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Proposed C250hume

SCHEDULE 33 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO33**.

WESTERN AVENUE AND WRIGHT STREET, WESTMEADOWS

1.0

Objectives

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- To facilitate an industrial precinct that provides an attractive and visually interesting interface to the Tullamarine Freeway, manages the appearance of visual bulk at residential interfaces and protects the amenity of adjoining existing and proposed residential uses.
- To facilitate a residential precinct that delivers housing diversity and affordable housing outcomes and provides an active, visually interesting and sensitive interface to the adjoining Westmeadows residential area and Moonee Ponds Creek environs.
- To deliver necessary upgrades to the surrounding local road network to mitigate any traffic impacts generated by development and provide a safe and efficient movement network for pedestrians, cyclists and vehicles through the site that separates industrial and residential traffic.
- To enhance the environmental values and public open space setting of the Moonee Ponds Creek environs, including improving pedestrian and cycling access along the creek.
- To ensure potential land contamination issues are appropriately managed and that development does not compromise the ongoing monitoring obligations associated with the Tullamarine Closed Landfill.

2.0

Requirement before a permit is granted

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A permit may be granted before a Development Plan has been approved for the following:

- To construct a building, construct or carry out works, use land or subdivide land located between Western Avenue and the Tullamarine Freeway.
- To construct or put up for display a sign.

Before granting a permit, the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner and will achieve the objectives set out in schedule section 1.0.

3.0

Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- a permit application must be accompanied by a Traffic Impact Assessment which assesses, to the satisfaction of the Responsible Authority, the expected traffic volumes generated by the proposal, the traffic volumes generated by the existing development of the land and whether the combined overall traffic volumes satisfy any of the triggers for the provision of the traffic mitigation works identified in the approved Development Plan; and
- A permit must contain conditions that give effect to the provisions and requirements of the approved Development Plan.

4.0

Requirements for development plan

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The Development Plan must be prepared for the entire site or in the following two stages:

- Stage 1: A Development Plan for all of the land other than the land at 47-67 and 69-99 Wright Street, Westmeadows, which must show indicative outcomes for the land at 47-67 and 69-99 Wright Street to the satisfaction of the Responsible Authority; and
- Stage 2: A Development Plan for the land at 47-67 and 69-99 Wright Street, Westmeadows, which responds to and integrates with the approved Stage 1 Development Plan to the satisfaction of the Responsible Authority.

The Development Plan/s must be generally in accordance with Figure 1 to the satisfaction of the Responsible Authority.

The Development Plan/s must demonstrate how it responds to the objectives in Clause 1.0 and include the following requirements:

Existing Conditions Analysis:

- A site context analysis that identifies the key attributes of the land and its surrounding context.
- Key view lines to the site from adjoining public open space, including from shared paths north and south of the creek.
- Key view lines of the site from the Tullamarine Freeway.

Site Design and Land Use

- How the proposed layout and design responds to the existing conditions analysis.
- A site plan(s) which shows:
 - arrangement of land uses, generally in accordance with the Concept Plan shown at Figure 1, including areas of public open space.
 - provision of a 15 metre wide landscaped buffer zone on the industrial precinct land at the interface with the residential precinct which separates the two uses.
 - how the local road network separates industrial and residential traffic and connect into the existing road network in a safe and efficient manner.
 - how pedestrians and cyclists will move safely and efficiently through the site.
 - how improved pedestrian and cycling access and connectivity along the south side of the Moonee Ponds Creek will be achieved.
 - location of major services infrastructure.
 - location of exiting monitoring bores, which are to be in public land within the residential precinct.
- A residential precinct plan which shows:
 - how a range of lot sizes including lots suitable for two bedroom dwellings will be provided.
 - location and number of affordable (social) housing dwellings which must be equivalent to 10% of the total number of dwellings within the residential precinct (or agreed equivalent contribution).
 - location and indicative height of retaining walls.
 - location of exiting monitoring bores.
- An industrial precinct plan which shows:
 - a range of lot sizes that can accommodate a range of different uses.
 - proposed interface treatment to the Tullamarine Freeway.
 - location of existing monitoring bores and any setback requirements.

