



Special Meeting of Council Minutes

**held on Wednesday 2 December 2015 at 7.00pm
Fitzroy Town Hall**

www.yarracity.vic.gov.au

1. Statement of Recognition of Wurundjeri Land

“Welcome to the City of Yarra.”

“Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present.”

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors

- Cr Roberto Colanzi (Mayor)
- Cr Geoff Barbour
- Cr Misha Coleman
- Cr Jackie Fristacky
- Cr Simon Huggins
- Cr Stephen Jolly
- Cr Amanda Stone
- Cr Phillip Vlahogiannis

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager - CEO's Office)
- Chris Leivers (Director - Community Wellbeing)
- Bruce Phillips (Director - Planning and Place Making)
- David Walmsley (Manager City Strategy)
- Richard Young (Acting Director – City Works and Assets)
- Mel Nikou (Governance Officer)

Apology

- Cr Sam Gaylard

3. Declarations of conflict of interest (Councillors and staff)

Nil

4. Council business reports

Item		Page	Res. Page
4.1	Amcor Subdivision Planning Report	3	4
4.2	Amcor Development Plan Assessment	6	20

4.1 Amcor Subdivision Planning Report

Trim Record Number: D15/146884

Responsible Officer: Director Planning and Place Making

RECOMMENDATION

1. That Council, having considered the provisions of the Development Plan Overlay Schedule 11 and of the opinion that the proposed 2 lot subdivision will not prejudice the future use and development of the land in an integrated manner, resolve to issue a planning permit for the two lot subdivision (PS 739446M) and removal of easements of land at 626 Heidelberg Road, Alphington, in accordance with the endorsed plans and subject to the following conditions:
 - (a) the subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority;
 - (b) this permit will expire if (a) The subdivision is not certified under the Subdivision Act 1988 within two years of the issue of the permit; or (b) The subdivision is not completed within five years of the date of certification under the Subdivision Act 1988;

NOTE: If the subdivision is not certified within two years of the issue of the permit, the Responsible Authority may extend this period if a request is made before the permit expires or within six months after the expiry date.
 - (c) the owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time;
 - (d) all existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created; and
 - (e) the plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
2. That the applicant be advised, that should the approved Development Plan for the redevelopment of this part of the former AMCOR site contain varied boundary alignments, that a further Plan of Subdivision would need to be submitted to align with that Development Plan.

MOTION

Moved: Councillor Jolly

Seconded: Councillor Stone

1. That Council, having considered the provisions of the Development Plan Overlay Schedule 11 and of the opinion that the proposed 2 lot subdivision will not prejudice the future use and development of the land in an integrated manner, resolve to issue a planning permit for the two lot subdivision (PS 739446M) and removal of easements of land at 626 Heidelberg Road, Alphington, in accordance with the endorsed plans and subject to the following conditions:
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- (c) the owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time;
 - (d) all existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created; and
 - (e) the plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act; and
 - (f) an area must be shown/designated on the plan as a possible site for a full road development in the event VlcRoads proceeds with development of a road on the western boundary of the subject site.
2. That the applicant be advised, that should the approved Development Plan for the redevelopment of this part of the former AMCOR site contain varied boundary alignments, that a further Plan of Subdivision would need to be submitted to align with that Development Plan.

AMENDMENT

Moved: Councillor Stone

3. That the applicant be further advised that when the State Government determines the final land parcels on the AMCOR site that is required for road widening, a further Plan of Subdivision would need to be lodged to enable adjustments to titles and to enable the land in question to be purchased by the State.
4. Council notes that the potential for this road widening has been well publicised by the State Government and that future purchasers at the AMCOR site may identify this through regular due diligence processes.

The amendment was accepted by the mover and incorporated into the motion.

Having regard to the new amendment re the road development, Councillor Jolly withdrew his amendment (f) above.

COUNCIL RESOLUTION

Moved: Councillor Jolly

Seconded: Councillor Stone

1. That Council, having considered the provisions of the Development Plan Overlay Schedule 11 and of the opinion that the proposed 2 lot subdivision will not prejudice the future use and development of the land in an integrated manner, resolve to issue a planning permit for the two lot subdivision (PS 739446M) and removal of easements of land at 626 Heidelberg Road, Alphington, in accordance with the endorsed plans and subject to the following conditions:
 - (a) the subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority;
 - (b) this permit will expire if (a) The subdivision is not certified under the Subdivision Act 1988 within two years of the issue of the permit; or (b) The subdivision is not completed within five years of the date of certification under the Subdivision Act 1988;

NOTE: If the subdivision is not certified within two years of the issue of the permit, the Responsible Authority may extend this period if a request is made before the permit expires or within six months after the expiry date.

- (c) the owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time;
 - (d) all existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created; and
 - (e) the plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
2. That the applicant be advised, that should the approved Development Plan for the redevelopment of this part of the former AMCOR site contain varied boundary alignments, that a further Plan of Subdivision would need to be submitted to align with that Development Plan.
 3. That the applicant be further advised that when the State Government determines the final land parcels on the AMCOR site that is required for road widening, a further Plan of Subdivision would need to be lodged to enable adjustments to titles and to enable the land in question to be purchased by the State.
 4. Council notes that the potential for this road widening has been well publicised by the State Government and that future purchasers at the AMCOR site may identify this through regular due diligence processes.

CARRIED UNANIMOUSLY

4.2 Amcor Development Plan Assessment

Trim Record Number: D15/147347

Responsible Officer: Director Planning and Place Making

RECOMMENDATION

1. That Council note the officers "Summary Report" and the "Assessment Report" of the proposed Development Plan (August 2015) for the former AMCOR paper mill site, Alphington.
2. That Council note the submissions, petitions and letters from various agencies identified in Clause 4 of schedule 11 to the Development Plan Overlay, that have been received both in relation to the Development Plan (February 2015) and the revised Development Plan (August, 2015).
3. That Council, as the Responsible Authority having noted and considered:
 - (a) the draft Development Plan known as "Alphington Paper Mill Volume 01 – The Plan" and "4-P-M Volume 02 Supporting Documents", lodged with Yarra City Council in August 2015;
 - (b) all submissions received from the community and from agencies following both the initial public inspection process in March 2015 and in relation to the revised Development Plan placed on public inspection in October 2015; and
 - (c) the officer reports as outlined in this Council Agenda.

resolve to approve the revised Development Plan (August 2015), in accordance with Development Plan Overlay schedule 11, subject to the following changes being made:

<p>4. Indicative Site Master Plan (Fig 24 Page 39)</p>	<p>Indicate the location of the Activity Centre and indicative location of both the community facilities and the potential school site.</p> <p>Include the Tippler building as a heritage building (existing).</p> <p>The "secondary pedestrian connections" between the Workshop Park and the Artisan Park as well as the "pedestrian connection" for the central part of the Paper Trail which are shown in other strategy plans.</p> <p>Include the River Front Precinct as a separate precinct and include specific design guidelines for this precinct.</p> <p>Remove reference to "mixed use" in the residential development along the Chandler Highway (between Main St and the 1954 Boiler House).</p>
<p>5. Urban Structure and Individual Neighbourhood Character (Fig 26 Page 41, Fig 51 Page 53)</p>	<p>Extend the major pedestrian route from Heidelberg Road down Parkview Road to the River Park to include a link of no less than 4m in width to the upper pedestrian path along the "crest line" (include the upper pedestrian path).</p>
<p>6. Public Realm Strategy (Fig 27 Page 43)</p>	<p>Include the "secondary pedestrian links" as a key design outcome (as distinct from as "possible future connections").</p> <p>Delete reference in the text to the alfresco dining in the open space.</p>

