

Surrounding Land Description

East

1. To the east of the site is Mills Boulevard (previously Latrobe Avenue). This is an existing Council road that runs through the Amcor site. The road is to be redesigned and reconstructed as part of the overall redevelopment of the APM site.
2. On the eastern side of Mills Boulevard are the Gateway and Park Precincts. The Gateway Precinct (Lots 1A & 1B shown on figure 1) faces Heidelberg Road with the Park Precinct (Lot 4A and beyond) located further to the south, separated by a private road. Both precincts extend between Mills Boulevard and Parkview Road;
3. The Gateway precinct contains two sub-precincts, known as 1A and 1B. Precinct 1A comprises the western section of the precinct and is situated on the corner of Mills Boulevard Avenue and Heidelberg Road, known as 670 Heidelberg Road. A planning permit (PLN17/0743) has been issued for a 6 storey aged care facility comprising a total of 144 beds. Plans have not yet been endorsed and the permit has not been acted upon. The Planning permit expired on 30 July 2022, however a request to extend the expiry of the permit is currently before Council.



Figure 1: Heidelberg Road perspective of PLN17/0743

4. Precinct 1B, known as 680 Heidelberg Road, contains an 8 storey residential apartment building constructed in accordance with Planning Permit PLN17/0272.



Figure 2 – 680 Heidelberg Road PLN17/0272 as constructed

5. Planning Permit PLN16/0524 was issued 2 December 2016 for Precinct 4A for construction of 109, four-storey townhouses and reduction in the car parking

requirements. This precinct is to the east of the Amcor site between Latrobe Avenue and Parkview Road. Plans have been endorsed and initial site works have recently commenced.



Figure 3 – Precinct 4A view from north-west corner (Mills Boulevard)

6. Further to the south of Precinct 4A is Precinct 4B(North), Planning Permit PLN17/0041 was issued 23 August 2017 for demolition of an existing dwelling and construction of 74 two and three storey townhouses, plus terraces and a reduction in the car parking requirements. This precinct has been completed and is now occupied.



Figure 4 – Precinct 4B north-western view

West

7. To the west of the site, extending to Chandler Highway is the balance of Precinct 2A. At the time of the original permit was issued, there was a pending VCAT hearing lodged for Council's Failure to Determine planning application PLN17/0978 within the Statutory 60-day timeframe.
8. On 8 November 2018, VCAT directed that a planning permit be issued allowing:

- (a) *In accordance with the endorsed plans:*
- (i) *Construction of two or more dwellings on a lot under clause 32.04-6;*
 - (ii) *Construction of a building or the construction or carrying out works under clause 43.01-1; and*
 - (iii) *Reduction of the car parking requirement under clause 52.06-3.*
9. The approved development is for an apartment building between 5 and 17 storeys including townhouse-style dwellings and apartments. Communal open space provided to the podium and car and bicycle parking at ground floor and basement levels. Townhouses are to extend along the western side of the Outer Circle Mews adjacent to the subject site. The building has been constructed and is nearing occupation. An image of the constructed development is provided below.



Figure 5 – North- Western perspective of PLN17/0978 at No. 626 Heidelberg Road

South

10. To the south of the site is the Artisan Precinct, which is divided into two sites, Artisan East and Artisan West. Artisan East has been constructed in accordance with Planning Permit PLN18/0173. This development includes a series of 4-storey buildings accommodating food and drink tenancies at ground floor and apartments above. A public park (Artisan Park) is proposed within the north-western section of the site, immediately to the south of the subject site, this is yet to be constructed. The western portion of the site is to be common property, comprising the 'Hub' building at the northern end, a lawn area within the middle portion of the site and a car court within the southern half of the site, which is to provide vehicle access into both Artisan East and Artisan West.



Figure 6: Artisan East Northern elevation render

11. Planning Permit PLN19/0841 was issued for Artisan West on 11 March 2022 at the direction of VCAT. This permit allows construction of a residential apartment development comprising four buildings ranging in height from 6 to 12 storeys containing 273 apartments and a reduction in the statutory car parking requirements. Plans have been submitted for endorsement and are currently before Council.



Figure 7: North-west corner view from Chandler Hwy (Building A and B)

12. To the south of Artisan West (south of Mills Boulevard) at 60 Chandler Highway, Planning Permit PLN19/0606 was issued at the direction of VCAT concurrently with Artisan West (on 11 March 2022). This permit allows the construction of a residential apartment building ranging in height from 5 to 8 storeys comprising 206 apartments and a reduction in the statutory car parking requirements. Plans have been submitted for endorsement and are currently before Council.



Figure 8 – Northern perspective of the proposal for the Outer Circle Precinct (PLN19/0606)

North

13. Since the original application, there have not been any notable changes to land to the north. The description as contained within the original report is still applicable and provided below:
 - (a) *Heidelberg Road is immediately north of the subject site and forms the boundary between Yarra and Darebin City Councils. On the northern side of Heidelberg Road is a self-storage facility within a single level building.*