- A proposed indicative staging plan.
- Cross sections showing how development will manage topography, including the indicative height of retaining walls.
- Road cross sections which include provision for canopy trees.
- Key view lines to future development from shared paths along Moonee Ponds Creek.
- Design guidelines which provide detail on:
 - how built form and design treatments will manage the visual impact of development when viewed from surrounding public open space areas.
 - how built form and design treatments within the precinct will be used to protect the amenity of adjoining existing and proposed residential uses.
 - how built form and design treatments will present a high quality and attractive interface to the Tullamarine Freeway.
- A statement for how best practice environmentally sustainable design principles are incorporated into the design, construction and operation of all stages of development.

Affordable (social) housing report

- Details for the provision of social housing including:
 - location and number of social housing dwellings, including reasoning for equivalent contribution if the number of social housing dwellings provided is less than equal to 10% of total number of dwellings provided within the residential precinct.
 - proposed staging for construction and delivery of each dwelling.
 - proposed housing association/provider and ownership/management arrangements.

Landscape and Open Space

- An overall landscape concept plan which shows:
 - location of all landscape areas, including the neighbourhood park, public open space along the Moonee Ponds Creek, pedestrian linkages through the site and landscape buffer zone on the industrial precinct land at the interface with the residential precinct.
 - concept design for the neighbourhood park which includes a playground, shelter, seating area, drinking station, basketball half court and kick about area.
 - concept design for the bioretention system demonstrating its integration into the parkland.
 - location and design details of retaining walls.
 - location of existing and proposed shared paths.
 - location of existing monitoring bores, including proposed landscape and fencing treatments to ensure access and public safety for bores located in public land.
- A proposed plant and material schedule, including street trees.
- Details of how the proposed design responds to Hume's Urban Forest principles and how canopy cover targets will be met in both the industrial and residential precincts.
- A proposed indicative staging plan for the delivery of open space works, including the neighbourhood park and public open space along the Moonee Ponds Creek.
- Design guidelines which provide detail on:

- design of pedestrian linkages through the site, including a cross-section which shows a minimum width and location/requirements for each element, including landscaping, pedestrian paths, hard furniture and lighting.
- design of the landscape buffer zone, including landscaping, fencing treatments and maintenance requirements.

Natural and Cultural Heritage

- A flora and fauna report which:
 - identifies existing significant or native vegetation on the site.
 - identifies proposed vegetation to be removed or retained.
 - outlines options available for offsetting the removal of vegetation.
- A statement for how development of the site responds to the existing heritage overlay.
- A statement for how development of the site responds to the cultural heritage management plan prepared for the land at 140-204 Western Avenue.
- A cultural heritage management plan for the land at 47-67 and 69-99 Wright Street.

Movement Network

- An integrated transport plan which includes:
 - Details of the existing and surrounding movement network, including traffic volumes, public transport provision, and pedestrian and cycling infrastructure.
 - Proposed internal road network demonstrating how it connects into the surrounding movement network, provides for safe, efficient and functional vehicle movement through the site and separates industrial and residential traffic.
 - A Traffic Impact Assessment, which assesses the likely traffic generation of the future development of the land, identifies the traffic mitigation works required to facilitate the future development of the land and the trigger points for when the such works are required to be completed (including in terms of traffic volumes).
 - Proposed shared paths through the site, including along the southern side of the Moonee Ponds Creek, and how they connect into the wider shared path network.
 - Details on pedestrian and cyclist permeability into/through the site demonstrating safe and efficient movement to the neighbourhood park and wider public open space areas.

Services and Infrastructure

- A statement describing the existing and proposed services to the property, including water, gas, electricity and telecommunications.
- A statement describing the existing drainage network and any identified upgrades required to accommodate the proposed development.
- Details for stormwater and drainage management treatments for the site, including any water sensitive design, or integrated water management elements.
- A proposed indicative staging plan for the delivery of service infrastructure.

