SCHEDULE X TO THE DEVELOPMENT PLAN OVERLAY

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Shown on the planning scheme map as DPOX.

PHILLIP STREET, DALLAS

1.0 Development and Design Objectives

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* To provide for a use or mix of uses which are compatible with the land use requirements of the MAEO2.
* To limit the scale of uses that would adversely impact upon the viability, vitality and the renewal of the Dallas Neighbourhood Activity Centre.
* To create a high quality built form outcome which denotes the scale and prominence of the site and contributes to the improved appearance of the Dallas area.
* To require residential development to be in an apartment or fully integrated townhouse format and to deliver a diversity of housing options, including 1 and 2 bedroom dwellings to meet housing needs in Hume and the Dallas area.
* To ensure development does not exceed 4 storeys.
* To ensure development provides an appropriate and visually interesting interface to residential development to the west.
* To ensure development integrates with the adjoining property on Phillip Street and provides an appropriate interface to the Melbourne Water land to the north and any easements traversing the site.
* To ensure built form creates a consistent and defined street edge and demarcates the corner of Inverloch Crescent and Phillip Street.
* To ensure development provides surveillance to the Dallas Neighbourhood Activity Centre, the adjoining public realm, the Melbourne Water land and any internal streets and open space.
* To provide a high quality public realm and built form outcome along Phillip Street that encourages pedestrian movement to the Dallas Neighbourhood Activity Centre.
* To ensure site access maintains appropriate access to the Dallas Neighbourhood Activity Centre.
* To provide for the safe and efficient movement of vehicles, cycles and pedestrians within and through the site as necessary.
* To accommodate car parking within the site and ensure it is located away from external street frontages so that it does not dominate the streetscape.
* To retain healthy trees along with native vegetation that contributes to the landscape character of the site and surrounding area, and ensure it is appropriately integrated and maintained within the development.
* To deliver environmentally sustainable development outcomes, including energy and water efficient buildings.

2.0 Requirements for a Development Plan

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The Development Plan must address the development and design objectives and provide the following information to the satisfaction of the Responsible Authority:

* A site analysis plan that identifies the key attributes of the land and its context.
* The proposed use(s) and development of each part of the site in the short and longer term.
* An economic assessment to demonstrate that the size of any proposed retail and commercial uses will not impact on the viability and vitality, and on the future renewal of the Dallas Neighbourhood Activity Centre.
* The proposed number and mix of dwelling type and number of 1 and 2 bedroom dwellings for any residential development, with any development not exceeding a total of 113 dwellings.
* The location, treatment and interface of any easements.
* Building footprints and the location of vehicle, pedestrian and cycle access into and through the site, and the location of car and bicycle parking.
* Built form and development principles, including details of setbacks, building heights, scale and massing, architectural treatments and interface treatments to achieve the development and design objectives.
* Application of Safer by Design Guidelines for Victoria to achieve surveillance of the Melbourne Water land to the rear, the Dallas Neighbourhood Activity Centre, and any roads and open space within the site.
* The provision of any public or private open space within the site including details on how it will be delivered and managed.
* A Landscape Concept Plan, which is supported by a flora and fauna assessment (identifying the quality and retention suitability of existing vegetation) showing:
* What vegetation is to be retained and details on how it will be integrated and maintained within the site.
* The location of landscaping treatments along all frontages and within the site.
* How landscaping will contribute to the public realm and the activation and integration of development along Phillip Street.
* Integration with any stormwater assets.
* A Traffic Impact Assessment identifying:
* Anticipated traffic volume and car parking requirements.
* Proposed servicing arrangements for larger vehicles.
* Access, circulation and permeability of vehicle, cycle and pedestrian movements within the site and through the as necessary
* A Stormwater Management Plan.
* Details of proposed environmental sustainability initiatives including integrated water management and energy conservation.
* A Design Statement outlining the noise attenuation measures within the development to meet the requirements of the Australian Standard 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

3.0 Decision guidelines

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

* The views of the airport lessee company of Melbourne Airport.
* The views of Melbourne Water.
* The views of Yarra Valley Water.

4.0 Requirement before a permit is granted

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Before deciding on any application the Responsible Authority must consider how the proposal accords with the approved Development Plan, including:

* The mix of dwelling type and mix of 1 and 2 bedroom, and whether this provides a sufficient contribution to meeting the dwelling diversity needs of the Hume municipality and Dallas area.
* The scale of any proposed retail or commercial use and whether this would adversely impact on the viability and future renewal of the Dallas Neighbourhood Activity Centre.
* Proposed setbacks, scale and massing of built form along Inverloch Crescent, and whether this manages the interface and minimises the impact of development on the adjacent residential development.
* Proposed architectural treatment and the setback, scale and massing of built form along Phillip Street, and whether this contributes to creating a defined street edge and high quality public realm.
* The built form and use architectural treatments at corner of Inverloch Crescent and Philip Street.
* How development ensures the potential future integration of development of the adjoining land on Philip Street
* The measures to ensure surveillance to the Dallas Neighbourhood Activity Centre, the Melbourne Water land to the rear, and roads and any open space within the site.
* The details of all landscaping treatments.
* The location and scale of car parking.
* The location and form of all vehicle, cycle and pedestrian access and any servicing arrangements.
* Proposals for ownership arrangements of any private roads.
* Details of proposed environmental sustainability initiatives including integrated water management and energy conservation.

5.0 Conditions and requirements for permits

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**Requirement for a Section 173 agreement**

Prior to the granting of a permit, the owner of the land must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the responsible authority. The agreement must be registered on all titles and make provision for the following:

* Acknowledge that the land is in an area affected by aircraft noise.
* Following the initial subdivision of the land to create lots for accommodation use, the land must not be further subdivided to create additional lots for accommodation use.
* All buildings on the land which are to be used for accommodation must at all times contain noise attenuation measures in accordance with Australian Standard 2021-2015 Acoustics – Aircraft noise intrusion – Building siting and construction.