

18/07/2013
C200**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

AMCOR SITE, HEIDELBERG ROAD, ALPHINGTON

This schedule applies to the Amcor site which is bounded by Heidelberg Road, Parkview Road (including No 28 Parkview Road) Chandler Highway and the Yarra River.

1.0**Requirements before a permit is granted**18/07/2013
C200

A permit may be granted before a development plan has been approved for the following:

- Earthworks and site preparation works provided the works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule;
- The removal or demolition of any building provided the demolition or works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule;
- The construction of minor buildings or works provided the buildings or works are carried out in accordance with a Construction Management Plan prepared in accordance with this Schedule;
- Consolidation or subdivision of land; and
- Removal or creation of easements or restrictions.

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 contribute to the vision for the Amcor site.

The land may be developed in stages.

2.0**Conditions and requirements for permits**18/07/2013
C200

Except for a permit issued as provided for under Clause 1.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

Before granting any permit in accordance with an approved development plan, the owner/s of the land must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 which must provide, to the satisfaction of the responsible authority that the owners will:

- Provide 5% of the total number of dwellings for the purpose of affordable housing developed in association with an accredited housing association;
- Provide the first 30 metres of land from the Yarra River, measured from the edge of the river bank, to maintain ongoing public access, protect riparian vegetation and maintain landscape values along the Yarra River; and
- Construct a pedestrian and bicycle path along the Yarra River frontage of the site connecting with existing pedestrian and bicycle accessways.

The cost of preparing and lodging the agreement, including any Land Titles Office registration fees, must be paid for in full by the owner(s).

Prior to the commencement of any permitted demolition, buildings or works, a detailed Construction Management Plan as relevant demolition or those buildings or works must be prepared to the satisfaction of the responsible authority. In considering the Construction

Management Plan, the responsible authority must take into account any comments received from VicRoads and Public Transport Victoria within 21 days of the date of referral of the Construction Management Plan to the relevant authorities. The Construction Management Plan must include, but is not limited to, the following:

- Staging of construction;
- Protection of heritage fabric consistent with any conditions attached to any permit or exemption issued for the relevant demolition, subdivision, buildings or works;
- Protection of identified significant vegetation;
- Management of public access and linkages around the site during construction;
- Site access, parking and traffic management;
- Any works within the Heidelberg Road, Chandler Highway, LaTrobe Avenue, Lugton Street or Parkview Road road reserve;
- Sediment control and site drainage;
- Hours of construction;
- Control of noise, dust and soiling of roadways;
- Discharge of polluted waters;
- Demolition & excavation;
- Storage of construction materials;
- Location of site offices, & cranes;
- Public safety;
- Management of potentially contaminated materials;
- Collection and disposal of building and construction waste;
- Methodology for responding to complaints associated with the construction works; and
- Site manager contact details.

All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the responsible authority.

3.0

18/07/2013
C200

Requirements for development plan

A development plan must be generally in accordance with the *Indicative Framework Plan* as shown in Figure 1 to the satisfaction of the responsible authority.

The development plan must be consistent with the following vision for the site:

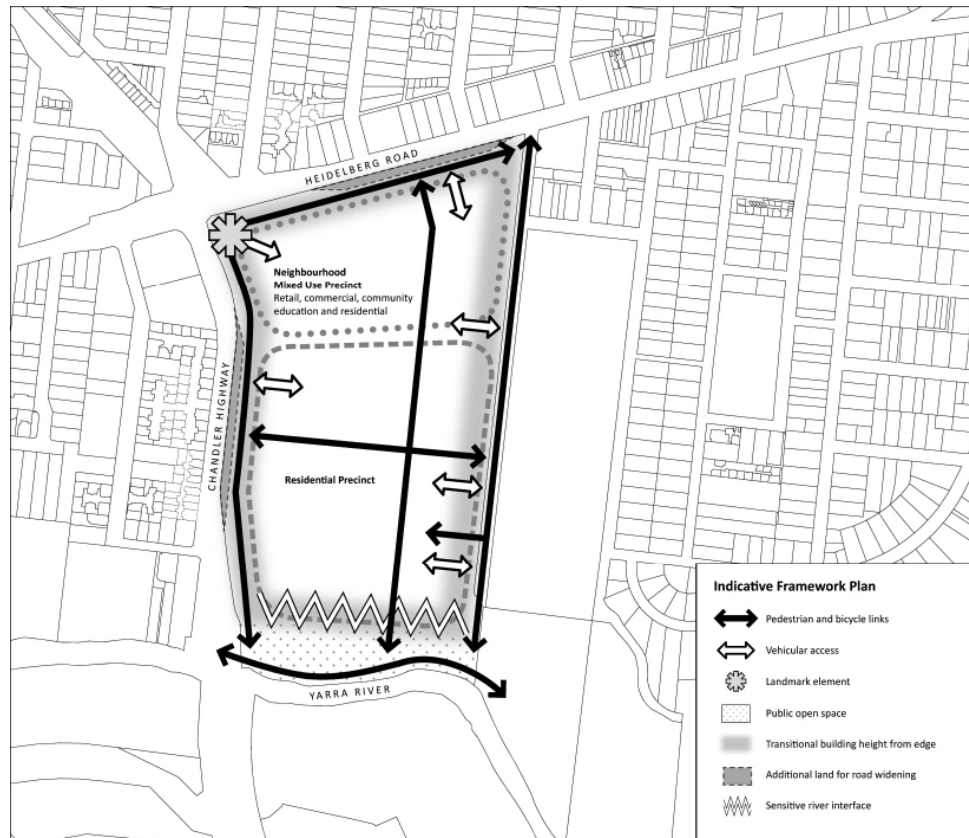
Vision

- The Amcor site will become a sustainable, predominantly residential community.
- The Amcor site will be redeveloped to provide a predominantly medium to higher density residential development, providing homes for a diversity of households including affordable housing, supported by convenience retailing services and community facilities, with employment opportunities in offices and showrooms along the Heidelberg Road frontage.
- The development will provide a transition in the scale of buildings from Heidelberg Road and Chandler Highway stepping down to the Yarra River in the south and Parkview Road as appropriate.

- The development will demonstrate a high quality architectural response, implement innovative ESD features, provide opportunities for best practice in environmental management, and provide a high standard of internal amenity.
- The development will protect and enhance the Yarra River environs.
- The development will create a cohesive community across south Alphington and south Fairfield.
- The development will retain some links to the site's industrial past.

The development plan may be prepared in stages.

Figure 1 Indicative Framework Plan



The development plan must include the following documents, reports, guidelines and plans, prepared to the satisfaction of the responsible authority:

Planning Report

A planning report that includes:

- A site analysis that identifies the key attributes of the land, its context, the surrounding area and its relationship with existing or proposed uses on adjoining land;
- A context analysis identifying the surrounding area, existing or proposed uses on adjoining land, and other neighbourhood features such as public transport, neighbourhood centres, walking and cycling connections;
- Identification of important views to be protected and enhanced, including views of the site and views from the site;
- Details of any known contamination (a certificate or statement of environmental audit for the land covered by the Environmental Audit Overlay will be required to be prepared by a suitably qualified environmental auditor before any construction associated with a sensitive use can commence);

- Demonstrates how the recommendations of the Conservation Management Plan, Housing Diversity Report, Community Infrastructure Report, ESD Strategy, and Site Remediation Strategy have been incorporated into the proposed development of the land; and
- An assessment of any air emissions and odour buffer requirements affecting the site.

