

29/03/2018
C177**SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

PUBLIC HOUSING RENEWAL – FLEMINGTON ESTATE**1.0 Requirement before a permit is granted**29/03/2018
C177

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
C177

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 in accordance with the City of Moonee Valley's 'Waste Management Plans – Guidelines for Applicants' to the satisfaction of the Responsible Authority. 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
C177

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 Moonee Valley 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
- 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 creation of safe buildings and spaces within the site that adopts Crime Prevention Through Environmental Design principles to determine the siting of buildings, access ways and dwelling design
- 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 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

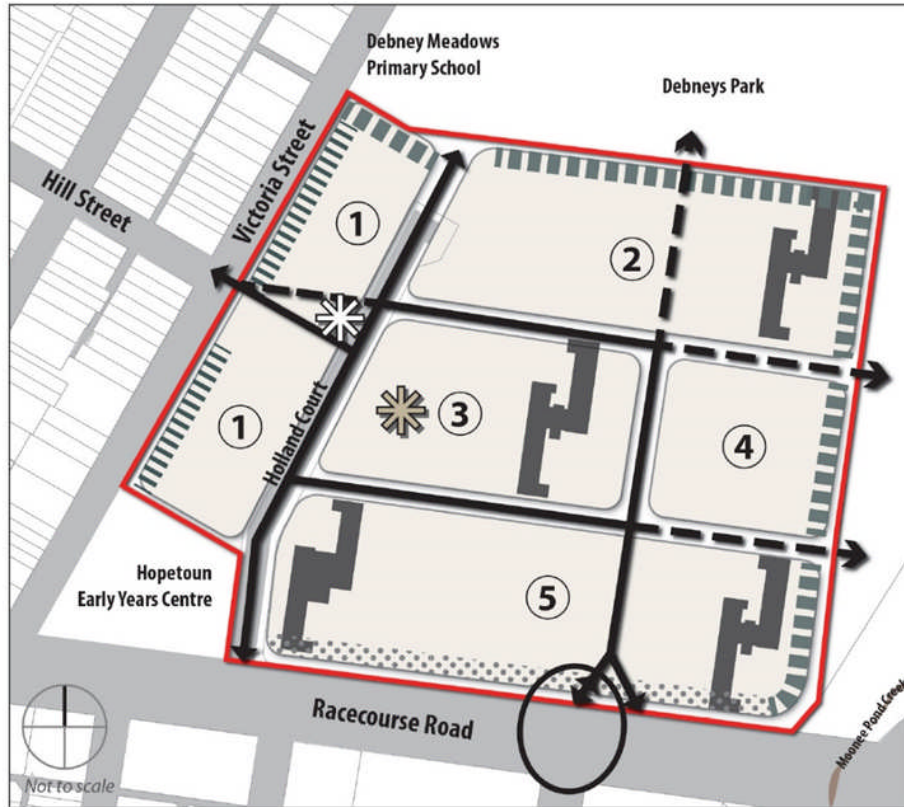
The Development Plan could show or make provision for:

- Community facilities in appropriate locations at ground level where they will be accessible to all residents of the Estate and the surrounding community.
- Non-residential uses such as retail and commercial to meet the needs of the local 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
- Existing residential towers
- Precinct
- Potential location of new open space area(s)
- Potential location of gateway park
- Existing signalised intersection
- Internal road
- Pedestrian connection

INTERFACE TREATMENTS

- Interface Treatment A (Victoria Street)
- Interface Treatment B (Debneys Park)
- Interface Treatment C (Racecourse Road)