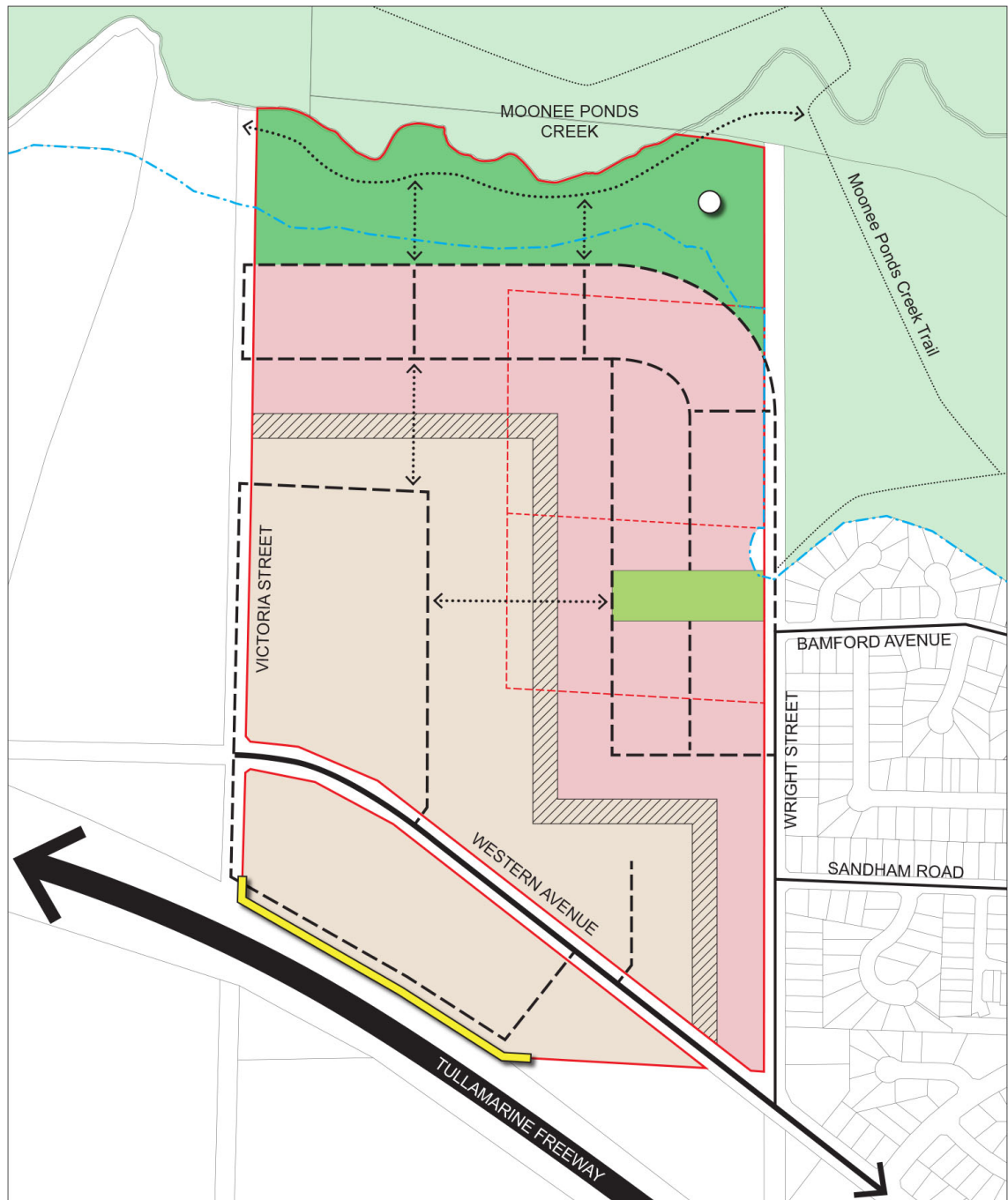
Land Contamination

- Details for how the ongoing monitoring obligations of the *Tullamarine Closed Landfill Post Closure Management Plan* will be achieved, including through construction stages.
- Details for the ongoing access arrangements to monitoring bores in the residential precinct (located on public land) and the industrial precinct (located on public or private land).

HUME PLANNING SCHEME

- A statement for how development of the site responds to the Environmental Audit Report and Statement of Environmental Audit prepared for the land at 140-204 Western Avenue.
- A statement for how development of the site responds to the Preliminary Environmental Site Assessment (PESA) report for land at 47-67 and 69-99 Wright Street.
- A Certificate or Statement of Environmental Audit for land at 47-67 and 69-99 Wright Street, including an environmental site plan detailing any:
 - recommendations of the Audit.
 - timeframes for any remediation works.
 - land use and/or development constraints identified as a result of the Audit.

Figure 1: Concept Plan



LEGEND

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| | Wright Street parcels | | Stormwater treatment |
| | Industrial precinct | | Existing road network |
| | Residential precinct | | Indicative road network |
| | Moonee Ponds Creek open space | | Pedestrian and cycle connection |
| | Neighbourhood park open space | | Freeway/industrial interface |
| | Landscape buffer | | Urban Growth Boundary |