Site Master Plan

A site master plan must be provided that includes, but is not limited to:

- The proposed uses of each building and estimated floor area for each use;
- An indication of the approximate residential yield for the site, comprising a range of residential development densities and dwelling types as identified in the Housing Diversity Report. and including affordable housing;
- The location of a neighbourhood based community hub consisting of a range of community uses including meeting rooms and community spaces and facilities;
- The location of neighbourhood retail facilities to service new and existing residents, and small offices/commercial development to generate employment opportunities;
- An interface with the Yarra River that:
 - Enhances the bushland character of the river corridor;
 - Protects significant stands of remnant and native vegetation present in various locations abutting the site; and
 - Integrates with planting along the Yarra River wetlands;
- The location of open space and recreation facilities to be provided on the site, including areas available to the public; and.
- The location of heritage buildings and significant vegetation.

Design Guidelines

Design guidelines and principles for the site (or part of the site) must include, but are not limited to:

- Development concept plans including indicative:
 - Building heights and setbacks;
 - Elevations and cross sections;
 - Building materials, treatments, including reflectivity details, and architectural styles throughout the site;
 - Siting and orientation of buildings having regard to passive energy efficiency techniques and spacing between buildings;
 - Treatments for key interface areas – between open space areas and proposed development, within existing streetscapes, and between residential and non-residential land uses and the proposed development; and
 - Viewlines from the Yarra River (north side from the portion of the path in Willsmere Park opposite the Amcor Site), Chandler Highway, Heidelberg Road and Parkview Road.
- Shadow diagrams internal and external to the site for the equinox between 11.00am and 2.00pm based on the building envelopes or arrangement shown in the proposed Development Plan;
- Indicative waste storage and collection points;
- Interfaces between the site and adjacent sites and streets;

- Any particular and relevant design measures recommended by the Activity Centre Design Guidelines (DSE 2005), the Design Guidelines for Higher Density Residential Development (DSE 2004) and Safer Design Guidelines for Victoria (Crime Prevention Victoria and DSE 2005); and
- Any particular and relevant design measure recommended by the Heritage Plan, ESD Strategy, Transport Management Plan and the Site Remediation Strategy, as appropriate.

The Guidelines must be consistent with the Vision for the site and the following objectives:

- To promote urban legibility and public access to and through the site;
- To ensure new buildings are well spaced and offset to distribute access to outlook and sunlight between built forms and manage overlooking between habitable room windows where possible;
- To provide for diverse built form;
- To demonstrate high quality built form outcomes that contribute to the built form character of the neighbourhood and its surrounds;
- To ensure that building heights consider and respond to the over shadowing effects within the site and on adjoining land;
- To ensure that building heights provide an appropriate transition to site interfaces;
- To incorporate a landmark building element which displays design excellence to mark the Heidelberg Road and Chandler Highway intersection;
- To ensure street level interface treatments contribute to high levels of pedestrian amenity and safety;
- To provide wind climate design to ameliorate adverse wind conditions at street level, public spaces, balconies and adjoining properties;
- To provide acoustic design treatments that addresses the impact of existing and potential noise particularly from road traffic;
- To collectively form a coherent and identifiable precinct;
- To provide for safe and convenient vehicular and pedestrian access;
- To minimise, where practical, the impact of vehicles on public space;
- To ensure that above ground parking is suitably concealed by appropriate building features such as active podium frontages or within buildings that display a high level of architectural resolution;
- To improve the amenity of and accessibility to the Yarra River frontage of the site; and
- To incorporate recognised and proven ESD measures to aid in the reduction of energy and water consumption, the generation of waste and greenhouse emissions.

The following requirements must be reflected in the design guidelines:

- Building heights for new buildings must not exceed the maximum building heights specified in the Building Heights Plan (Figure 2) and the AMCOR Building heights (Table 1);