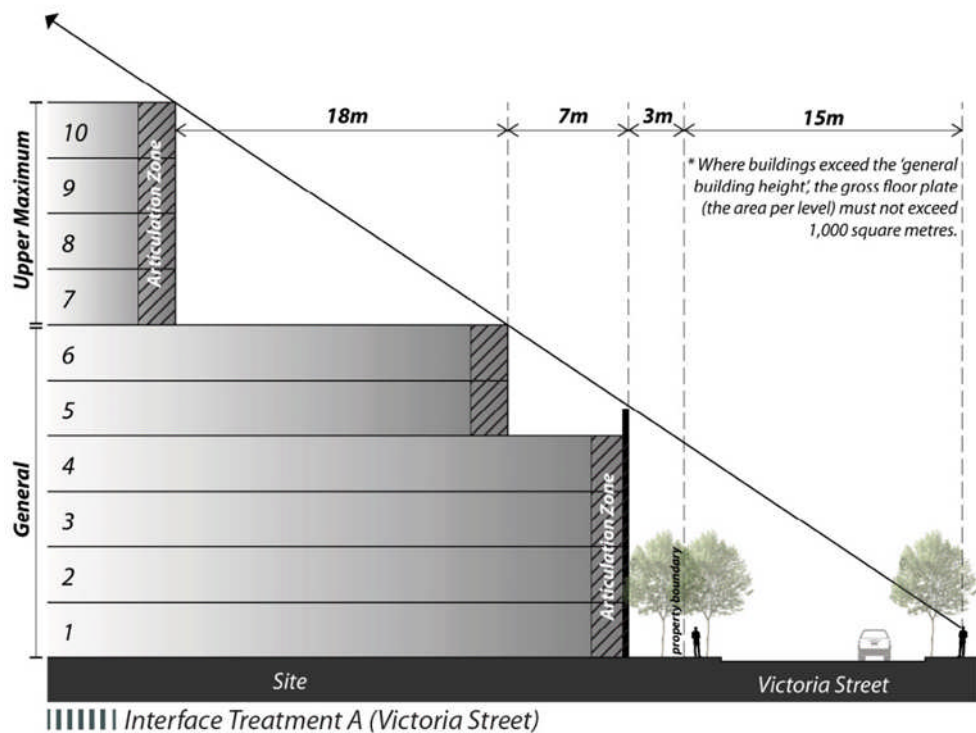
PRECINCT	GENERAL BUILDING HEIGHT	UPPER MAXIMUM BUILDING HEIGHT	NUMBER OF TALLER BUILDINGS PER PRECINCT
1	6 storeys	10 storeys	1
2	8 storeys	12 storeys	3*
3	7 storeys	10 storeys	2*
4	6 storeys	10 storeys	1
5	8 storeys	20 storeys	3*

