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Proposed C253hume

SCHEDULE 32 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO32**.

105 Vineyard Road, Sunbury

1.0 Objectives

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- To provide an appropriate residential mix of housing, including a diversity in housing typologies and provision of affordable housing.
- To ensure residential interfaces with environmental and cultural features on the site are respectful and appropriate.
- To ensure residential development appropriately interfaces and integrates with Vineyard Road as a gateway road into Sunbury and the Sunbury South Precinct Structure Plan.
- To ensure future development provides good access to and along open space for the purpose of amenity, leisure and recreation.
- To ensure development of the land integrates with the surrounding road, transport and movement networks.

2.0 Requirement before a permit is granted

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

- Removal or creation of an easement, restriction or reserve.
- To construct or put up for display a sign.
- Removal of native vegetation.

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 Clause 1.0.

3.0 Conditions and requirements for permits

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Except for a permit applied for and granted in accordance with section 2.0, the following conditions and/or requirements apply to permits:

- a permit must contain conditions that give effect to the provisions and requirements of the approved Development Plan, including:
 - The provision of any infrastructure works as agreed with and to the satisfaction of the Responsible Authority.
 - The provision and maintenance of all landscaping works as agreed with and to the satisfaction of the Responsible Authority.
 - The recommendations of an acoustic assessment for residential land abutting the passenger rail corridor.

A permit application for buildings and works and/or the subdivision of land must include where relevant:

Medium Density Housing

A permit application for the medium density housing components of the Development Plan must include a mix of dwelling typologies that includes 2 bedroom dwellings in locations in a good walking distance (400 metres) to shops or the future Sunbury South train station, to the satisfaction of the responsible authority.

Acoustic Assessment

An acoustic report is to be prepared by a qualified acoustic engineer or other suitably qualified professional. The acoustic assessment report must take into consideration the Victorian Passenger Rail Infrastructure Noise Policy 2013 and address any recommendations for noise attenuation for areas above the 63dba.

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Requirements for development plan

The Development Plan must be generally in accordance with Figure 1 of this Schedule, and must demonstrate how it responds to the objectives in Clause 1.0 and must include the following:

General

- A layout generally in accordance with Figure 1 of this Schedule.
- A Site Context Analysis that identifies the key attributes of the land and its surrounding context and demonstrates how the proposed layout and design responds to this context, including:
 - The relationship of the land to the existing or proposed developments and land uses on adjoining land.
 - Any areas of cultural, historic, social or environmental significance within and around the site.
 - The location of local open space networks.
 - The location of transport infrastructure and systems, including public transport (existing and planned).
 - The location of cycling and pedestrian networks (existing and planned).
- The ability to provide for a variety of housing types, styles and densities.
- The opportunity to maximise population densities and afford reasonable access to public transport systems that are planned proximate to the site.
- Adequate access to the existing and proposed routes of an integrated public transport system.
- Connections with existing or planned surrounding open space networks, which demonstrate that provision can be made for a range of recreational opportunities for future residents.
- The staging of development of the site for the effective provision of physical and social infrastructure.
- A landscape masterplan for the site, which:
 - recognises Vineyard Road as a local approach road and gateway to the Sunbury township.
 - shows the location of shared paths, seating nodes and a local parkland in the general location shown Figure 1.
- The response to any areas of cultural, historic, social or environmental significance.
- A servicing strategy demonstrating how the development plan area can be serviced for drainage, sewerage, gas, water supply and any other relevant connections.
- A stormwater management strategy to the satisfaction of Melbourne Water and Council.
- Incorporation of recommendations from the Cultural Heritage Management Plan (CHMP) for the site.

Residential

The Development Plan must show and include to the satisfaction of the Responsible Authority:

- The proposed layout for the development which:
 - provides a variety of housing densities, in suitable locations for a variety of housing types.

- shows the location of medium density housing that will contain 1- or 2-bedroom dwellings in locations that are in a good walking distance (400 metres) to existing or future shops and public transport.
- provides an appropriately designed interface with Vineyard Road, the Sunbury South PSP, Harpers Creek corridor and the retarding basin.
- provides an appropriately designed interface and incorporates Crime Prevention Through Environmental Design (CPTED) principles for properties fronting Vineyard Road and the railway corridor.

Affordable (social) housing report

Details for the provision of social housing including:

- location and number of social housing lots, including reasoning for equivalent contribution if the number of social housing lots provided is less than equal to 10% of total number of lots provided on the site.
- proposed staging for construction and delivery of each lot.
- proposed housing association and ownership/management arrangements.

Open Space

A plan which details the open space network on the site. The plan is to show open space requirements which includes:

- encumbered open space on either side of Harpers Creek and the retarding basin to residential properties as approved by Council and Melbourne Water and as shown in Figure 1, in accordance with the approved Cultural Heritage Management Plan.
- open space networks which include the provision of a 2.5m linear shared path for walking and cycling within the approved waterway corridor adjacent to Harpers Creek and the retarding basin, in the general location shown in Figure 1.
- passive open space in the form of a local park equating to a minimum of 5% of the total Net Developable Area of the site, to be located adjacent to Harpers Creek so that it harnesses the creek buffer, in the general location shown in Figure 1.

Movement and Transport

- The pattern and location of a road system based on a safe and practical hierarchy of roads consistent with the Sunbury South PSP.
- Road cross sections that are consistent with those in the Sunbury South PSP.
- A signalised intersection on Vineyard Road in the general location shown in Figure 1.
- The provision of a shared path for walking and cycling up to the site's eastern property boundary with the railway line to facilitate a future link through the viaduct to the Jacksons Hill residential estate on the other side of the rail line, in the general location shown in Figure 1.
- A 2.5m wide shared path for walking and cycling along the waterway corridor, in the general location shown in Figure 1.
- A 2.5m wide shared path for walking and cycling along Vineyard Road up to the Elizabeth Drive and Deveny Road intersection, in the general location shown in Figure 1.
- A plan showing:
 - the proposed street and pedestrian movement network.
 - how the proposal makes use of existing transport assets including arterial roads, public transport or new pedestrian links or cycle paths.
 - the integration of land use with transport provision.

HUME PLANNING SCHEME

- the proposed arterial and neighbourhood connector street network including proposed linking points to surrounding land.
- how the plan responds to State government transport objectives.;
- road layout and design, including road reserve widths and indicative cross-sections

Figure 1: Concept Plan