	Delete reference to the storm water retention within the 30m River Park.
7. Pedestrian Access and Movement Strategy (Fig 30 Page 45)	<p>Delete “potential private realm pedestrian route” and include “secondary pedestrian routes” in these locations.</p> <p>The Yarra River Shared Trail designated as a “low key path” in accordance with Melbourne Water’s advice.</p> <p>The indication of the possible bike share facility in a location other than in the piazza open space component.</p> <p>Deletion of the reference to the “external improved access to Alphington train station” being outside the scope of the development plan and stating that it is within the scope of work that will be provided by the applicant at the applicant’s expense.</p>
8. Vehicular Movement Strategy (Fig 32 Page 47)	<p>“Private roads” classified according to their function not their ownership.</p> <p>Inclusion of a separate figure showing public and private roads.</p>
9. Land Uses (Fig 33 Page 48)	Delete the words “commercial uses” from Artisan Precinct.
10. Built Form and Interface Strategy (Fig 36 Page 51)	<p>Delete “secondary landmark” graphic on the corner of LaTrobe Avenue and Heidelberg Road.</p> <p>The “Residential edge to Parkview Road” in the Legend to also state “including a 3.0m landscape setback”.</p> <p>Specify the 1954 Boiler House “to be demolished” and the height of new buildings in that location to be in accordance with the DPO Schedule for that precinct as five (5) stories.</p> <p>The proposed Building heights need to be included as part of the retention of the 1920s Boiler House.</p>
11. Heritage and Interpretation Strategy (Fig 38 Page 53)	Include “buildings of heritage significance” to be retained in the Figure.
12. Sustainability – Integrated Water Cycle Management and Stormwater Concept (Fig 39 Page 55)	Delete the Stormwater Treatment Zones within the River park.

Design Guidelines

13. The Design Guidelines shall be amended in accordance with the tables included under para 54 Part E of this recommendation.

Heritage Conservation Management and Interpretation

14. The draft Development Plan Volume 1 be changed to provide for;
- (a) the demolition of the buildings known as Machine Room 6 and Paper Recycling Building;
 - (b) the demolition of the 1954 Boiler House and that any new building will conform with the building heights in the DPO schedule for that precinct being 5 storeys;

- (c) including in the Heritage Interpretation Plan options for using the building design and construction treatments, as part of the heritage interpretation;
- (d) the residential history of the site incorporated into the Heritage Interpretation Plan where it is relevant, such as the interpretation of the remnant walls and stone terracing within the River Park;
- (e) the Development Plan to specify that the implementation of the Heritage Interpretation Plan will be secured through a planning agreement to ensure it is delivered throughout the development program;
- (f) the preparation of the detailed design and delivery for heritage interpretation as part of the planning application process to the satisfaction of the responsible authority; and
- (g) include in the Design Guidelines:
 - (i) reference to the Conservation Management Plan policy in relation to the sedimentation tank and River Pump House;
 - (ii) provide guidance regarding a curtilage to these buildings – and setbacks of any new buildings; and
 - (iii) provide a building setback and landscaping to the interface of new buildings with the Industrial Heritage Park.

Landscape Concept Plan (Open Space)

15. The draft Development Plan Volume 1 be changed to provide for:

- (a) deletion of the reference to the 30m river setback area being vested in Yarra City Council (this will be resolved through further processes and negotiations);
- (b) Figure 50 “The Alphington Park Master Plan” be retitled the “Alphington Park Landscape Concept Plan” to avoid confusion with the overall site master plan;
- (c) the “potential future pedestrian connections” specified in the Alphington Master Plan being designated as “secondary pedestrian” connections that must be provided, in accordance with access and movement strategy;
- (d) the section of the Paper Trail running through the Artisan Precinct to provide for the continuity of the trail through the site and to form part of the heritage interpretation of the former alignment of the outer rail corridor as recommended in the Conservation Management Plan;
- (e) inclusion of the residential cultural heritage references as part of the heritage interpretation relating to the River Park;
- (f) deletion from Figure 50 the indication of bioswales and wetlands from within the River Park, in accordance with Melbourne Water’s advice;
- (g) the River Front pedestrian access designated as a “low key single pathway” along the river bank and an upper level (within the 10m building setback) path with a 1.8m width for public access;
- (h) offset the eastern boundary of the River Front residential precinct to provide a 4m pedestrian link between Parkview Road to the river upper pathway;
- (i) the Design Guidelines to include a building interface treatment on either side of the Heritage Park that provides for building setbacks and landscaping to provide an improved heritage setting of the heritage buildings to be retained; and deleting the ‘Urban’ interface at this location;
- (j) the 1920’s boiler house chimney to be retained as part of the Industrial Heritage recognition, to not be vested in the Yarra City Council; and

- (k) that the acceptance, by the Yarra City Council of the elevated water tank in the Industrial Heritage Park open space area is subject to it being in an acceptable environmental and structural condition to the satisfaction of the responsible authority; and that the proponents carry out all conservation management works required in the Conservation Management Plan to the satisfaction of the responsible authority.
- 16. That the staging plan in the Development Plan be updated to include the timing for the delivery of the River Park.
- 17. The Development Plan shall provide not less than 7,500m² (4.5% of the total titled site area) as public open space to the satisfaction of the responsible authority. This land shall be unencumbered and vested in Yarra City Council.
- 18. The detailed designs of the proposed open space shall be to the satisfaction of the responsible authority and will be determined as part of the planning permit process. The applicant shall pay for the construction and detailing of all the public open space areas.
- 19. All open space vested in Yarra City Council shall be unencumbered and be certified as suitable and fit for use as open space through the Environmental Audit process.
- 20. The detailed designs of the proposed streets and pedestrian access must be to the satisfaction of the responsible authority and will be determined as part of the planning permit process and civil works approvals.

Economic Assessment Report

- 21. The maximum amount of retail floor space to be provided in the development is no more than 15,160m², comprising:
 - (a) no more than two supermarkets with a maximum total floor space of 6,500m² (between the two supermarkets or combined);
 - (b) mini majors of 1,450m²;
 - (c) speciality Retailing of 5,050m²;
 - (d) non retail floor space 2,160m²; and
 - (e) the total allocation of office/commercial must not exceed 11,500m² and shall not be used for retail purposes.
- 22. The Development Plan Volume 1 shall be amended to provide a definition of the range of office/commercial uses as distinct from the non-retail shop front uses.

Housing Diversity Report

- 23. A Section 173 Planning agreement shall be entered into for the provision of the 5% affordable housing requirement specified in the Yarra Planning Scheme (DPO – Schedule 11). This must also consider the location, potential mix of dwellings and form of delivery of the affordable housing. This must be executed prior to the issue of any planning permits for the Activity Centre.

Community Infrastructure Report

- 24. The applicant must provide community space (not less than 300m² “fitted out”) and a floor area of not less than 1,400m² “warm shell” in the activity centre with a single roof top multi-purpose court (netball standard), with associated sports pavilion and store (approx. 300m²) to the satisfaction of the responsible authority. The title of these spaces shall be transferred to Yarra City Council.

Traffic Management Plan

- 25. The road profiles, detailed designs of the roads and Council infrastructure shall be designed to the satisfaction of the responsible authority.
- 26. The design of the Main Street and northern section of La Trobe Avenue shall be reduced to two approach lanes from the site.

27. The proposed left turn slip lane from Main Street into Chandler Highway shall be removed from the road designs.
28. The Development Plan Volume 1 Landscape Concept Plan shall be amended to provide revised indicative road design treatments incorporating contemporary design approaches to the satisfaction of the responsible authority.
29. The proposed treatment of the intersection of Main Street/LaTrobe Avenue/ service road shall be designed to the satisfaction of the responsible authority, incorporating contemporary design approaches to the satisfaction of the responsible authority.
30. The Development Plan shall provide a minimum of one bicycle parking space per dwelling and bike parking rates for other non-residential uses should exceed the planning scheme standards particularly where car parking dispensations are sought.
31. The Development Plan shall indicate the share car parking provision to the satisfaction of the responsible authority.
32. The Development Plan shall be amended to provide for an additional pedestrian crossing on Heidelberg Road between Harker Street and Park Avenue, at the developers cost and to the satisfaction of Vic Roads and Yarra and Darebin Councils.
33. The requirements of Public Transport Victoria, as outlined below, shall be included in the Development Plan Volume 1, and be included as part of the staged works to the satisfaction of the PTV; these are:
 - (a) the developers are to meet all costs for the relocation of bus stops and any new stops, in accordance with their design standards subject to further consideration; and
 - (b) the developers shall provide 3 bicycle Parkiteers, 2 at Alphington Railway Station and 1 at Fairfield Railway Station, including a 10 year maintenance agreement.
34. The requirements specified in the City of Darebin's 'Requirements to Support Sustainable Transport' shall be included in the Development Plan Volume 1 and incorporated into the first stages of works for the development. The costs of the initiatives shall be met by the developer and be carried out to the satisfaction of the responsible authority.
35. The La Trobe Avenue/Heidelberg Road signalisation shall be provided prior to the completion of stage one of the project to the satisfaction of Vic Roads.