Figure 2 Building Heights Plan

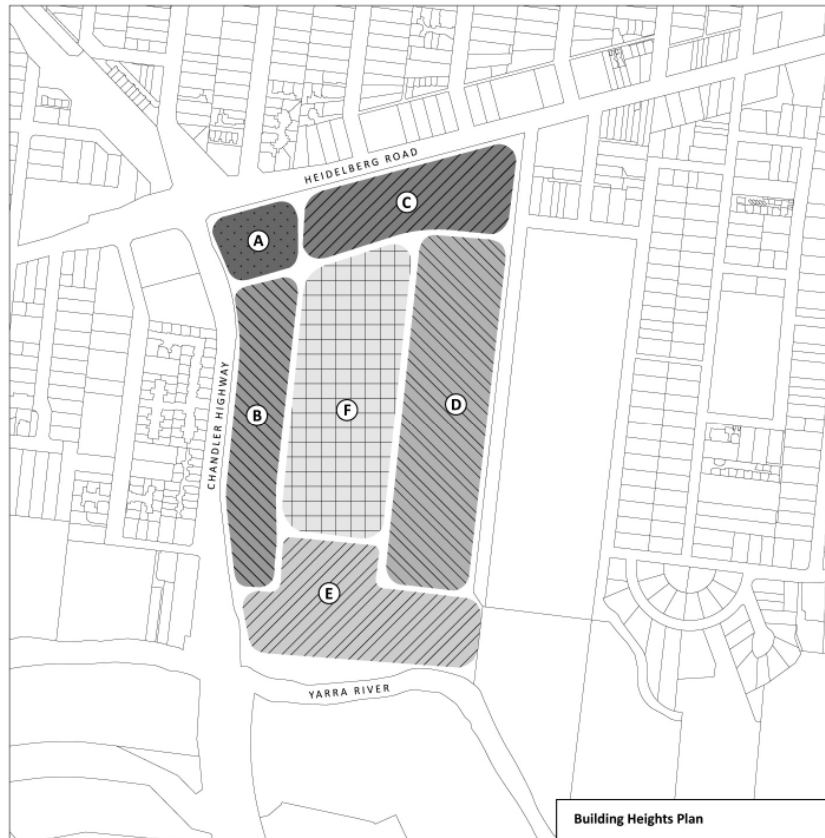


Table 1 AMCOR Building Heights

Precinct	Maximum building height	Preferred building heights	Street wall
A		14 storeys	3 storeys
B		5 storeys	3 storeys
C		6 -8 storeys	6 storeys
D	4 storeys		3 storeys, setback from Parkview Road
E	3 storeys		2 storey river interface, setback from crest line of the Yarra River
F	4 storeys		2-3 storeys

- Buildings along major roads to be generally of medium height as appropriate, stepping down to a lower height along the Yarra River interface and Parkview Road;
- Development should generally not extend above the tree line when viewed from the path in Willsmere-Chandler Park and the Yarra River;
- Built form and articulation should avoid long and continuous facades;
- Building setbacks along Parkview Road should be a minimum of 3 metres;
- Development in the residential precinct at the southern edge of the site near the Yarra River should be appropriately sited and designed and in particular:

- Visually dominant buildings must be avoided through the use of discontinuous forms, well articulated facades, and natural or recessive materials;
- Buildings must be set within a landscaped garden setting which allows for visual connections to the river corridor;
- Buildings must be oriented to front the Yarra River to provide visually interesting facades to and passive surveillance of the open space corridor and
- Buildings must be setback 10 metres from the river crest line to provide protection of the tree canopy and reduce the visual impact of the buildings;
- Treatment of the interface with the Yarra River and environs must demonstrate:
 - Maintenance and enhancement of the natural landscape and native vegetation along the river edge; and
 - Continuation of the public linear parkland and walking and cycling linkages along the river corridor.

Heritage Conservation Management and Interpretation

A Heritage Assessment Report must assess the cultural heritage of the site and identify any sites, buildings or structures of significance. The plan must include consideration of aboriginal heritage.

A Conservation Management Plan, including a Heritage Interpretation Plan must:

- Identify sites, buildings or structures which have been assessed as significant;
- Assess the extent to which a significant site, building or structure can be incorporated in the site's redevelopment;
- Identify how the site's industrial heritage is interpreted in the future development of the site; and
- Provide guidance on the on-going maintenance and management of the heritage places to be retained.