* Including existing public housing towers in precinct

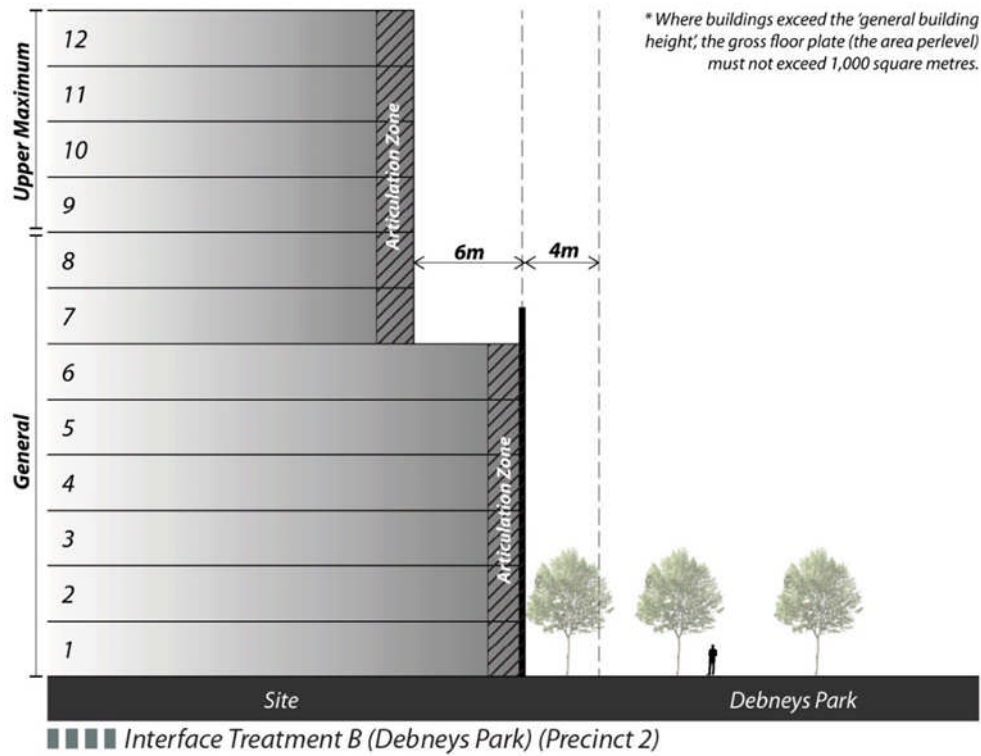
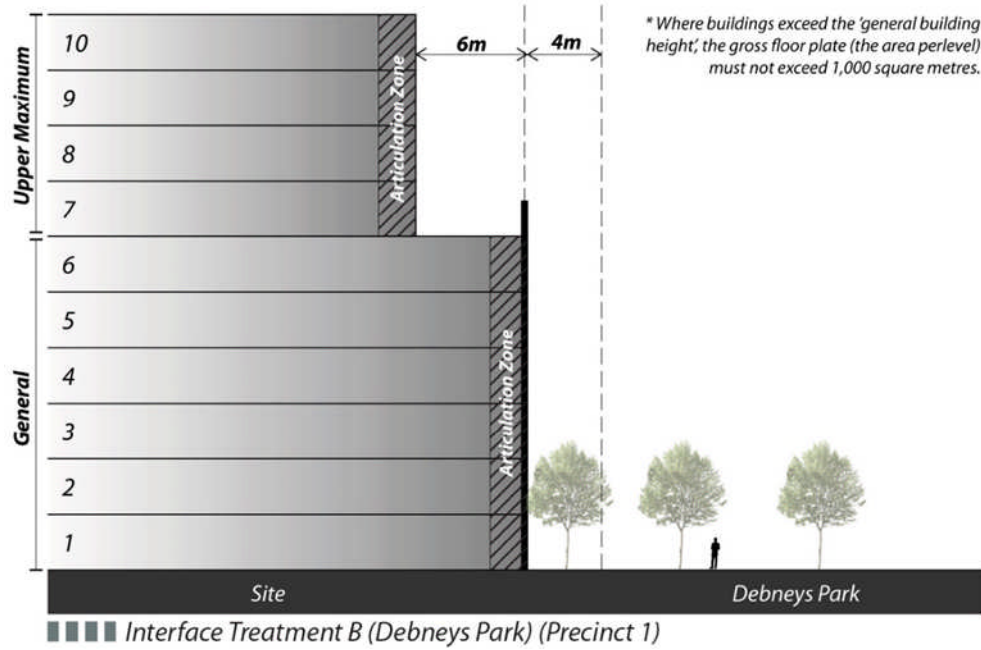
Building Heights and Setbacks