Acoustic Report

36. A Noise Management Plan shall be prepared and its recommendations considered as part of the planning application process.

Services and Engineering Infrastructure Report

37. The detailed design of roads and Council infrastructure shall be designed to the satisfaction of the responsible authority.
38. The powerlines along Lugton Street, LaTrobe Avenue and Parkview Road must be placed underground as part of the upgrade of the roads to the satisfaction of the responsible authority.
39. All references to the water treatment zones within the River Park shall be deleted.
40. The developer shall provide the safety and risk assessment required by the APA Group Networks prior to any construction or works commencing

Development Staging

41. The staging plan in the Development Plan Volume 1 shall be revised to incorporate the delivery timing for the:
 - (a) road mitigation works;
 - (b) Sustainable Transport package of works;
 - (c) Public Transport Victoria requirements;

- (d) additional Heidelberg Road pedestrian crossing;
- (e) Community Infrastructure; and
- (f) River Park.

Planning Agreements

42. The following Section 173 Agreements under the Planning and Environment Act 1987, shall be entered into by the owners of the land before the granting of any planning permit in accordance with the approved Development Plan, to the satisfaction of the Responsible Authority:
- (a) provide 5% of the total number of dwellings for the purpose of affordable housing developed in association with an accredited housing association;
 - (b) provide the first 30 meters 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
 - (c) construct a suitable low key pedestrian and bicycle path along the Yarra River frontage of the site connecting with existing pedestrian and bicycle access ways as required by Melbourne Water.

PART B

43. That Council authorises the Yarra City Council CEO, to assess a further revised Development Plan submitted by the proponents in accordance with the above conditions, and when satisfied that the revisions fully satisfy the Council determination above, endorse the plan as the approved Development Plan under the Yarra Planning Scheme provisions as it relates to the Development Plan Overlay in Schedule 11.
44. That the Council administration include the full Council resolution on the Yarra City Council website.
45. That all submitters be advised of the Council's determinations.

PART C

46. That Council review the current Heritage Overlay to reflect the updated understanding of the site's significance through a new statement of significance, including the Conservation Management Plan as a reference document and removing the need for planning permits where there is no longer a heritage requirement.
47. That Council Officers develop an appropriate community engagement strategy to involve the community in the design of the three green open space components.
48. Council note that:
- (a) the landscape designs of the streets and pedestrian access ways in the draft development Plan are indicative only and do not represent an agreed design outcome; and
 - (b) the designs of the open space in the draft Development Plan are indicative only and do not represent an agreed design.
49. That the applicant be advised that Council consider that the Heidelberg Road interface shown in the August revised Development Plan is unacceptable, and that this in part, is due to the suggested retention of the current buildings along this interface. In this regard, Council has formed an opinion that those building should be demolished to enable improved urban design, pedestrian, cycling and traffic measures to be achieved.

PART D

50. That the applicant be requested to maximise the retention of mature trees in the designs of the planning permit applications flowing out of the Development Plan.

51. That Council encourages the proponents to urgently pursue further discussions with accredited affordable housing providers, and for Council officers, where possible, to facilitate these discussions.
52. That Council resolve that the alternative offer from the proponents to the provision of the 5% of dwellings as 'affordable housing' is not acceptable, and the Development Plan Volume 1 must be revised to include the amount of affordable housing required under the DPO Schedule.
53. That Council form a joint advocacy committee with Darebin City Council, Banyule City Council and VicRoads, to consider transport, cycling and traffic issues in Heidelberg Road and how they can be improved.
54. That the applicant further be advised that:
- any requested changes to Council owned RoW will be assessed and processed pursuant to the provisions of the Local Government Act, and further, that Council has made no determinations or indicated any position on this matter at this point in time;
 - the River Front precinct of the development needs to be designed to enable adequate tree canopy (at maturity) to provide a transition from the sensitive river edge environment;
 - all engineering works shall be designed and constructed to the satisfaction of the responsible authority; and
 - all mitigation road works on Heidelberg Road and Chandler Highway, required as a direct consequence of the Development Plan, shall be designed, paid for and completed to the satisfaction of the responsible authority.

PART E

55. Site Guidelines:

Site Guidelines - Proposed Changes to Illustrations and Maps	
Maps/Illustrations	Changes Required
Pedestrian Connectivity (Fig 79)	Modify <i>Pedestrian Connectivity</i> Map to: <ul style="list-style-type: none"> Align the east west pedestrian route from Artisan Park with the street between precincts 2 & 3. Align the east west pedestrian route going through Precincts 4B in line with the main street. Align the east west pedestrian route going through Precincts 7B. in line with the pedestrian link between Precincts 4C and 7C. Add a new pedestrian priority route through Workshop Precinct connecting Artisan Park to Workshop Park.
View lines, Visual Connectivity and Landmarks (Fig 80)	Modify View lines, Visual Connection and Landmarks map (Fig 81) to: <ul style="list-style-type: none"> Add a new View Line from Chandler Highway to Alphington Park. Add a new View Line from Industrial Heritage Park to Alphington Park.
Preferred Maximum Heights (page 109)	<ul style="list-style-type: none"> <i>Design Philosophy</i> should be modified to remove the reference of taller buildings above the preferred height. Remove the reference of <i>buildings presenting Chandler Highway or Heidelberg Road may adopt a higher street wall than suggested for the precinct.</i>
Built Form and Interfaces Table	<ul style="list-style-type: none"> Remove the column on Articulation Zone.

Site Guidelines - Proposed Changes to Illustrations and Maps	
Maps/Illustrations	Changes Required
	<ul style="list-style-type: none"> • Remove the column – Minimum % of site width at maximum setback. • Above Podium Setbacks – for Gateway, Village and Artisan Precincts – Revise the minimum guidelines as 2.2m setback is insufficient to provide for proper transition in height. • Gateway Built form- Remove the reference of <i>“allowing built form for all levels of the building to be built up to the boundary line.”</i> • Add- Buildings are setback and the builtform articulation provides for a generous pedestrian arrival zone at the gateway entries along Heidelberg Road and Chandler Highway. • Urban Street Wall: Revise the Minimum Setback guideline to the satisfaction of the responsible authority. • Urban Street Wall: Landscape Requirements: add a new guideline for workshop precinct <i>“ the laneways to include opportunities for tree plantation”</i>. • Landscape Requirements (Park and River FrontPrecinct) Modify <i>opportunities for tree plantation</i> with opportunities for tree plantation to be achieved through builtform articulation. • Urban Interface: Remove the General Requirement <i>“Use of front setback to provide a threshold space using landscape pockets to provide façade softening and transition from public to private space.”</i>
Fig 84 Builtform Treatment	<p>Modify Builtform Treatment map to:</p> <ul style="list-style-type: none"> • Provide a wider pedestrian Gateway in precinct 2A. • Remove the secondary landmark at the north eastern corner of Precinct 1 (Gateway Precinct) and from Precinct 7A (River Front Precinct). • Modify the pink podium interface in Precinct 2B at the Gateway location to be in line with the building enveloped shown in Alphington Park Masterplan (Fig50). • Remove ‘above podium interface’ between Precincts 2A and 2B. • Realign pedestrian link interfaces to be consistent with a modified Pedestrian Connectivity map, to promote visual connections of the site landmarks with Alphington Park and view-lines from Chandler Highway. • Include new pedestrian route through Precincts 5 and 3B connecting Workshop Park to Artisan Park and extend a new pedestrian link connecting the Paper Trail. • Include additional pedestrian link (at least 4m) in Precinct 7B along the eastern boundary of the site between Parkview Road and upper pedestrian path.

