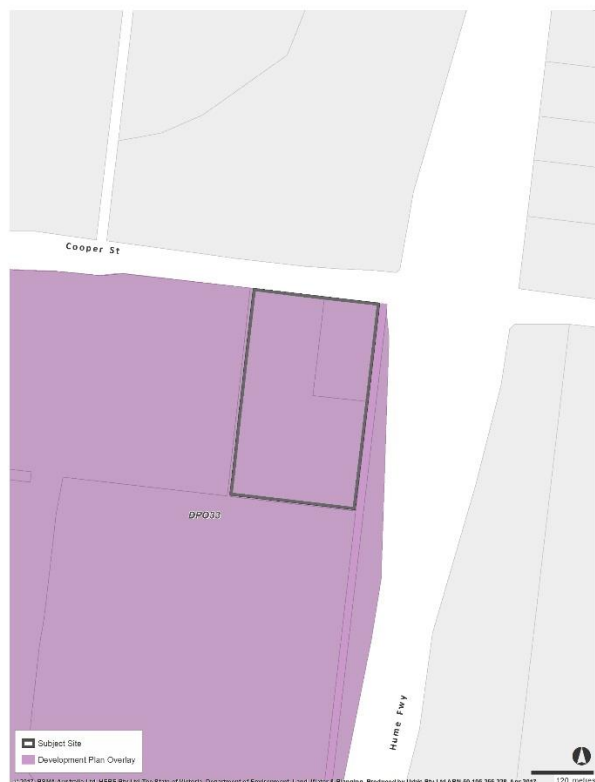
The site is covered by Schedule 33 to the Development Plan Overlay (DPO33) and partially affected by Schedule 2 to the Design and Development Overlay (DDO2).

Development Plan Overlay (DPO33)

The Development Plan Overlay identifies areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. It also exempts an application from notice and review if it is generally in accordance with a development plan.

DPO33 details the Development Plan requirement for the Cooper Street South-West Employment Area.

DPO33 Map



415 COOPER ST, EPPING
DEVELOPMENT PLAN OVERLAY (DPO33)

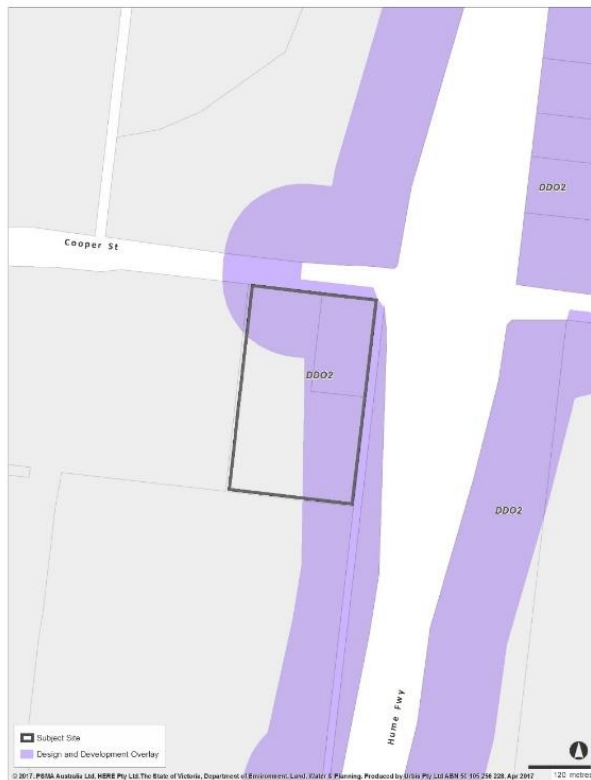
Design and Development Overlay (DDO2)

DDO2 seeks to ensure appropriate noise attenuation is incorporated into developments for sensitive uses, including: office and warehouse uses.

The objective of DDO2 is:

“To ensure that the development of land near the future alignment of the Hume Freeway between the Metropolitan Ring Road and Mount Ridley Road is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.”

DDO2 Map



415 COOPER ST, EPPING
DESIGN AND DEVELOPMENT OVERLAY (DDO2)

APPENDIX B SUPPORTING REPORTS



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

GOLD COAST

45 Nerang Street,
Southport QLD 4215
Australia
T +61 7 5600 4900

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CISTRI – SINGAPORE

An Urbis Australia company
#12 Marina View
21 Asia Square, Tower 2
Singapore 018961
T +65 6653 3424
W cistri.com