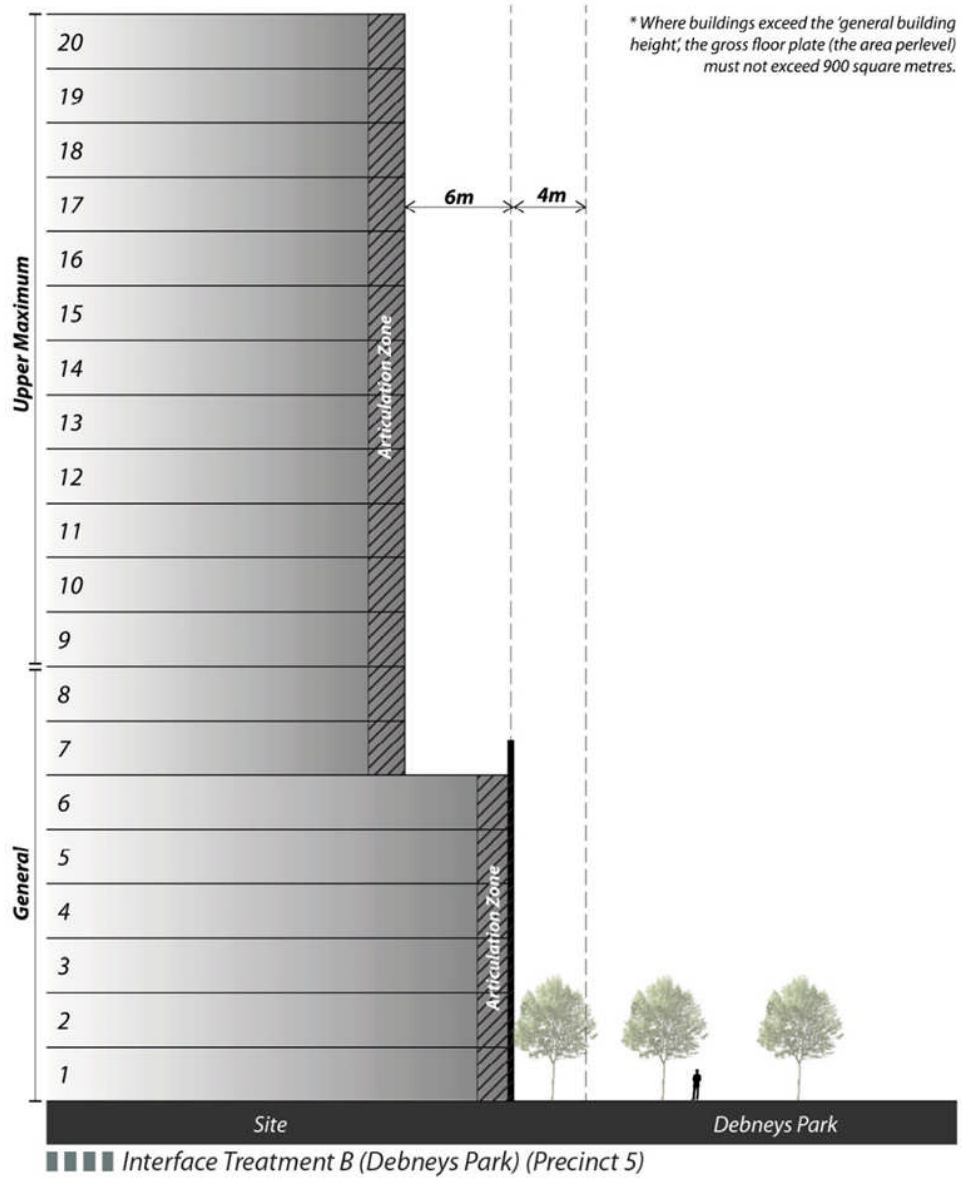
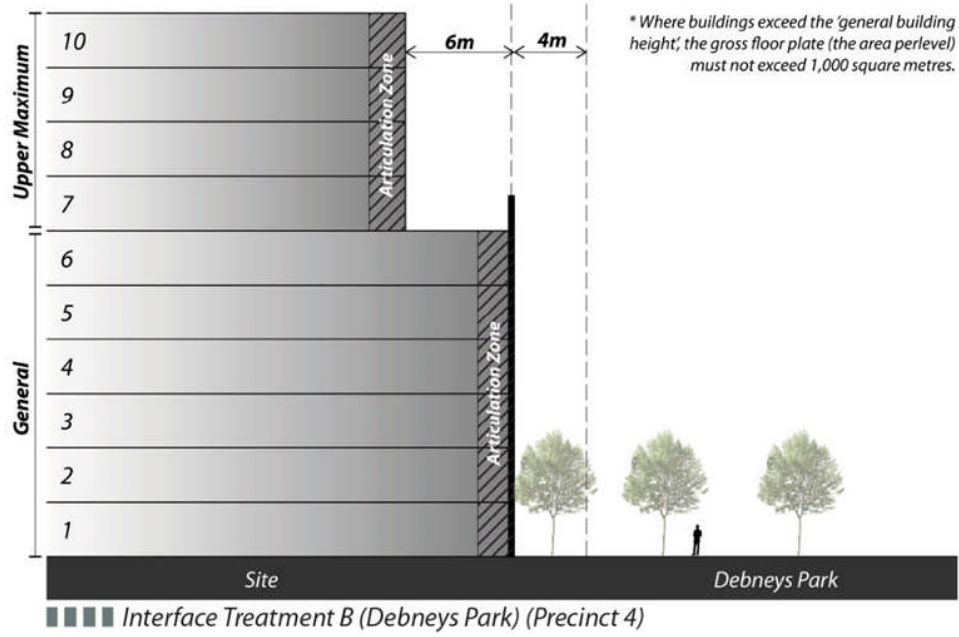
The Development Plan must show:

