

29/03/2018
C306**SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**.

PUBLIC HOUSING RENEWAL – ABBOTSFORD STREET, NORTH MELBOURNE**1.0 Requirement before a permit is granted**29/03/2018
C306

A permit may be granted before a development plan has been approved to use or subdivide land, construct a building or construct or carry out works to the satisfaction of the Responsible Authority. Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and integrated and orderly development of the site in accordance with the Development Plan requirements specified in this Schedule.

2.0 Conditions and requirements for permits29/03/2018
C306

The following conditions and/or requirements apply to permits, as appropriate:

- Prior to the commencement of any permitted demolition, buildings or works, a detailed Construction Management Plan as relevant to that demolition or those buildings or works must be prepared to the satisfaction of the Responsible Authority. The Construction Management Plan.
 - must address (as relevant): demolition, bulk excavation, management of the construction site, hours of construction, noise, control of dust, public safety, construction vehicle road routes and traffic management (including location of construction vehicle access and worker parking), soiling and cleaning of roadways, discharge of any polluted water and stormwater, security fencing, disposal of site waste, location of cranes, location of site offices, storage of plant and equipment, redirection of any above or underground services and the protection of trees on or adjacent to the site to be retained in accordance with an Arboricultural Assessment Report prepared in accordance with this schedule.
- Prior to the commencement of any permitted demolition, buildings or works, a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority that addresses a cohesive approach to waste and recycling collections for the entire development. The Waste Management Plan must:
 - Identify and specify the type of bins to be used, location areas, where they will be stored, collection points and times, responsibility for collection and return, and details of screening and ventilation
 - Specify how recycling materials will be managed and collected
 - Show access routes for waste collection vehicles that do not rely on reversing movements.
 - Explore a waste management system that diverts organic waste from landfill
 - Explore centralised and easily accessible areas located within the development where waste compactors could be stationed for all residents of the development to utilise.

3.0 Requirements for development plan29/03/2018
C306

A Development Plan must include the following requirements.

General

The Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Melbourne City Council.

The Development Plan must demonstrate the following:

- high quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and liveability
- an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable integration of Precinct 5 that is set aside for education purposes with the balance of the site through landscaping, open space and built form
- integration with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering ‘good neighbour’ outcomes
- opportunities for legible access and address points for the site, buildings and spaces, including defining open spaces that foster social connections between residents and the wider community and that prioritise pedestrian and bicycle access within and external to the site
- landscaping and open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area that meets the needs of both the social and private housing residents
- delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.

Land Use

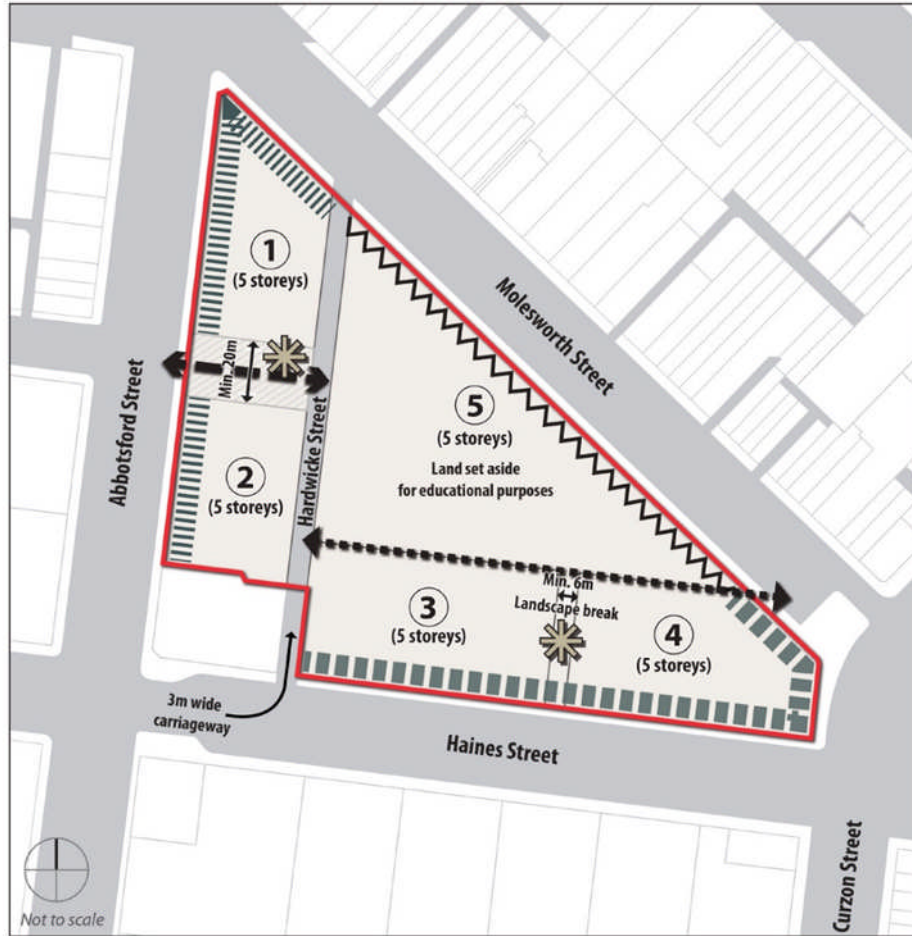
The Development Plan could show or make provision for:

- community facilities and non-residential uses in Precincts 1 and/or 2 fronting either Abbotsford Street or the new publicly accessible shared space as shown on the Concept Plan, at ground level where they will be accessible to all residents of the Estate and the surrounding community.







The Development Plan must demonstrate that potential amenity impacts of these uses can be appropriately managed.

Concept Plan

The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.



LEGEND

-  Site
-  Precinct (with associated maximum building height)
-  Publicly accessible shared space
-  Internal connection (3m wide)
-  Pedestrian connection
-  Potential location of new open space area(s)

INTERFACE TREATMENTS

-  Interface Treatment A (Abbotsford and Molesworth (Western Portion) Streets)
-  Interface Treatment B (Haines, Curzon and Molesworth (Eastern Portion) Streets)
-  Interface Treatment C (Molesworth Street - Precinct 5)

PRECINCT	MAXIMUM BUILDING HEIGHT
1	5 storeys
2	5 storeys
3	5 storeys
4	5 storeys
5	5 storeys

Building Heights Setbacks

The Development Plan must show:

- Buildings that do not exceed the “maximum building height” shown on the Concept Plan.
- Boundary setbacks as outlined in each relevant Interface Treatment or an increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.
- For **Interface Treatment A (Abbotsford Street and Molesworth Street (western portion))**
 - A zero boundary setback



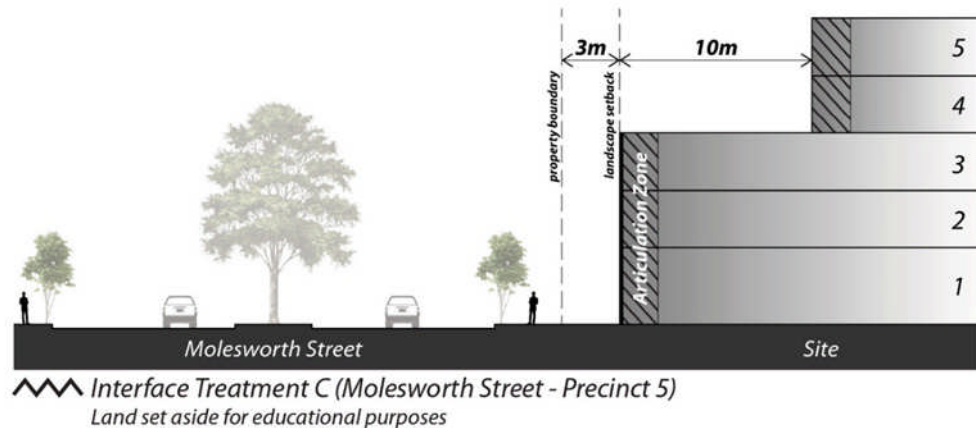
||||||| Interface Treatment A (Abbotsford and Molesworth Streets) (Western Portion)

- For **Interface Treatment B (Haines Street, Curzon and Molesworth Street (Eastern Portion))**
 - A 3 metre boundary setback up to 4 storeys, and an additional 6 metre setback above 4 storeys



■■■■ Interface Treatment B (Haines, Curzon and Molesworth Streets) (Eastern Portion)

- For **Interface Treatment C (Molesworth Street):**
 - A 3 metre boundary setback up to 3 storeys, and an additional 10 metre setback above 3 storeys.



Other Built Form Requirements

The Development Plan should show:

- Building envelopes that have regard to the amenity of dwellings within the site, including sunlight access to private open spaces on the September equinox
- Buildings should achieve a grain of development that reflects the characteristics of the area
- Active frontages to Abbotsford Street, Haines Street and Molesworth Street, open space and internal connections through:
 - Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages
 - Provision of individual entry doors to ground floor dwellings that have frontages to a street.
- Passive surveillance of Hardwicke Street and any other new access ways or lanes.
- For any non-residential uses at ground floor level in Precinct 1 or 2 buildings should provide:
 - A minimum four metre floor to floor height
 - An entrance and clear glazed window at the street frontages of each individual non-residential use
 - Weather protection at the street frontages of the non-residential uses.
- Reduced visual bulk of buildings through the placement of balconies and use of discontinuous forms, articulated facades and varied materials, particularly in the articulation zones as shown on the Interface Treatment Diagrams.
- The location of car parking spaces within basement levels or suitably concealed within buildings or behind features such as active podium frontages
- Cohesive architectural design, with the use of high quality, durable and low maintenance materials
- No increased overshadowing of the footpath on the southern side of Haines Street between 10:00am and 2:00pm on September equinox.
- Appropriate mitigation measures to minimise the adverse impacts on existing or potential future sensitive uses in proximity of the site.