Site Guidelines - Proposed Changes to Illustrations and Maps	
Maps/Illustrations	Changes Required
	<ul style="list-style-type: none"> • Include Garden Interface on the northern side of Precinct 7B (at Lughton Street interface) in-place of Landscape Interface. • Remove Urban Interface in Precinct 7B (along Heritage Park and landscape corridor) • Remove the “Urban Interface” and provide for landscape and builtform interface for the section south of Latrobe Avenue.
Fig 85 – Articulation Zone Fig 87 Landscape Amenity Zone	Remove Fig 85 – Articulation Zone Remove Fig 87 Landscape Amenity Zone or modify it to the satisfaction of the Responsible Authority
Fig 88 Chandler Highway Interface	Modify the section to create a 2.2 m setback at the ground, first and second floors and upper stories to be set back further by 2.2 m. No projections to encroach the setback distance.
Fig 89 Heidelberg Road interface	3D views (in electronic format) should be submitted for the whole length of the site along and the Heidelberg Road and Chandler Highway interface. A detailed cross section is required to the satisfaction of the <i>Responsible Authority</i> providing dimensions and demonstrating satisfactory public realm outcome.
Fig 90 Parkview Road North Interface	Modify Fig 90 to incorporate 3 storey street wall and at least 6 m upper storey setback instead of 6 storey street wall.
Fig 92: River Boundary and Crest Line	Modify the base and the figure consistent with the Alphington Park Master plan.
Fig 93: River Park Interface Section	Revise Shared Private Path to be called as Shared Path. Modify the width of the shared path from 0.9m to 1.8m. Buildings should be setback full 10m minimum. The upper 6.5m setback should be included in the section.
Fig 96	Modify the section 96 to include revised setbacks.
Fig 99 Precinct 1 Section CC	Modify fig 99 (Precinct 1 Section CC) also to incorporate lower street wall and greater upper storey setback instead of 6 storey street wall and a small setback.
Fig 103 and 104 Precinct 2 Sections AA and BB	Modify the section to include revised setbacks.
Fig 105 Precinct 2 Section CC	Remove the section CC as this will need to take into account overshadowing impacts relative to the height.
Fig 119, 120 Pedestrian Link Interface layout and section	<ul style="list-style-type: none"> • Revise the layout and section by widening the public walkway zone to be 6.0 m instead of 3.5 m and 1.5 m setback (either side).
Fig 131 and 132 Precinct 6 Indicative layout and Sections	Replace with revised layout and sections to have ground, first and second floors to be setback by 2.2 m and upper stories a further 2.2m.
Fig 135, 136 Sub Precinct 7B Indicative Layout and Sections	Delete indicative layout and section and replace it by updated Fig 93.

56. Site Guidelines:

PRECINCT GUIDELINES	
General Criteria	Guidelines
Gateway Precinct	
Vision	Remove the reference of “that will reuse and extend the existing buildings combined “ from the vision.
Building Height	Remove the reference of “ <i>preferred with the possibility of additional building height with planning approval</i> ”.
Setbacks	Add Above the podium setback to be consistent with <i>Builtform and Interfaces</i> table.
Streetwall Height	Add Streetwall height on the south-eastern side to be reduced to give regards to heritage properties east of the site.
Builtform Articulation	Add-Building mass to be broken into multiple buildings with individual expression. Add Builtform at the north eastern interface to give regard to the low rise houses to its east. Builtform articulation on the eastern side to give regard to the residences east of Parkview Road.
Building separation and overshadowing	Remove the reference of 9 m separation and instead add- Encourage a 12m or more separation (subject to other design considerations such as orientation, building positioning, solar access, overshadowing, outlook, façade length and alignments between the buildings etc. requiring more distance between the buildings). Modify as- Arrange building forms to allow direct solar access to at-least 90% of the units
Entry Definition	Add Gateway – should provide generous/wide pedestrian arrival zone.
Internal Amenity	Replace the word minimize with avoid. Remove the words “where Possible”.
Streets and Publically Accessible Spaces	Include - Heidelberg Road frontage should provide for wide footpaths. Generous public arrival zones are required at gateway locations with high quality public space.
Communal open space	Remove the reference of communal open space on roof areas.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Side and Rear setbacks	Upper level setbacks required so that the buildings above the podiums are well spaced to avoid any overshadowing, overlooking and outlook impacts to the neighbouring buildings.

Village Precinct	
Building Height	Remove the reference of “ <i>with the possibility of additional height with planning approval</i> ” needs to be removed.
Setbacks	Buildings above the podium level should be recessive.
Builtform Articulation	Add-Building mass to be broken into multiple buildings with individual expression
Building separation and overshadowing	Remove the reference of 9 m separation and instead add- Encourage a 12m or more separation (subject to other design considerations such as orientation, building positioning, solar access, overshadowing, façade length and alignments between the buildings etc. requiring more distance between the buildings). Modify as- Arrange building forms to allow direct solar access to at least 90%of the units.
Entry Definition	Add Gateway – should provide generous/wide pedestrian arrival zone.
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Streets and Publically Accessible Spaces	Include - Heidelberg Road frontage should provide for wide footpaths. Generous public arrival zones are required at gateway locations with high quality public space.
Private Open Space	Private Open Space to be consistent with Cl. 55 of Yarra Planning Scheme.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m.
Heritage	Modify as- Refer to conservation policies and Conservation Management Plan for interpretation opportunities.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Artisan Precinct	
Building Types and Mix	For Precinct 3B Add “hospitality” use in the mix
Building Height	Remove the reference of “ <i>with the possibility of additional height with planning approval</i> ” needs to be removed.
Street Wall Height	For Precinct 3B Remove “ <i>potentially higher along the Chandler Highway interface</i> ” needs to be removed
Builtform Articulation	Add-Building mass to be broken into multiple buildings with individual expression

Entry Definition	Add Gateway – should provide generous/wide pedestrian arrival zone.
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Building separation and overshadowing	Remove the reference of 9 m separation and instead add- Encourage a 12m or more separation (subject to other design considerations such as orientation, building positioning, solar access, overshadowing, façade length and alignments between the buildings etc. requiring more distance between the buildings). Modify as- Arrange building forms to allow direct solar access to at least 90%of the units.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m.
Park Precinct	
Building Type and Mix	<u>Precinct 4A</u> Remove – “& opportunity for some SOHO Town Houses”. <u>Precinct 4B</u> Modify as- Detached Housing. Opportunity for Town Houses or low rise apartments in transitional areas between precincts.
Building Height	<u>Park Precinct 4B and 4C</u> For Town House replace the reference of 4 Storeys + terrace with 4 storeys inclusive of terrace (so that a covered stairwell does not lead to creating a 5 th storey). <u>Park Precinct 4B</u> For Apartments replace the reference of 4 Storeys + terrace with 4 storeys inclusive of terrace (so that a covered stairwell does not lead to creating a 5 th storey).
Maximum Site Coverage	Remove all the text and replace with -As per ResCode requirements.
Front Setback	Add – and Builtform and Interfaces Table 3m with no encroachment.
Side and rear setbacks for (For all the Detached house types)	Remove all the text and replace it with - as per ResCode requirements
Street Wall Height	Remove this guideline (not required for 3-4 storey town houses, apartments)
Building separation and Overshadowing	Remove- “ <i>Lightcourts to windows allow encroachments of eaves and gutters within side setbacks (instead of ResCode A16)</i> ”
Construction of Walls and Boundaries	Remove all text and replace it with as per ResCode Requirements

Upper Level Built Form	Remove all the text and replace it with building above 3 storeys should be recessive at the Parkview Road interface and for all other street interfaces building above 2 storeys to be recessive.
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Garages and Carport	Replace 800mm by 1.00m at the minimum
Façade Treatment	Replace 800mm by 1.00m at the minimum
Town House Specific Guidelines : Side and rear setbacks	Replace the text with <i>To be compliant with Builtform Treatment Plan, Builtform and Interface table and ResCode provisions</i>
Town House Specific Guidelines : Side and rear setbacks	Replace the text with <i>To be compliant with Builtform Treatment Plan, Builtform and Interface table and ResCode provisions</i>
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Workshop Precinct	
Building Height	Replace <i>Paper Trail interface where 5 storeys is preferred plus terrace permitted</i> with Paper Trail interface where 4 storeys is preferred plus terrace permitted
Front Setbacks	Add – and Builtform and Interfaces Table
Upper Level Builtform	Replace it with- Upper storey to be recessive.
Entry Definition	Add- Provide recessed entries for creating a transition between the public and private realm particularly along the main streets and Paper Trail
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Open Space and Landscape Design Streets and publically accessible spaces	Include provisions for street tree planting.
House Specific Guidelines	n/a
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Outer Circle Precinct	
Building Height	Remove reference of “ <i>with the possibility of additional building height with planning approval</i> ”
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.

Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Mail and Building Services	Replace the words <i>or located</i> with “and located on private land”.
River Front Precinct	
Vision	<p>Precinct 7B</p> <p>Modify and replace the vision and text to reflect the requirements of DPO 11 that</p> <ul style="list-style-type: none"> ○ Buildings must be set within a landscaped garden setting which allows for visual connections to the river corridor; ○ Visually dominant buildings must be avoided through the use of discontinuous forms, well-articulated facades, and natural or recessive materials; ○ 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;
Building Type and Mix	<p>Precinct 7B</p> <p>Remove – “with opportunity for low rise apartments”</p>
Maximum site coverage	<p>Precinct 7B</p> <p>Remove the text and replace it with- The site coverage will be dependent on the housing type.</p> <p>The overall site layout should allow for pedestrian as well as visual permeability and buildings set in garden setting</p>
Front, Side and Rear setback	<p>Precinct 7B</p> <p>Front setback: Add- As per the Builtform and Interfaces table.</p> <p>Side and Rear Set Backs: Res Code compliance recommended.</p>
Upper Level Builtform	<p>Precinct 7B</p> <p>Replace the text with</p> <p>Upper level built form above 2 stories to be recessive.</p>
Communal Open Space	n/a
Mail and Building Services	Replace the words <i>or located</i> with “and located on private land”.
Side and Rear Fence	Add 50% of the fence should be transparent.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m

COUNCIL RESOLUTION**Moved:** Councillor Stone**Seconded:** Councillor Jolly

1. That Council note the officers “Summary Report” and the “Assessment Report” of the proposed Development Plan (August 2015) for the former AMCOR paper mill site, Alphington.
2. That Council note the submissions, petitions and letters from various agencies identified in Clause 4 of schedule 11 to the Development Plan Overlay, that have been received both in relation to the Development Plan (February 2015) and the revised Development Plan (August, 2015).
3. That Council, as the Responsible Authority having noted and considered:
 - (a) the draft Development Plan known as “Alphington Paper Mill Volume 01 – The Plan” and “4-P-M Volume 02 Supporting Documents”, lodged with Yarra City Council in August 2015;
 - (b) all submissions received from the community and from agencies following both the initial public inspection process in March 2015 and in relation to the revised Development Plan placed on public inspection in October 2015; and
 - (c) the officer reports as outlined in this Council Agenda.

resolve to approve the revised Development Plan (August 2015), in accordance with Development Plan Overlay schedule 11, subject to the following changes being made:

<p>4. Indicative Site Master Plan (Fig 24 Page 39)</p>	<p>Indicate the location of the Activity Centre and indicative location of both the community facilities and the potential school site.</p> <p>Include the Tippler building as a heritage building (existing).</p> <p>The “secondary pedestrian connections” between the Workshop Park and the Artisan Park as well as the “pedestrian connection” for the central part of the Paper Trail which are shown in other strategy plans.</p> <p>Include the River Front Precinct as a separate precinct and include specific design guidelines for this precinct.</p> <p>Remove reference to “mixed use” in the residential development along the Chandler Highway (between Main St and the 1954 Boiler House).</p>
<p>5. Urban Structure and Individual Neighbourhood Character (Fig 26 Page 41, Fig 51 Page 53)</p>	<p>Extend the major pedestrian route from Heidelberg Road down Parkview Road to the River Park to include a link of no less than 4m in width to the upper pedestrian path along the “crest line” (include the upper pedestrian path).</p>
<p>6. Public Realm Strategy (Fig 27 Page 43)</p>	<p>Include the “secondary pedestrian links” as a key design outcome (as distinct from as “possible future connections”).</p> <p>Delete reference in the text to the alfresco dining in the open space.</p> <p>Delete reference to the storm water retention within the 30m River Park.</p>

<p>7. Pedestrian Access and Movement Strategy (Fig 30 Page 45)</p>	<p>Delete “potential private realm pedestrian route” and include “secondary pedestrian routes” in these locations.</p> <p>The Yarra River Shared Trail designated as a “low key path” in accordance with Melbourne Water’s advice.</p> <p>The indication of the possible bike share facility in a location other than in the piazza open space component.</p> <p>Deletion of the reference to the “external improved access to Alphington train station” being outside the scope of the development plan and stating that it is within the scope of work that will be provided by the applicant at the applicant’s expense.</p>
<p>8. Vehicular Movement Strategy (Fig 32 Page 47)</p>	<p>“Private roads” classified according to their function not their ownership.</p> <p>Inclusion of a separate figure showing public and private roads.</p>
<p>9. Land Uses (Fig 33 Page 48)</p>	<p>Delete the words “commercial uses” from Artisan Precinct.</p>
<p>10. Built Form and Interface Strategy (Fig 36 Page 51)</p>	<p>Delete “secondary landmark” graphic on the corner of LaTrobe Avenue and Heidelberg Road.</p> <p>The “Residential edge to Parkview Road” in the Legend to also state “including a 3.0m landscape setback”.</p> <p>Specify the 1954 Boiler House “to be demolished” and the height of new buildings in that location to be in accordance with the DPO Schedule for that precinct as five (5) stories.</p> <p>The proposed Building heights need to be included as part of the retention of the 1920s Boiler House.</p>
<p>11. Heritage and Interpretation Strategy (Fig 38 Page 53)</p>	<p>Include “buildings of heritage significance” to be retained in the Figure.</p>
<p>12. Sustainability – Integrated Water Cycle Management and Stormwater Concept (Fig 39 Page 55)</p>	<p>Delete the Stormwater Treatment Zones within the River park.</p>

Design Guidelines

13. The Design Guidelines shall be amended in accordance with the tables included under para 54 Part E of this recommendation.

Heritage Conservation Management and Interpretation

14. The draft Development Plan Volume 1 be changed to provide for;
- (a) the demolition of the buildings known as Machine Room 6 and Paper Recycling Building;
 - (b) the demolition of the 1954 Boiler House and that any new building will conform with the building heights in the DPO schedule for that precinct being 5 storeys;

- (c) including in the Heritage Interpretation Plan options for using the building design and construction treatments, as part of the heritage interpretation;
- (d) the residential history of the site incorporated into the Heritage Interpretation Plan where it is relevant, such as the interpretation of the remnant walls and stone terracing within the River Park;
- (e) the Development Plan to specify that the implementation of the Heritage Interpretation Plan will be secured through a planning agreement to ensure it is delivered throughout the development program;
- (f) the preparation of the detailed design and delivery for heritage interpretation as part of the planning application process to the satisfaction of the responsible authority; and
- (g) include in the Design Guidelines:
 - (i) reference to the Conservation Management Plan policy in relation to the sedimentation tank and River Pump House;
 - (ii) provide guidance regarding a curtilage to these buildings – and setbacks of any new buildings; and
 - (iii) provide a building setback and landscaping to the interface of new buildings with the Industrial Heritage Park.