- In each precinct, the predominant building height must not exceed the ‘general building height’ provided in the table to the Concept Plan
- The number of buildings that can exceed the ‘general building height’ in each precinct must be no more than the ‘number of taller buildings per precinct’ in the table to the Concept Plan
- In each precinct, buildings must not exceed the ‘Maximum Upper Building Height’ in the table to the Concept Plan.
- Where buildings exceed the ‘general building height’ in Precincts 1- 4, the gross floor plate (the area per level) must not exceed 1,000 square metres.
- Where buildings exceed the ‘general building height’ in Precinct 5, the gross floor plate (the area per level) must not exceed 900 square metres.
- 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 (Victoria Street)**:
 - 3 metre boundary setback up to 4 storeys, and an additional 7 metre setback above 4 storeys and an additional 18 metre setback above 6 storeys.

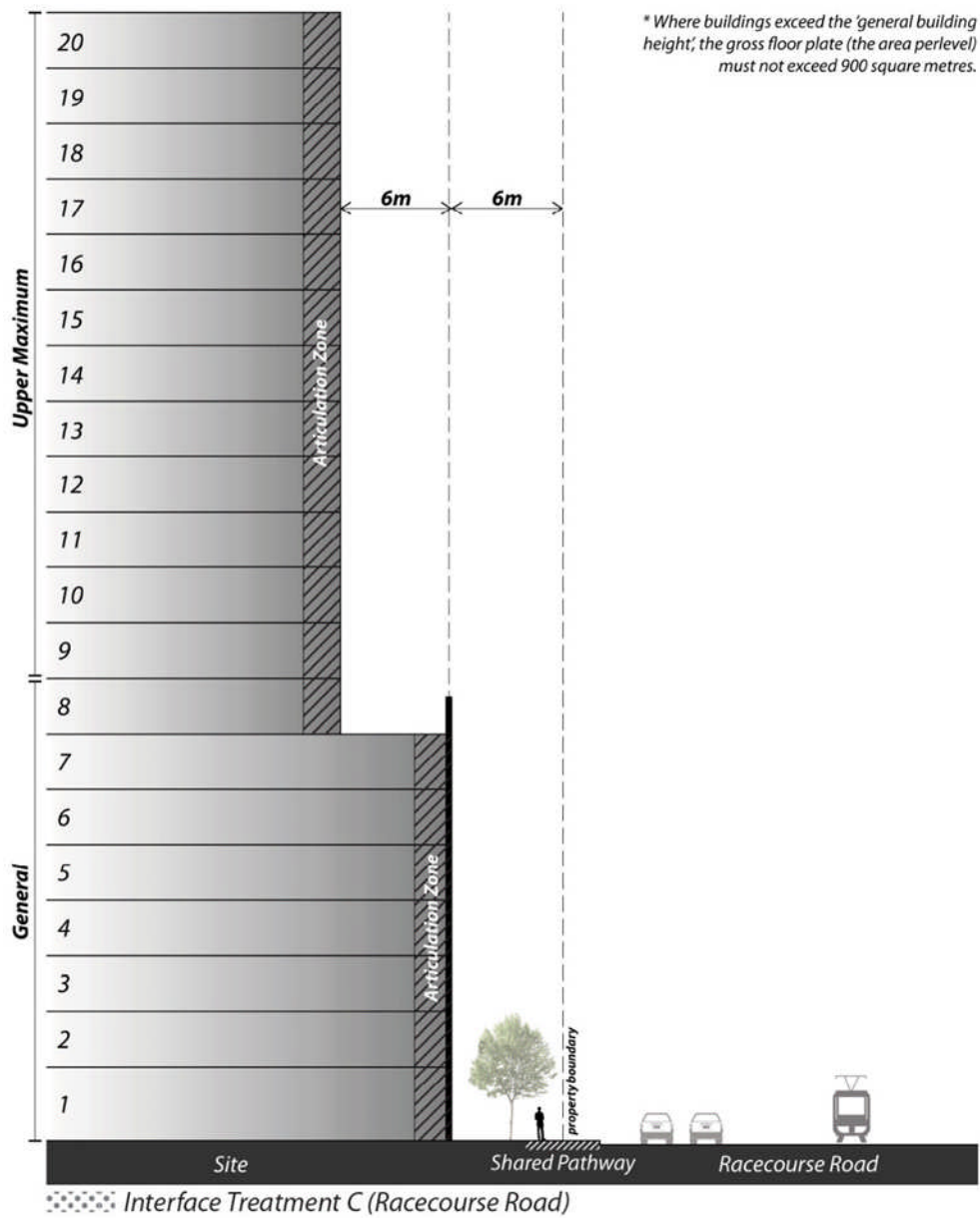


- For **Interface Treatment B (Debneys Park)**:
 - 4 metre boundary setback up to 6 storeys, and an additional 6 metre setback above 6 storeys





- For **Interface Treatment C (Racecourse Road)**:
 - 6 metre boundary setback up to 7 storeys, and an additional 6 metre setback above 7 storeys.



Other Built Form Requirements

The Development Plan should show:

- Visual bulk of buildings reduced through variation in heights within each precinct and the placement of balconies and use of discontinuous forms, articulated facades and varied materials, particularly in the articulation zones shown on the Interface Treatment Diagrams
- A 3 metre building setback on internal roads.
