

19/01/2006  
VC37**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO1****HIGHPOINT SHOPPING AND ENTERTAINMENT CENTRE - HOTEL AND CONVENTION CENTRE PLAN, CORNER WARRS ROAD AND VAN NESS AVENUE****1.0**19/01/2006  
VC37**Requirements for development plan**

The objectives of the development plan are to provide certainty to the community, the owner of the land, and the responsible authority as to the scale and scope of development of the land, and to provide a framework for achieving the following objectives:

- To recognise that the capacity of existing infrastructure in the area will limit the development potential of the site, unless infrastructure capacity is expanded.
- To recognise the strategic location of the site and its potential to provide key pedestrian linkages between open space, tourism, residential, education and shopping development opportunities in the vicinity.
- To recognise the potential for tourism and recreation development to contribute to the City's economic base.
- To ensure that development of the site has a positive impact on the Maribyrnong River and Valley when viewed from within the City and from key vantage points on the both banks of the Maribyrnong River.
- To ensure that all new development is at the leading edge of environmental technology and urban design technique.
- To identify the potential negative impacts on the surrounding community and strategies and measures that will be undertaken to eliminate these.
- To outline a process for consulting with the community on the scope and scale of development, potential positive and negative impacts on the surrounding community, the Maribyrnong River and Valley, and strategies and measures to deal with those impacts.

The development plan must show, to the satisfaction of the responsible authority:

- Development guidelines that include details of:
  - The location and height of buildings and the location of all facilities on the site, how visual and potential noise impacts on the river, the valley and existing residential areas will be minimised, and how buildings, access, car parking and landscaping will be integrated with surrounding areas and infrastructure.
  - A safe and accessible shared pathway system linking The Maribyrnong Regional Park and Highpoint Shopping and Entertainment Centre including pedestrian crossing on Warrs Road and Van Ness Avenue.
  - Safe and convenient vehicular access to the site, details of any road works required and a schedule for completing the works.
  - Car parking provided on site including an assessment of demand for car spaces at peak times of operation and seasons, construction of parking areas and landscaping and any acoustic treatment.
  - Location, scale and bulk of all buildings, facilities and works and how they integrate with existing residential activity and to the Maribyrnong River and Valley.

- A landscape concept for the site that continues themes established in surrounding streets and Maribyrnong Regional Park.
- Facilities that will be available to the community.
- A program for consultation with the community.
- The net benefit accruing to the community as a result of the proposed development.

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### **Decision guidelines**

Before deciding an application the responsible authority must consider:

- The capacity of infrastructure to accommodate the proposed development.
- Infrastructure works to be undertaken by the developer of the site, including the staging of those works.