Landscape Concept Plan (Open Space)

15. The draft Development Plan Volume 1 be changed to provide for:

- (a) deletion of the reference to the 30m river setback area being vested in Yarra City Council (this will be resolved through further processes and negotiations);
- (b) Figure 50 “The Alphington Park Master Plan” be retitled the “Alphington Park Landscape Concept Plan” to avoid confusion with the overall site master plan;
- (c) the “potential future pedestrian connections” specified in the Alphington Master Plan being designated as “secondary pedestrian” connections that must be provided, in accordance with access and movement strategy;
- (d) the section of the Paper Trail running through the Artisan Precinct to provide for the continuity of the trail through the site and to form part of the heritage interpretation of the former alignment of the outer rail corridor as recommended in the Conservation Management Plan;
- (e) inclusion of the residential cultural heritage references as part of the heritage interpretation relating to the River Park;
- (f) deletion from Figure 50 the indication of bioswales and wetlands from within the River Park, in accordance with Melbourne Water’s advice;
- (g) the River Front pedestrian access designated as a “low key single pathway” along the river bank and an upper level (within the 10m building setback) path with a 1.8m width for public access;
- (h) offset the eastern boundary of the River Front residential precinct to provide a 4m pedestrian link between Parkview Road to the river upper pathway;
- (i) the Design Guidelines to include a building interface treatment on either side of the Heritage Park that provides for building setbacks and landscaping to provide an improved heritage setting of the heritage buildings to be retained; and deleting the ‘Urban’ interface at this location;
- (j) the 1920’s boiler house chimney to be retained as part of the Industrial Heritage recognition, to not be vested in the Yarra City Council; and

- (k) that the acceptance, by the Yarra City Council of the elevated water tank in the Industrial Heritage Park open space area is subject to it being in an acceptable environmental and structural condition to the satisfaction of the responsible authority; and that the proponents carry out all conservation management works required in the Conservation Management Plan to the satisfaction of the responsible authority.
- 16. That the staging plan in the Development Plan be updated to include the timing for the delivery of the River Park.
- 17. The Development Plan shall provide not less than 7,500m² (4.5% of the total titled site area) as public open space to the satisfaction of the responsible authority. This land shall be unencumbered and vested in Yarra City Council.
- 18. The detailed designs of the proposed open space shall be to the satisfaction of the responsible authority and will be determined as part of the planning permit process. The applicant shall pay for the construction and detailing of all the public open space areas.
- 19. All open space vested in Yarra City Council shall be unencumbered and be certified as suitable and fit for use as open space through the Environmental Audit process.
- 20. The detailed designs of the proposed streets and pedestrian access must be to the satisfaction of the responsible authority and will be determined as part of the planning permit process and civil works approvals.

Economic Assessment Report

- 21. The maximum amount of retail floor space to be provided in the development is no more than 15,160m², comprising:
 - (a) no more than two supermarkets with a maximum total floor space of 6,500m² (between the two supermarkets or combined);
 - (b) mini majors of 1,450m²;
 - (c) speciality Retailing of 5,050m²;
 - (d) non retail floor space 2,160m²; and
 - (e) the total allocation of office/commercial must not exceed 11,500m² and shall not be used for retail purposes.
- 22. The Development Plan Volume 1 shall be amended to provide a definition of the range of office/commercial uses as distinct from the non-retail shop front uses.

Housing Diversity Report

- 23. A Section 173 Planning agreement shall be entered into for the provision of the 5% affordable housing requirement specified in the Yarra Planning Scheme (DPO – Schedule 11). This must also consider the location, potential mix of dwellings and form of delivery of the affordable housing. This must be executed prior to the issue of any planning permits for the Activity Centre.

Community Infrastructure Report

- 24. The applicant must provide community space (not less than 300m² “fitted out”) and a floor area of not less than 1,400m² “warm shell” in the activity centre with a single roof top multi-purpose court (netball standard), with associated sports pavilion and store (approx. 300m²) to the satisfaction of the responsible authority. The title of these spaces shall be transferred to Yarra City Council.

Traffic Management Plan

- 25. The road profiles, detailed designs of the roads and Council infrastructure shall be designed to the satisfaction of the responsible authority.
- 26. The design of the Main Street and northern section of La Trobe Avenue shall be reduced to two approach lanes from the site.

27. The proposed left turn slip lane from Main Street into Chandler Highway shall be removed from the road designs.
28. The Development Plan Volume 1 Landscape Concept Plan shall be amended to provide revised indicative road design treatments incorporating contemporary design approaches to the satisfaction of the responsible authority.
29. The proposed treatment of the intersection of Main Street/LaTrobe Avenue/ service road shall be designed to the satisfaction of the responsible authority, incorporating contemporary design approaches to the satisfaction of the responsible authority.
30. The Development Plan shall provide a minimum of one bicycle parking space per dwelling and bike parking rates for other non-residential uses should exceed the planning scheme standards particularly where car parking dispensations are sought.
31. The Development Plan shall indicate the share car parking provision to the satisfaction of the responsible authority.
32. The Development Plan shall be amended to provide for an additional pedestrian crossing on Heidelberg Road between Harker Street and Park Avenue, at the developers cost and to the satisfaction of Vic Roads and Yarra and Darebin Councils.
33. The requirements of Public Transport Victoria, as outlined below, shall be included in the Development Plan Volume 1, and be included as part of the staged works to the satisfaction of the PTV; these are:
 - (a) the developers are to meet all costs for the relocation of bus stops and any new stops, in accordance with their design standards subject to further consideration; and
 - (b) the developers shall provide 3 bicycle Parkiteers, 2 at Alphington Railway Station and 1 at Fairfield Railway Station, including a 10 year maintenance agreement.
34. The requirements specified in the City of Darebin's 'Requirements to Support Sustainable Transport' shall be included in the Development Plan Volume 1 and incorporated into the first stages of works for the development. The costs of the initiatives shall be met by the developer and be carried out to the satisfaction of the responsible authority.
35. The La Trobe Avenue/Heidelberg Road signalisation shall be provided prior to the completion of stage one of the project to the satisfaction of Vic Roads.

Acoustic Report

36. A Noise Management Plan shall be prepared and its recommendations considered as part of the planning application process.

Services and Engineering Infrastructure Report

37. The detailed design of roads and Council infrastructure shall be designed to the satisfaction of the responsible authority.
38. The powerlines along Lugton Street, LaTrobe Avenue and Parkview Road must be placed underground as part of the upgrade of the roads to the satisfaction of the responsible authority.
39. All references to the water treatment zones within the River Park shall be deleted.
40. The developer shall provide the safety and risk assessment required by the APA Group Networks prior to any construction or works commencing

Development Staging

41. The staging plan in the Development Plan Volume 1 shall be revised to incorporate the delivery timing for the:
 - (a) road mitigation works;
 - (b) Sustainable Transport package of works;

- (c) Public Transport Victoria requirements;
- (d) additional Heidelberg Road pedestrian crossing;
- (e) Community Infrastructure; and
- (f) River Park.

Planning Agreements

42. The following Section 173 Agreements under the Planning and Environment Act 1987, shall be entered into by the owners of the land before the granting of any planning permit in accordance with the approved Development Plan, to the satisfaction of the Responsible Authority:
- (a) provide 5% of the total number of dwellings for the purpose of affordable housing developed in association with an accredited housing association;
 - (b) provide the first 30 meters 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
 - (c) construct a suitable low key pedestrian and bicycle path along the Yarra River frontage of the site connecting with existing pedestrian and bicycle access ways as required by Melbourne Water.

PART B

43. That Council authorises the Yarra City Council CEO, to assess a further revised Development Plan submitted by the proponents in accordance with the above conditions, and when satisfied that the revisions fully satisfy the Council determination above, endorse the plan as the approved Development Plan under the Yarra Planning Scheme provisions as it relates to the Development Plan Overlay in Schedule 11.
44. That the Council administration include the full Council resolution on the Yarra City Council website.
45. That all submitters be advised of the Council's determinations.

PART C

46. That Council review the current Heritage Overlay to reflect the updated understanding of the site's significance through a new statement of significance, including the Conservation Management Plan as a reference document and removing the need for planning permits where there is no longer a heritage requirement.
47. That Council officers develop an appropriate community engagement strategy, including the option of establishing a working group, to involve the community in the design of the three green open space components.
48. That Council establish a Community Reference Group to consider the on-going development of the former Amcor site and for Council Officers to provide a report on potential Terms of Reference for the Group in early 2016.
49. That Council note the importance of the 30 metres riparian buffer zone in the Riverfront park, the Melbourne Water submission and advice on its role and function, and specifies that the scope of any works in this setback area be limited to those specified in the final approved Development Plan which include, but are not limited to, the pathway connections (using existing trails and the informal vehicular access track), conservation of the old stone wall terracing, revegetation work, interpretative signs (as already exist along parts of the track) and potentially seating.
50. Council note that:
- (a) the landscape designs of the streets and pedestrian access ways in the draft development Plan are indicative only and do not represent an agreed design outcome;

and

- (b) the designs of the open space in the draft Development Plan are indicative only and do not represent an agreed design.