- Buildings and works such as architectural features, sunshades, screens and artworks may be constructed within setback areas, provided they demonstrate a positive contribution to the overall facade composition
- Where non-residential uses are proposed, provision of:
 - a minimum 4 metre floor to floor height at ground floor level
 - an entrance and/or clear glazed window at the ground level street frontages of each individual non-residential use
 - Weather protection at the street frontages of the non-residential uses.
- A 20-metre minimum separation of new buildings from the existing residential towers on the site
- Higher built form on street corners where it can be demonstrated that there are minimal negative impacts on surrounding open space or adjacent built form
- Active frontages to all publicly accessible areas
- The location of car parking spaces within basement levels or suitably concealed within or behind buildings, or behind appropriate architectural features.
- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials
- A minimum of 2 hours of sunlight available to at least 50% of the following spaces between 9:00am and 3:00pm on the September equinox.
 - Public open space areas throughout the site, including around the existing residential towers
 - The outdoor play area of the Hopetoun Early Years Centre
- No increased overshadowing of the footpath on the southern side of Racecourse Road between 10:00am and 2:00pm on the September equinox
- Appropriate levels of sunlight to other areas to achieve a comfortable public realm.
- Appropriate noise attenuation measures to minimise noise impacts on proposed dwellings from CityLink, the Upfield Railway Line, Racecourse Road and any non-residential uses on the site
- Building forms that will minimise the adverse impacts of wind on streets and public spaces, and provide weather protection where appropriate.

