

19/01/2006
VC37

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO10

WESTERN AVENUE DEVELOPMENT PLAN

1.0

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Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or carry out works, and no use or development of land can commence, until a Development Plan showing the overall use and development of all land affected by this clause has been prepared to the satisfaction of the responsible authority.

2.0

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Conditions and requirements for permits

Any permit granted must be generally in accordance with the Development Plan.

3.0

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Requirements for development plan

The Development Plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

The Development Plan must be in accordance with the Greenvale/Attwood Strategy Plan - Towards 2011 (June 1993) and must show, describe or specify:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- The location of major road reserves, and the general form of roadways, access ways, footways and common car parking areas.
- Provision for reticulated services, major drainage and floodways.
- Extension of the existing Melbourne Water Drainage Reserve, where required, to ensure a minimum offset for any buildings and works of 30 metres from the top of the stream bank.
- Installation of a wetland system, including partitioned sediment and water quality improvement ponds, to the satisfaction of Melbourne Water.
- The proposed overall landscape treatment concept for the land including the landscape treatment of common areas and areas adjoining the land which may be affected, or impacted upon, by works associated with construction of the development.
- A proposed maintenance regime for all landscaped areas, including details of the maintenance of any areas outside the subject land that will be disturbed during construction of the development.
- The staging of development.

The Development Plan may be amended to the satisfaction of the Responsible Authority.

Site Development Plan

A permit must not be granted to use land affected by this clause, or to construct a building or construct or carry out works on land affected by this clause, and no use or development of land can commence, until a Site Development Plan showing the use and development of

the land, or any lot on the land, has been prepared to the satisfaction of the responsible authority.

A Site Development Plan must be in accordance with the Greenvale/Attwood Strategy Plan - Towards 2011 (June 1993) and the approved Development Plan, and must show, describe or specify:

- A development prescription which refers to the control of buildings and their surrounds including:
 - height, setback and general form of buildings;
 - colour and texture of the external cladding and roofs of buildings;
 - signage, bunting, flags, messages and structures to promote compatible styles and prevent clutter; and
 - maximum site coverage.
- Proposals for landscaping of sites on the land to produce a single, or set of, landscaping themes, in accordance with the requirements of the responsible authority.

The Site Development Plan may be amended to the satisfaction of the responsible authority.

Decision Guidelines

Before deciding whether a Development Plan or Site Development Plan submitted to it is satisfactory or can be amended, the responsible authority must consider:

- The views of the operator of Melbourne Airport in relation to the following matters:
 - potential hazards to air navigation, including attraction of birds into the flight path area;
 - height and location of buildings in relation to the Obstacle Limitation Surface;
 - lighting;
 - aircraft noise, and whether any noise attenuation measures in accordance with Section 3 of Australian Standard AS 2021 - 1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by the Standards Association of Australia, are required: and
 - potential for radio interference.
- The impacts of the location, design and construction of the extension of Western Avenue over easement of carriageway D991658 on the operations of Melbourne Airport including environmental and building provisions applicable to those operations, provided that any decision of the responsible authority shall not affect the rights of the grantee over the carriageway easement.

and, where appropriate:

- The development standards and objectives of the Greenvale/Attwood Strategy Plan - Towards 2011 (June 1993) or any other strategic planning policy for the area that is in force at the time.
- Whether development as proposed within the Development Plan or Site Development Plan will protect and enhance the visual amenity of Moonee Ponds Creek and the Woodlands Historic Park in terms of subdivision layout, building design, height and setback, and the filling of land.
- Whether development as proposed within the Development Plan or Site Development Plan makes adequate provision for the treatment of stormwater to ensure that the water quality of Moonee Ponds Creek is adequately protected.

- Whether the landscaping as proposed within the Outline Development Plan or Site Development Plan will contribute to an attractive garden appearance along Moonee Ponds Creek and is generally in accordance with the requirements of the Moonee Ponds Creek Concept Plan.
- The views of Solaris Power in relation to the de-energised power lines within the land.
- The views of Melbourne Water.
- The view of Department of Natural Resources and Environment.
- The views of surrounding land owners, including the Commonwealth of Australia.