Landscape and Open Space

The Development Plan should show:

- A new publicly accessible shared space between Abbotsford Street and Hardwicke Street (the Wood Street extension) that:
 - Provides a visual connection across Abbotsford Street from Wood Street
 - Has a minimum width of 20 metres
 - If vehicle access off Abbotsford Street is proposed, no through access should be provided to Hardwicke Street
 - May provide short-term parking spaces.
- A new landscaped open space in Haines Street mid-block between Hardwicke Street and Harker Street, providing a pedestrian connection to the new east-west street with a minimum width of six metres and containing at least one large canopy tree along the Haines Street Interface
- Retention of all trees identified in the required Tree Management Plan as trees to be retained.
- Replacement of trees assessed in the required Arboricultural Assessment Report as having moderate or high retention value that are required to be removed with trees on a two for one ratio, that provide equivalent amenity value to residents and the public realm
- New canopy trees within new open space areas.

Circulation

The Development Plan should show:

- A legible vehicle circulation system within the site, generally as shown on the Concept Plan and including the following:
 - Maintenance of Hardwicke Street as a north south vehicle laneway through the site
 - Hardwicke Street is provided with a 1.5 metre wide footpath path on the west side; three metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side. If the school proceeds, two metre minimum footpaths on both sides with 3.5 metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side.
 - Creation of a new east west street between Hardwicke Street and Molesworth Street with intersections and road cross sections to the satisfaction of Melbourne City Council.
- Vehicle access to Precinct 1 and 2 provided only from Hardwicke Street or Molesworth Street
- Accessible car parking in each Precinct for residents, workers (if applicable) and visitors
- Provision for secure bicycle parking for residents and workers, end of bicycle trip facilities for workers and short term bicycle parking for visitors.
- Bicycle parking located at primary frontages in proximity to pedestrian access ways.
- Bicycle parking provided at a minimum of:
 - one space per dwelling without a car space
 - one space per five dwellings with a car space
 - one space per 10 dwellings for visitors
- Bicycle servicing facilities, that are located in highly visible and well-lit

Required documents, plans and reports

The following documents, plans and reports must form part of any Development Plan (as applicable if the Development Plan is approved in stages), and must be prepared to the satisfaction of the Responsible Authority:

1. A **Planning Report** that demonstrates how the recommendations of the others plans required by this Schedule have been incorporated into the proposed development of the land.
2. A **Site Context Analysis** prepared in accordance with Clause 55.01 or Clause 58.01 of the Planning Scheme that includes, but is not limited to:
 - The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport
 - Views to be protected and enhanced, including views of and from the site
 - Key land use and development opportunities and constraints.
3. **Preliminary Architectural Plans and Design Report** that show the distribution and design of built form on the site generally in accordance with the Concept Plan included in this Schedule, including, but not limited to:
 - A design response to the Site Context Analysis in accordance with Clause 55.01 or Clause 58.01
 - Demonstration of compliance with the requirements of Clauses 55 and 58 as relevant
 - Demolition works
 - Building envelopes including maximum building heights, building setbacks, and building depths
 - The proposed built form edge and interface treatments to Abbotsford Street, Haines Street and Molesworth Street
 - Conceptual elevations and cross-sections, indicating level changes across the site
 - Shadow diagrams of both existing conditions and proposed shadows to be prepared at the September equinox at 9am, 12 noon and 3pm
 - Images which show how the proposed built form will be viewed from Abbotsford Street, Haines Street and Molesworth Street
 - The mix of dwelling types and sizes for each precinct including a mix of social and private housing
 - The mix of land uses, including non-residential uses and the location of these uses to each building or Precinct
 - Any retail, community or commercial uses restricted to the Abbotsford Street frontage south of the Wood Street extension and on the south side of the Wood Street extension
 - Open space area/s surrounding buildings and the proposed use and access of all spaces
 - The relationship between proposed buildings and works and surrounding land uses and development, including:
 - Existing residential properties on the surrounding residential streets
 - Existing 1-2 storey retail shops and shop-top dwellings on Abbotsford Street.
4. An **Integrated Transport and Traffic Management Plan** that addresses, but is not limited to:
 - The range and scale of uses anticipated on the site
 - The estimated population of residents, visitors and workers (if applicable)

