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SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

AMCOR SITE, HEIDELBERG ROAD, ALPHINGTON

The Amcor site is bounded by Heidelberg Road, Parkview Road (excluding No. 28 Parkview Road), Chandler Highway, and the Yarra River.

1.0 **Requirement before a permit is granted**

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The responsible authority may grant a permit for subdivision, use or development of land before approval of a development plan provided that the responsible authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

Before the grant of 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 6% of the total number of dwellings for the purpose of affordable housing developed in association with an accredited housing association; and
- construct a pedestrian and bicycle path along the Yarra River frontage of the site connecting with existing pedestrian and bicycle accessways.

The Responsible Authority may exempt an application from the need to enter into a section 173 agreement as outlined in this provision, having regard to matters such as the nature and scale of the proposed works or development.

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.

2.0 **Conditions and requirements for permits**

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None specified.

3.0 **Requirements for development plan**

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A development plan may consist of plans or other documents which must show or include the following:

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 to the east.
- The development will demonstrate a high quality architectural response, implement innovative ESD features, be an example of 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.

Site and Context Information

- 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.
- Identify important views to be protected and enhanced, including views of the site and views from the site.
- An assessment of the cultural heritage of the site and the identification of any sites of significance.
- An assessment of the existing engineering infrastructure servicing the site.
- Details of any known contamination (a certificate or statement of environmental audit will be required to be prepared by a suitably qualified environmental auditor before any construction associated with a sensitive use can commence).

Urban Design and Built Form

- Urban design guidelines and principles for each precinct or part of a precinct must include:
 - building envelopes;
 - built form and articulation;
 - height expressed in RLs and building dimensions;
 - appropriate spacing of buildings to avoid long and continuous facades;
 - how the development will interface with adjacent sites and streets; and
 - compliance with Safer Design Guidelines for Victoria.
- Buildings along major roads to be generally of medium height, stepping down to a maximum of 2 storeys along the Yarra River interface and Parkview Road.
- Treatment of the interface with the Yarra River and environs demonstrating:
 - 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

Land Use

- Predominantly residential development incorporating a variety of dwelling types and affordable housing, and including:
 - 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 including affordable housing and opportunities for aged accommodation;

- a social and community infrastructure assessment, in consultation with State and local government;
- the location of a neighbourhood based community hub consisting of a range community uses including meeting rooms and community spaces and facilities;
- the location of retail facilities to service new and existing residents, and small offices/commercial development to generate employment opportunities;
- the location of public open space areas; and
- an economic assessment of proposed land uses, and the viability of a neighbourhood activity centre on the site.

Access and Movement

- A comprehensive transport analysis which identifies:
 - expected traffic volumes associated with the proposed use and development of the site; and
 - expected trip generation by residents, staff and visitors, and for deliveries and service vehicles to the site.
- A transport, traffic and access management plan based on the transport analysis which includes appropriate measures to address the transport, traffic, pedestrian and bicycle access needs of the development, 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 preventing vehicles from travelling between Heidelberg Road and Chandler Highway through the site; and
 - allows for appropriate levels of manoeuvrability for emergency and service vehicles;
 - the provision of a network of safe and convenient pedestrian and bicycle accessways through the site and connecting with the surrounding area including the potential use of the former rail line reserve, 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;
 - provision for loading and unloading of vehicles and means of access to them;
 - 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.

Open Space and Landscape

- An interface with the Yarra River that:
 - enhances the bushland character of the river corridor;
 - addresses 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 all of open space and recreation facilities to be provided on the site, including areas available to the public.
- The identification of the first 30 metres of land from the Yarra River (measured from the edge of the river bank) to maintain ongoing public access along the Yarra River.
- A Landscape Concept Plan for the site that provides:
 - An assessment of existing vegetation on the land by a suitably qualified arborist;
 - maximum opportunities to retain mature trees with adequate setbacks to development;
 - appropriate treatment of the interface with the Yarra River; and
 - a planting theme which compliments neighbourhood character, surrounding street trees, and demonstrates water sensitive urban design objectives.

Environmentally Sustainable Development

- Development which is of the highest environmental standards incorporating Environmentally Sustainable Development principles in the design and construction phases, and demonstrating:
 - energy efficient orientation of buildings;
 - energy management;
 - water conservation and reuse;
 - waste recycling;
 - sustainable building materials and construction techniques; and
 - demolition and construction waste management.

Engineering Infrastructure

- 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.
- The identification of the location of any on-site drainage retention facilities.
- The construction of roads to meet Council's standards.

Development Staging

- An indication of the likely staging and anticipated timing of the development of the land.

4.0 **Decision Guidelines**

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In assessing a development plan for each stage of the development the responsible authority must consider, as appropriate:

- How the development plan contributes to the vision and achieves the urban design and development objectives for the site as outlined in the *Ancor Site Design and Development Principles, 2009*.
- The views of the Cities of Boroondara and Darebin, and relevant service authorities.

Reference Documents

Ancor Site Design and Development Principles, 2009