Future redevelopment of any or all existing residential towers on the Estate will require a new Development Plan to be prepared and approved in accordance with this schedule.

Landscape and Open Space

The Development Plan should show:

- A new centrally located open space area of not less than 4,000 square metre area as shown on the Concept Plan. This area may form part of the communal open space required under Clause 55.07-2 or Clause 58.03-2 and/or public open space.
- A new “gateway” park on the northwest side of the intersection of the extension of Hill Street and Holland Court as shown on the Concept Plan
- Pocket parks that will retain or replace existing playground areas

- Open spaces should be designed to:
 - Protect and enhance amenity, including by receiving good levels of sunlight
 - Be resilient and enhance the sense of place, sustainability and liveability of the site and local area
 - Contribute to the diversity of recreation and leisure options for residents that are available to the community
- Retain:
 - The row of trees in Precinct 6 fronting Racecourse Road, as appropriate
 - All trees identified in the required Tree Management Plan as trees to be retained
- Tree planting and/or replacement as follows:
 - Any high or medium value tree identified in the Arboricultural Assessment Report to be replaced on a two for one ratio
 - Replacement trees that provide equivalent amenity value to residents and the public realm
 - New street trees along the Victoria Street frontage
 - New canopy trees along internal roads and pedestrian connections and within new open space areas.

Circulation

The Development Plan should show:

- An indicative layout and hierarchy 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 through the site, while managing the movement of vehicles travelling through the site
 - Are of sufficient width to accommodate footpaths, on street parking and street trees
- Vehicle access points at:
 - The existing signalised intersection onto Racecourse Road
 - The Holland Court/Racecourse Road intersection, redesigned to allow vehicle access by left-in left-out movements only or other intersection treatment to the satisfaction of VicRoads
- No more than two vehicle access points to Victoria Street, provided there will be no significant increase in vehicle movements to maintain the existing function of the street
- Location of on-site car parking for residents, visitors and staff, including that associated with the existing residential towers on the site.
- 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

- An off-road bicycle path (shared with or separate from pedestrian path) along the Racecourse Road frontage of the site, to the satisfaction of VicRoads and Moonee Valley City Council
- A legible pedestrian circulation system within the site, particularly between external access points, building entries, car parking areas and communal open space areas, and linking with pathways within Debneys Park and along adjoining roads
- Footpath widths that reflect the proposed hierarchy of streets.

The internal connections shown on the Concept Plan are indicative only and further connections within and through the site should be provided to ensure a highly permeable urban structure.

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 other plans required by this Schedule to the Development Plan Overlay 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 that includes, but is not limited to:
 - The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise and odour sources, access points, adjoining roads, cycle and pedestrian paths 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 which must be generally in accordance with the Concept Plan (as amended), included in this Schedule, but not limited to:
 - A design response to the Site Context Analysis in accordance with Clause 55.01 and 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 to all interfaces, and building depths
 - The proposed built form edge and interface treatments to Victoria Street, Racecourse Road and Debneys Park that responds to the character of existing streetscapes
 - Conceptual elevations and cross-sections, indicating level changes across the site
 - Shadow diagrams of both the existing conditions and proposed shadows, demonstrating that the overshadowing criteria identified in this Schedule can be met
 - Images that show how the proposed built form will be viewed from the Racecourse Road corridor and Debneys Park
 - The mix of dwelling types and sizes for each precinct
 - The mix of land uses, and the location of these uses in each building or precinct