Landscape Concept Plan

A Landscape Concept Plan must be prepared for the site that includes:

- An assessment of existing vegetation on the land by a suitably qualified arborist;
- opportunities to retain mature trees with adequate setbacks to development;
- Appropriate treatment of the interface with the Yarra River;
- Opportunities for revegetation of the river bank and interface with the development;
- Typical street cross-sections;
- An overall landscape master plan for the site that complements the neighbourhood character and is in accordance with the proposed staging plan in the Development Plan;
- The management of landscaped areas, including sustainable irrigation treatments such as water sensitive urban design opportunities; and
- Details of how the Landscape Concept Plan responds to any requirements of the site remediation strategy for the land.

Economic Assessment Report

An Economic Assessment Report must be prepared which identifies viable employment generating uses for the site and assesses the value to the local economy of these proposed uses.

The report must also provide an economic assessment of proposed land uses for the site, and the viability of a neighbourhood activity centre on the site.

Housing Diversity Report

A Housing Diversity Report must be prepared explaining the mix of housing on the site including how it is proposed to provide 5% of the overall housing stock as affordable housing. The report must also include criteria for determining affordable housing stock.

Community Infrastructure Report

A Community Facilities Audit and Analysis must be prepared which identifies the following:

- Existing and planned services in the surrounding area and the impact the development of the site will have on these services.
- The need to provide additional community facilities on site or whether any existing community facilities in the local area should be upgraded or extended;
- The location of any new community facilities on site or in the surrounding area:
- Funding and implementation mechanisms for the provision of appropriate community infrastructure including developer contributions (monetary or building) towards the upgrading or extension of existing community facilities; or provision of new facilities in the surrounding local area; and
- Timing of the provision of any required community facilities coordinated with the overall development of the site.

Ecologically Sustainable Development (ESD) Strategy

An Ecologically Sustainable Design Strategy (ESD Strategy) must be prepared which considers and responds to the major components of the proposed development and construction processes and:

- Demonstrates the incorporation of recognised technologies and best practice;
- Demonstrates how compliance with all relevant statutory obligations in environmental sustainability is achieved;
- Identifies and nominates the level of sustainability performance standards to be adopted;
- Assesses options by which the agreed level of sustainable performance standards will be achieved.

The ESD Strategy must be based upon the following principles:

- Energy conservation with the objective of contributing to industry standards of national and international efforts to reduce energy usage and greenhouse gas emissions;
- Water conservation, ensuring that water resources are managed in a sustainable way;
- Water sensitive urban design and options ensuring the reduction of the impacts of stormwater on bays and catchments;
- Transport planning with the aim of encouraging walking, cycling and use of public transport;
- Land use and transport planning and infrastructure provision to contribute where practical to improved air quality;
- Options to reduce the amount of waste generated and encourage increased reuse and recycling of waste materials;
- Building materials conservation;

- Sustainability options in demolition and construction practices;
- Landscaping considering the provision of habitat, green spaces, and climate control as appropriate; and
- Indoor environmental quality.

The ESD Strategy must have regard to the following:

- Whether it is appropriate for individual plans to be prepared dealing with different aspects of the use and development;
- The need to clearly identify responsibilities for implementation, review, monitoring and maintenance;
- New resident awareness and education to promote the objectives of sustainability.

Site Remediation Strategy

Unless a Certificate or Statement of Environmental Audit has been issued, a Site Remediation Strategy must be prepared to the satisfaction of the responsible authority.

The Site Remediation Strategy must address and make recommendations in relation to:

- Potential impacts of any land or ground water contamination(including the potential for vapour intrusion or gas migration) on the proposed land use, the arrangement of land use across the land and any particular design requirement the development may be subject to;
- Heritage issues relevant to the remediation strategy;
- Options and a preferred approach to the testing and remediation of soil and groundwater;
- Proposed pattern of land uses across the site;
- Targeted condition of the site as required and specified by the Auditor to suit the proposed range of land uses or development;
- An indicative site map showing locations across the site of any identified contamination and any proposed clean up work;
- Options for remediation technologies taking into account logistics, technology options currently available and likely effectiveness;
- A schedule of proposed remediation activities;
- Expected pattern/staging and indicative timeframes for signed Certificates or Statements of Environmental Audit across the site following the clean up of the site;
- Indicative site management and monitoring controls that will be necessary following each clean up activity; and
- Identifying the parties responsible for key activities and for subsequent site management and monitoring.