51. That the applicant be advised that Council consider that the Heidelberg Road interface shown in the August revised Development Plan is unacceptable, and that this in part, is due to the suggested retention of the current buildings along this interface. In this regard, Council has formed an opinion that those building should be demolished to enable improved urban design, pedestrian, cycling and traffic measures to be achieved.

PART D

52. That the applicant be requested to maximise the retention of mature trees in the designs of the planning permit applications flowing out of the Development Plan, at the minimum the 44 trees identified in the Arboricultural Report by Tree Logic (August 2013) as high rated in terms of arboricultural importance.

53. That given the large number of trees and amount of vegetation to be removed from this site and the high likelihood of established habitat in the area, a Wildlife Management Plan be prepared, to the satisfaction of the responsible authority, prior to any vegetation removal.

54. That the preparation of the Heritage Interpretation Plan for the 1954 Boiler house include consultation with the National Trust and any other public body with expertise in Industrial Heritage.

55. That Council encourages the proponents to urgently pursue further discussions with accredited affordable housing providers, and for Council officers, where possible, to facilitate these discussions.

56. That Council resolve that the alternative offer from the proponents to the provision of the 5% of dwellings as ‘affordable housing’ is not acceptable, and the Development Plan Volume 1 must be revised to include the amount of affordable housing required under the DPO Schedule.

57. That Council form a joint advocacy committee with Darebin City Council, Banyule City Council and VicRoads, to consider transport, cycling and traffic issues in Heidelberg Road and how they can be improved.

58. That the applicant further be advised that:

- (a) any requested changes to Council owned RoW will be assessed and processed pursuant to the provisions of the Local Government Act, and further, that Council has made no determinations or indicated any position on this matter at this point in time;
- (b) the River Front precinct of the development needs to be designed to enable adequate tree canopy (at maturity) to provide a transition from the sensitive river edge environment;
- (c) all engineering works shall be designed and constructed to the satisfaction of the responsible authority; and
- (d) all mitigation road works on Heidelberg Road and Chandler Highway, required as a direct consequence of the Development Plan, shall be designed, paid for and completed to the satisfaction of the responsible authority.

PART E

59. Site Guidelines:

Site Guidelines - Proposed Changes to Illustrations and Maps	
Maps/Illustrations	Changes Required
Pedestrian Connectivity (Fig 79)	Modify <i>Pedestrian Connectivity</i> Map to: <ul style="list-style-type: none"> • Align the east west pedestrian route from Artisan Park with the street between precincts 2 & 3.

	<ul style="list-style-type: none"> Align the east west pedestrian route going through Precincts 4B in line with the main street. Align the east west pedestrian route going through Precincts 7B. in line with the pedestrian link between Precincts 4C and 7C. Add a new pedestrian priority route through Workshop Precinct connecting Artisan Park to Workshop Park.
View lines, Visual Connectivity and Landmarks (Fig 80)	<p>Modify View lines, Visual Connection and Landmarks map (Fig 81) to:</p> <ul style="list-style-type: none"> Add a new View Line from Chandler Highway to Alphington Park. Add a new View Line from Industrial Heritage Park to Alphington Park.
Preferred Maximum Heights (page 109)	<ul style="list-style-type: none"> <i>Design Philosophy</i> should be modified to remove the reference of taller buildings above the preferred height. Remove the reference of <i>buildings presenting Chandler Highway or Heidelberg Road may adopt a higher street wall than suggested for the precinct.</i>
Built Form and Interfaces Table	<ul style="list-style-type: none"> Remove the column on Articulation Zone. Remove the column – Minimum % of site width at maximum setback. Above Podium Setbacks – for Gateway, Village and Artisan Precincts – Revise the minimum guidelines as 2.2m setback is insufficient to provide for proper transition in height. Gateway Built form- Remove the reference of “<i>allowing built form for all levels of the building to be built up to the boundary line.</i>” Add- Buildings are setback and the builtform articulation provides for a generous pedestrian arrival zone at the gateway entries along Heidelberg Road and Chandler Highway. Urban Street Wall: Revise the Minimum Setback guideline to the satisfaction of the responsible authority. Urban Street Wall: Landscape Requirements: add a new guideline for workshop precinct “<i>the laneways to include opportunities for tree plantation</i>”. Landscape Requirements (Park and River Front Precinct) Modify <i>opportunities for tree plantation</i> with opportunities for tree plantation to be achieved through builtform articulation. Urban Interface: Remove the General Requirement “<i>Use of front setback to provide a threshold space using landscape pockets to provide façade softening and transition from public to private space.</i>”
Fig 84 Builtform Treatment	<p>Modify Builtform Treatment map to:</p> <ul style="list-style-type: none"> Provide a wider pedestrian Gateway in precinct 2A. Remove the secondary landmark at the north eastern corner of Precinct 1 (Gateway Precinct) and from Precinct 7A (River Front Precinct).

	<ul style="list-style-type: none"> • Modify the pink podium interface in Precinct 2B at the Gateway location to be in line with the building enveloped shown in Alphington Park Masterplan (Fig50). • Remove 'above podium interface' between Precincts 2A and 2B. • Realign pedestrian link interfaces to be consistent with a modified Pedestrian Connectivity map, to promote visual connections of the site landmarks with Alphington Park and view-lines from Chandler Highway. • Include new pedestrian route through Precincts 5 and 3B connecting Workshop Park to Artisan Park and extend a new pedestrian link connecting the Paper Trail. • Include additional pedestrian link (at least 4m) in Precinct 7B along the eastern boundary of the site between Parkview Road and upper pedestrian path. • Include Garden Interface on the northern side of Precinct 7B (at Lughton Street interface) in-place of Landscape Interface. • Remove Urban Interface in Precinct 7B (along Heritage Park and landscape corridor) • Remove the "Urban Interface" and provide for landscape and builtform interface for the section south of Latrobe Avenue.
Fig 85 – Articulation Zone Fig 87 Landscape Amenity Zone	Remove Fig 85 – Articulation Zone Remove Fig 87 Landscape Amenity Zone or modify it to the satisfaction of the Responsible Authority
Fig 88 Chandler Highway Interface	Modify the section to create a 2.2 m setback at the ground, first and second floors and upper stories to be set back further by 2.2 m. No projections to encroach the setback distance.
Fig 89 Heidelberg Road interface	3D views (in electronic format) should be submitted for the whole length of the site along and the Heidelberg Road and Chandler Highway interface. A detailed cross section is required to the satisfaction of the <i>Responsible Authority</i> providing dimensions and demonstrating satisfactory public realm outcome.
Fig 90 Parkview Road North Interface	Modify Fig 90 to incorporate 3 storey street wall and at least 6 m upper storey setback instead of 6 storey street wall.
Fig 92: River Boundary and Crest Line	Modify the base and the figure consistent with the Alphington Park Master plan.
Fig 93: River Park Interface Section	Revise Shared Private Path to be called as Shared Path. Modify the width of the shared path from 0.9m to 1.8m. Buildings should be setback full 10m minimum. The upper 6.5m setback should be included in the section.
Fig 96	Modify the section 96 to include revised setbacks.
Fig 99 Precinct 1 Section CC	Modify fig 99 (Precinct 1 Section CC) also to incorporate lower street wall and greater upper storey setback instead of 6 storey street wall and a small setback.
Fig 103 and 104 Precinct 2 Sections AA and BB	Modify the section to include revised setbacks.
Fig 105 Precinct 2 Section CC	Remove the section CC as this will need to take into account overshadowing impacts relative to the height.