- Estimated vehicle trip generation levels resulting from use and development within the site
 - Vehicle ingress and egress points and estimated levels of usage
 - The likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as off-site traffic management treatments
 - The location of on-site car parking for residents, visitors and workers (if applicable).
 - An indicative layout of internal roads that:
 - Complements the form and structure of the surrounding network
 - Recognises the primacy of pedestrian and bicycle access within the site
 - Provides a high level of amenity and connectivity, whilst managing the movement of vehicles travelling through the site
 - Are of sufficient width to accommodate footpaths and street trees as appropriate
 - Provision for loading and unloading of vehicles and means of access to them, including waste, delivery and furniture removalist vehicles
 - Provision of a safe and accessible pedestrian and bicycle network within the site and connecting to the external network
 - Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, visitors and workers (if applicable), including a new resident awareness and education program and opportunities for the provision of a car share program
 - Provision for secure bicycle storage for residents and workers (if applicable), end of bicycle trip facilities for workers (if applicable) and short term bicycle parking for visitors
5. An **Arboricultural Assessment Report** that addresses, but is not limited to:
- Assessment of trees on or adjacent to the site, including retention value
 - Recommendations for the protection of trees to be retained to conform to *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* to ensure long-term health, including designation of tree protection zones (for roots and canopy) and structural root zones
 - Recommendations for trees to replace the removal of any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to the residents and the public realm.
6. A **Tree Management Plan** that addresses, but is not limited to:
- Identifying trees to be retained
 - Detailing the methodology for protecting trees identified for retention, including the provision of high visibility tree protection fences at least 1.8 metres tall before construction commences, and measures to protect the trees, including their canopies, during construction.
7. A **Landscape and Open Space Plan** that addresses, but is not limited to:
- Existing vegetation to be retained as assessed in an Arboricultural Assessment Report prepared in accordance with this Schedule
 - New canopy trees and landscaping within the public realm and open space areas
 - Landscaping areas within private open spaces
 - Street trees along Abbotsford, Molesworth and Haines Streets and internal connections

- A planting theme that:
 - Complements existing trees to be retained on the site, the surrounding neighbourhood character and Abbotsford, Molesworth and Haines Streets
 - Demonstrates water sensitive urban design outcomes.
 - Delineation of communal and private open spaces and the treatment of these interfaces
 - Hard and soft landscaping treatments of the public realm and open spaces
 - Integration of sustainability and water sensitive urban design measures
 - Maintenance responsibilities.
8. A **Dwelling Diversity** report that must:
- Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site
 - Include the number and extent of one, two and three bedroom plus dwellings for both the social and private housing
 - Provide for additional initiatives that actively encourage affordable housing and /or other alternate housing delivery models.
9. An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives for the site. The Plan is to address the areas of energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. All buildings must be designed to achieve a minimum 5 star rating against the Green Building Council of Australia’s Green Star rating system for design (or achieve and equivalent standard using an equivalent rating tool).
10. A **Services and Infrastructure Plan** that addresses, but is not limited to:
- An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development
 - A description of the proposed provision of all appropriate utility services to each Precinct.
11. An **Environmental Site Assessment** that addresses, but is not limited to:
- Site history and current site uses, including a photographic record of the buildings to be demolished
 - The extent of any filling that has occurred on the site, including area, depth and fill material
 - The presence and depth of groundwater at the site
 - The contamination status of soil on the site
 - If intrusive works are likely to occur during redevelopment works, an acid sulphate soil assessment
 - Advice on the need for a Site Remediation Strategy
 - An assessment of risks for the proposed redevelopment of the site and recommendation for any required remediation.
12. Where the development will be undertaken in stages, a **Staging Plan** that addresses, but is not limited to
- The delivery of infrastructure and shared facilities within each stage to ensure the orderly development of the site
 - Site management, such as resident amenity, vehicle access and parking, pedestrian access and protection of existing buildings, infrastructure and vegetation

- Timeframes for the commencement and completion of each stage and any management of overlap between stages.
13. An **Acoustic Report** that addresses, but is not limited to:
- Whether the proposed use and development of the Estate is likely to be affected by noise from nearby uses or abutting roads
 - The likely effect of non-residential uses on the site on the amenity of nearby residential uses
 - Methods to address the issues identified.
14. A **Social Infrastructure Assessment** to inform potential community facilities, programs and services that may be delivered on site.
15. A **Community Engagement Report** which outlines the consultation which has occurred to inform the preparation of the Development Plan, including but not limited to the following stakeholders:
- Melbourne City Council
 - Office of the Victorian Government Architect
 - Department of Education and Training and the Victorian School Building Authority
 - Transport for Victoria (including Public Transport Victoria and VicRoads)
 - Estate Residents
 - Community Groups
 - Neighbouring owners and occupiers