- The relationship between proposed buildings and works and surrounding land uses and development, including:
 - Existing residential towers to be retained on the site
 - Existing residential properties on the opposite side of Victoria Street
 - Debneys Park
 - Debney Meadow Primary School and Hopetoun Early Years Centre
 - Racecourse Road and the Arden-Macaulay Urban Renewal Area on the opposite side
 - CityLink and the Upfield Railway Line.
4. An **Integrated Transport and Traffic Management Plan** that addresses, but is not limited to:
- The range and scale of residential and non-residential uses anticipated on the site
 - The estimated population of residents, visitors and workers
 - Estimated vehicle trip generation levels resulting from use and development within the site
 - Estimated levels of usage for each vehicle ingress and egress point
 - 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
 - If it is warranted to realign the existing Stubbs Street signalised intersection.
 - 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;
 - Areas for loading and unloading of vehicles and access to those areas
 - Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, workers and visitors, including a new resident awareness and education program and opportunities for the provision of a car share program
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 and structural root zones
 - Recommendations for trees to replace any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity to the residents and the public realm.
6. A **Tree Management Plan** that addresses, but is not limited to:
- identifying trees which are 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 the landscape and open space requirements of this Schedule, that addresses but is not limited to:
 - Existing vegetation to be retained and the appropriate protection zones to allow for their retention
 - A planting theme which complements existing trees to be retained and the surrounding neighbourhood character, and that demonstrates water sensitive urban design outcomes
 - New canopy trees and landscaping within the public realm open spaces
 - Street trees along Victoria Street, Racecourse Road and internal roads
 - Delineation of public, communal and private open spaces and the treatment of these interfaces
 - Hard and soft landscaping treatments of the public realm and public and communal open spaces
 - Interface treatments between Victoria Street, Racecourse Road, Debneys Park and the Hopetoun Early Years Centre, including boundary fences
 - Integration of sustainability and water sensitive urban design (WSUD) measures with WSUD measures informed by the Stormwater Drainage Master Plan
 - Maintenance responsibilities.
8. A **Wind Effects Analysis** to ensure the built form arrangement achieves acceptable standards regarding pedestrian comfort and safety. The analysis should consider management measures such as stepped facades, articulated facades and wind screening to ensure a hospitable environment for trees and residents is provided.
9. 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
 - This should include the number and extent of one, two and three bedroom plus dwellings for social and private housing
 - Provide for additional initiatives that actively encourage affordable housing opportunities.
10. An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives. This Plan is to address energy efficiency, on-site renewable energy systems, resilience to climate related impacts water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. The Plan must meet the requirements of Clause 21.04-3 of the Moonee Valley Planning Scheme and all buildings must achieve a minimum of 5-star rating against the Green Building Council of Australia's Green Star rating system for design (or achieve an equivalent standard using an equivalent rating tool).
11. 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 development parcels
 - Preparation of a Stormwater Drainage Master Plan, including proposed stormwater treatment, capture and reuse (if appropriate), and water sensitive urban design measures to ensure appropriate protection of the Moonee Ponds Creek adjacent to the land

- The identification of the location of any on-site drainage retention facilities.
12. 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 fill that has occurred on the site, including area, depth and fill material
 - The presence and depth of groundwater at the site
 - Underground infrastructure that has contamination source potential
 - 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.
13. 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, open space and vegetation
 - Timeframes for the commencement and completion of each stage and any management of overlap between stages.
14. An **Acoustic Report** that identifies:
- Whether the proposed use and development of the Estate is likely to be affected by noise from nearby uses or abutting roads and freeways
 - The likely effect of non-residential uses on the site on the amenity of nearby residential uses
 - Methods to address the issues identified.
15. A **Social Infrastructure Assessment** to inform potential community facilities, programs and services that may be delivered on site.
16. 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:
- City of Moonee Valley
 - Office of the Victorian Government Architect
 - Transport for Victoria (including Public Transport Victoria and VicRoads)
 - Department of Education and Training Victoria
 - Estate Residents
 - Community Groups
 - Neighbouring owners and occupiers.