

16/08/2012
C142**SCHEDULE 25 TO THE DEVELOPMENT PLAN OVERLAY****DEVELOPMENT PLAN – VALLEY PARK REDEVELOPMENT – RESIDENTIAL COMPONENT**

Shown on the planning scheme map as **DPO25**.

This schedule applies to land located north and south of Erinbank Crescent in Westmeadows which was formerly known as the Erinbank Campus of Hume Secondary College, the Westmeadows Heights Primary School and the Westmeadows Heights Reserve. The Development Plan is to provide for an integrated and properly coordinated residential development that responds to the physical and environmental issues including noise from aircraft using the Melbourne Airport.

1.016/08/2012
C142**Design objectives:**

- To provide architectural and urban design outcomes for the redevelopment of the former school and public open space sites that contribute positively to the local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- To provide an efficient movement network for pedestrians, cyclists and vehicles that provides connections to open space areas, the existing street network and facilitates connections through to the Broadmeadows Central Activities District.
- To provide development that contributes positively to existing and proposed public open spaces and provides passive surveillance opportunities.
- To provide appropriate measures to address any potential noise impacts from aircraft using Melbourne Airport.

2.016/08/2012
C142**Requirements for development plan:**

The Development Plan must be prepared to the satisfaction of the responsible authority must include:

- A site analysis that demonstrates the opportunities and constraints of the site and that includes consideration of:
 - How the site sits within the wider neighbourhood context;
 - Topography;
 - Significant vegetation;
 - Views toward the Broadmeadows Valley Park;
 - The use and development of surrounding land;
 - Vehicle, pedestrian and bicycle access to the site including consideration of the existing pedestrian connections that the site provides to the surrounding residential and public open space areas;
 - The electricity transmission easement that runs north-south near the western boundary of the site;
 - Any other features identified as important to the site.
- A design response demonstrating how the plan responds to the opportunities and constraints of the site, including:

- A proposed lot layout and movement network that:
 - Provides a convenient and safe internal road network designed to Councils Standards with all public roads being contained within a road reserve.
 - Provides a convenient and safe pedestrian and cycle network.
 - Provides convenient and safe pedestrian, cycle and road linkages to surrounding residential and public open space areas and towards the Broadmeadows Central Activities District.
 - Responds to the Melbourne Airport Environs Overlay
- A built form arrangement that:
 - Provides a sensitive residential interface with adjoining residential and public open space land.
 - Provides for appropriate scale, bulk and form to provide reasonable built form integration with the surrounding area;
 - Optimises opportunity for outlook towards areas of existing and proposed public open space.
 - Optimises passive surveillance of adjoining open space areas.
 - Orients buildings to address open space areas and avoids, where possible, dwellings backing on to public open space and roads.
- A written analysis demonstrating how the plan responds to the Victorian Planning Provisions, the State Planning Policy Framework and the Local Planning Policy Framework of the Hume Planning Scheme and that describes how the Development Plan has responded to this Development Plan Overlay Schedule.
- A flora and fauna study covering the whole site, prepared by a suitably qualified expert, which includes, but is not limited to;
 - the identification of vegetation on site (including species),
 - current health,
 - significance in the local, regional, state and national context,
 - measures required to protect any significant vegetation, and
 - the identification of any vegetation to be removed
- The provision of useable public open space that is clearly visible and accessible to residents within the site and from surrounding areas, provides a safe and convenient area to serve the recreational needs of future residents and includes:
 - A Neighbourhood Park of at least 0.75ha in area;
 - Pedestrian links to the surrounding street network, including links to Yarck, Haven, Ninda, Alvie and Nyora Courts.
 - A north-south pedestrian link along the western proposed public open space area;
 - Pedestrian link towards Broadmeadows Valley Park.
- A Landscape Masterplan that shows landscaping details for:
 - The entire Development Plan area;
 - The proposed upgrade of the Erinbank Crescent Park north of the site;
 - The proposed new park within Broadmeadows Valley Park south of the site.

Detailed Landscape Concept Plans must also be provided showing proposed new/upgraded recreational facilities for the above areas.

- A traffic impact assessment that includes consideration of:
 - Traffic generation and distribution;
 - Vehicle, pedestrian and bicycle access through the site and to the surrounding transport network;
 - Any required intersection and traffic treatments;
 - Parking;
 - Public transport access;
- A staging plan that incorporates the proposed neighbourhood park within the earliest stages of development at a standard to the satisfaction of the responsible authority.

3.0

16/08/2012
C142

Section 173 Agreement

Prior to the approval of a development plan, the owners of the land to which the development plan applies must enter into an agreement under section 173 of the *Planning & Environment Act 1987* with the responsible authority and the airport lessee company of Melbourne Airport. The Agreement must be registered on title and make provision for the following:

- An acknowledgement that the land is in an area affected by aircraft noise.
- Following the initial subdivision of the land to create the lots for accommodation use, the land must not be further subdivided to create additional lots for accommodation use.
- All buildings on the land subject to this overlay which are to be used for accommodation must be attenuated in accordance with the Australian *Standard AS 2021-2000, Acoustics – Aircraft Noise Intrusion-Building Siting and Construction*.

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16/08/2012
C142

Decision guidelines

Before approving the Development Plan (or any amendment to the plan) the responsible authority must consider:

- The need for safe and attractive pedestrian linkages within the site and to the surrounding area;
- The need for passive surveillance of public open space;
- Whether the proposal responds appropriately to the existing context of the site in terms of scale and form of development, external finishes and materials of any proposed buildings and works;
- The visual impact of the development's detailed design (including fences), form and height on adjoining public open spaces.
- The views of the airport lessee company of Melbourne Airport.
- The views of the relevant electricity authority in regards to the electricity transmission easement.