The Site Remediation Strategy may be prepared in stages where the development plan is prepared in stages.

The Site Remediation Strategy will be amended as required to reflect the recommendation or requirement of the Certificate or Statement of Environment Audit.

Traffic Management Plan

A Traffic Management Plan (TMP) must be prepared which provides the following details:

- The likely traffic generation by residents, staff and visitors, and for deliveries and service vehicles to the site;

- The likely traffic impacts of the proposed development on the land and the broader road network;
- A road safety audit of the design and proposed traffic management measures and incorporating the recommendations;
- Road layouts, widths and reserves and site access;
- The design of the footpaths, bicycle paths and shared pathways network;
- Traffic management measures and signalisation;
- Public transport routes and stops within the site and surrounds;
- Recommended car parking and bicycle parking rates and the location of on-site car and bicycle parking; and
- Loading bays.

Integrated Transport Plan

An Integrated Transport Plan (ITP) must be prepared based on the transport analysis and impact assessment which includes appropriate measures to address the transport, traffic, pedestrian and bicycle access needs of the development, and impacts on the existing road network, in particular:

- An indicative hierarchy of internal local roads proposed for the site 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 between Heidelberg Road and Chandler Highway through the site;
 - Allows for appropriate levels of manoeuvrability for emergency and service vehicles; and
 - Are of sufficient width to accommodate wide footpaths, new trees and bicycle lanes;
- The provision of a network of safe and convenient pedestrian and bicycle accessways through the site and connecting with the surrounding area, and encouraging the use of sustainable travel modes to local amenities;
- The location and layout of all car and bicycle parking areas and access to and from them;
- Opportunities for the provision of a car share system;
- Provision for loading and unloading of vehicles and means of access to them, including waste collection and delivery vehicles;
- Green Travel Plan initiatives, including a new resident awareness and education program;
- The means proposed to address the impacts of traffic generated by the development on the surrounding road network including any required upgrades or modifications, including road widening, parking restrictions, traffic and pedestrian signals and public transport improvements; and
- Opportunities for providing improved public transport services and facilities.

Acoustic Report

An Acoustic Report is required to be prepared by a suitably qualified person(s) to the satisfaction of the Responsible Authority after seeking and considering the views of the Environment Protection Authority and VicRoads. The report must identify:

- Whether the proposed use and development of the site 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; and
- Methods to address the issues identified.

Services and Engineering Infrastructure Report

The Services and Engineering Infrastructure Report must be prepared and include:

- 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 measures to ensure appropriate protection of the Yarra River adjacent to the land; and
- The identification of the location of any on-site drainage retention facilities.

Development Staging

A Staging Plan to provide an indication of the likely staging and anticipated timing of the development of the land, specifically:

- The proposed sequencing of development;
- Vehicle access points, road infrastructure works and traffic management for each stage of development; and
- Interface / access treatments.

Community Engagement Strategy

A Community Engagement Strategy which establishes the mechanisms by which the community will be provided with information and opportunities for feedback in relation to the prepared development plan.

The development plan shall be available for public inspection for 28 days prior to its consideration by the responsible authority.

4.0

Decision guidelines

18/07/2013
C200

Before deciding on a request to approve or amend a Development Plan, the responsible authority must consider as appropriate:

- any written comments received in response to the display of the development plan;
- any views of Public Transport Victoria;
- any views of VicRoads;
- any views of the Department of Education and Early Childhood Development;
- any views of Parks Victoria;
- any views of Melbourne Water; and
- any views of the Cities of Banyule, Boroondara and Darebin;

that are received by the responsible authority.