

20/06/2011
C152

SCHEDULE 24 TO THE DEVELOPMENT PLAN OVERLAY

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

2-26 KING WILLIAM STREET, BROADMEADOWS AND 33-59 KING WILLIAM STREET, BROADMEADOWS

The Development Plan is intended to provide for the coordinated development of the precinct and to ensure that development is responsive to surrounding land uses.

1.0 Requirement before a permit is granted

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A permit may be granted to construct or carry out minor works including site preparation works and related activities before a development plan has been approved.

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the preparation and approval of the Development Plan.

2.0 Requirements for development plan

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The Development Plan may consist of a plan and/or other documents. The Development Plan should show and include to the satisfaction of the responsible authority:

- A site analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with existing and/or proposed uses on adjoining land;
- How the layout pattern and proposed development responds to the site analysis;
- The proposed mix of uses and floor areas on each part of the land;
- The provision of public open space;
- The relationship of a proposal to the existing or proposed land uses on adjoining land;
- How a proposal responds to any adopted Broadmeadows Structure Plan, any adopted Eastmeadows Masterplan and any adopted Meadowlink Masterplan;
- Details of the developer contributions (monetary, building or public spaces) towards the upgrading or extension of existing facilities and / or infrastructure, or provision of new facilities and / or infrastructure in the surrounding local area. This may include a range of costs, works and/or land proportionate to the scale and impact of development. The timing of the provision of any required developer contribution must be coordinated with the development of the sites.
- An Integrated Transport Plan prepared by a suitably qualified person(s) to the satisfaction of the responsible authority. The Integrated Transport Plan must include and demonstrate the following:
 - an assessment of the expected traffic impacts associated with a development such as traffic volumes, car parking location, loading and unloading of vehicles, and collection of garbage and waste; and
 - how a proposal responds to the preferred street network for the Eastmeadows Precinct as outlined in the Broadmeadows Structure Plan.
- Urban design guidelines including, but not limited to, building siting, heights and setbacks;

- Details of how the proposal will demonstrate best practice Environmentally Sustainable Design principles;
- The provision of active frontages to key pedestrian routes, where appropriate.

Preparation of the Development Plan must have regard to the operation of Melbourne Airport.

The Development Plan must provide for a mix of residential and non-residential uses through development stages.