Fig 119, 120 Pedestrian Link Interface layout and section	<ul style="list-style-type: none"> • Revise the layout and section by widening the public walkway zone to be 6.0 m instead of 3.5 m and 1.5 m setback (either side).
Fig 131 and 132 Precinct 6 Indicative layout and Sections	Replace with revised layout and sections to have ground, first and second floors to be setback by 2.2 m and upper stories a further 2.2m.
Fig 135, 136 Sub Precinct 7B Indicative Layout and Sections	Delete indicative layout and section and replace it by updated Fig 93.

60. Site Guidelines (below):

PRECINCT GUIDELINES

General Criteria	Guidelines
Gateway Precinct	
Vision	Remove the reference of “that will reuse and extend the existing buildings combined “ from the vision.
Building Height	Remove the reference of “ <i>preferred with the possibility of additional building height with planning approval</i> ”.
Setbacks	Add Above the podium setback to be consistent with <i>Builtform and Interfaces</i> table.
Streetwall Height	Add Streetwall height on the south-eastern side to be reduced to give regards to heritage properties east of the site.
Builtform Articulation	Add-Building mass to be broken into multiple buildings with individual expression. Add Builtform at the north eastern interface to give regard to the low rise houses to its east. Builtform articulation on the eastern side to give regard to the residences east of Parkview Road.
Building separation and overshadowing	Remove the reference of 9 m separation and instead add- Encourage a 12m or more separation (subject to other design considerations such as orientation, building positioning, solar access, overshadowing, outlook, façade length and alignments between the buildings etc. requiring more distance between the buildings). Modify as- Arrange building forms to allow direct solar access to at-least 90% of the units
Entry Definition	Add Gateway – should provide generous/wide pedestrian arrival zone.
Internal Amenity	Replace the word minimize with avoid. Remove the words “where Possible”.
Streets and Publically Accessible Spaces	Include - Heidelberg Road frontage should provide for wide footpaths. Generous public arrival zones are required at gateway locations with high quality public space.
Communal open space	Remove the reference of communal open space on roof areas.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Side and Rear setbacks	Upper level setbacks required so that the buildings above the podiums are well spaced to avoid any overshadowing, overlooking and outlook impacts to the neighbouring buildings.
Village Precinct	

Building Height	Remove the reference of “ <i>with the possibility of additional height with planning approval</i> ” needs to be removed.
Setbacks	Buildings above the podium level should be recessive.
Builtform Articulation	Add-Building mass to be broken into multiple buildings with individual expression
Building separation and overshadowing	Remove the reference of 9 m separation and instead add- Encourage a 12m or more separation (subject to other design considerations such as orientation, building positioning, solar access, overshadowing, façade length and alignments between the buildings etc. requiring more distance between the buildings). Modify as- Arrange building forms to allow direct solar access to at least 90%of the units.
Entry Definition	Add Gateway – should provide generous/wide pedestrian arrival zone.
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Streets and Publically Accessible Spaces	Include - Heidelberg Road frontage should provide for wide footpaths. Generous public arrival zones are required at gateway locations with high quality public space.
Private Open Space	Private Open Space to be consistent with Cl. 55 of Yarra Planning Scheme.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m.
Heritage	Modify as- Refer to conservation policies and Conservation Management Plan for interpretation opportunities.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m
Artisan Precinct	
Building Types and Mix	For Precinct 3B Add “hospitality” use in the mix
Building Height	Remove the reference of “ <i>with the possibility of additional height with planning approval</i> ” needs to be removed.
Street Wall Height	For Precinct 3B Remove “ <i>potentially higher along the Chandler Highway interface</i> ” needs to be removed
Builtform Articulation	Add-Building mass to be broken into multiple buildings with individual expression
Entry Definition	Add Gateway – should provide generous/wide pedestrian arrival zone.

Internal Amenity	<p>Replace the word minimize with avoid.</p> <p>Remove the words “where possible”.</p>
Building separation and overshadowing	<p>Remove the reference of 9 m separation and instead add- Encourage a 12m or more separation (subject to other design considerations such as orientation, building positioning, solar access, overshadowing, façade length and alignments between the buildings etc. requiring more distance between the buildings).</p> <p>Modify as- Arrange building forms to allow direct solar access to at least 90%of the units.</p>
Design Treatment for Common Areas	<p>Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m.</p>

Park Precinct

	<p><u>Precinct 4A</u></p> <p>Remove – “& opportunity for some SOHO Town Houses”.</p>
Building Type and Mix	<p><u>Precinct 4B</u></p> <p>Modify as- Detached Housing. Opportunity for Town Houses or low rise apartments in transitional areas between precincts.</p>
	<p><u>Park Precinct 4B and 4C</u></p> <p>For Town House replace the reference of 4 Storeys + terrace with 4 storeys inclusive of terrace (so that a covered stairwell does not lead to creating a 5th storey).</p>
Building Height	<p><u>Park Precinct 4B</u></p> <p>For Apartments replace the reference of 4 Storeys + terrace with 4 storeys inclusive of terrace (so that a covered stairwell does not lead to creating a 5th storey).</p>
Maximum Site Coverage	<p>Remove all the text and replace with -As per ResCode requirements.</p>
Front Setback	<p>Add – and Builtform and Interfaces Table 3m with no encroachment.</p>
Side and rear setbacks for (For all the Detached house types)	<p>Remove all the text and replace it with - as per ResCode requirements</p>
Street Wall Height	<p>Remove this guideline (not required for 3-4 storey town houses, apartments)</p>
Building separation and Overshadowing	<p>Remove- “<i>Lightcourts to windows allow encroachments of eaves and gutters within side setbacks (instead of ResCode A16)</i>”</p>
Construction of Walls and Boundaries	<p>Remove all text and replace it with as per ResCode Requirements</p>
Upper Level Built Form	<p>Remove all the text and replace it with building above 3 storeys should be recessive at the Parkview Road interface and for all other street interfaces building above 2 storeys to be recessive.</p>

Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Garages and Carport	Replace 800mm by 1.00m at the minimum
Façade Treatment	Replace 800mm by 1.00m at the minimum
Town House Specific Guidelines : Side and rear setbacks	Replace the text with <i>To be compliant with Builtform Treatment Plan, Builtform and Interface table and ResCode provisions</i>
Town House Specific Guidelines : Side and rear setbacks	Replace the text with <i>To be compliant with Builtform Treatment Plan, Builtform and Interface table and ResCode provisions</i>
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m

Workshop Precinct

Building Height	Replace <i>Paper Trail interface where 5 storeys is preferred plus terrace permitted</i> with Paper Trail interface where 4 storeys is preferred plus terrace permitted
Front Setbacks	Add – and Builtform and Interfaces Table
Upper Level Builtform	Replace it with- Upper storey to be recessive.
Entry Definition	Add- Provide recessed entries for creating a transition between the public and private realm particularly along the main streets and Paper Trail
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Open Space and Landscape Design Streets and publically accessible spaces	Include provisions for street tree planting.
House Specific Guidelines	n/a
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m

Outer Circle Precinct

Building Height	Remove reference of “ <i>with the possibility of additional building height with planning approval</i> ”
Internal Amenity	Replace the word minimize with avoid. Remove the words “where possible”.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m

Mail and Building Services	Replace the words <i>or located</i> with “and located on private land”.
River Front Precinct	
	Precinct 7B
	Modify and replace the vision and text to reflect the requirements of DPO 11 that
Vision	<ul style="list-style-type: none"> ○ Buildings must be set within a landscaped garden setting which allows for visual connections to the river corridor; ○ Visually dominant buildings must be avoided through the use of discontinuous forms, well-articulated facades, and natural or recessive materials; ○ 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;
Building Type and Mix	<p>Precinct 7B</p> <p>Remove – “with opportunity for low rise apartments”</p>
Maximum site coverage	<p>Precinct 7B</p> <p>Remove the text and replace it with- The site coverage will be dependent on the housing type.</p> <p>The overall site layout should allow for pedestrian as well as visual permeability and buildings set in garden setting</p>
Front, Side and Rear setback	<p>Precinct 7B</p> <p>Front setback: Add- As per the Builtform and Interfaces table.</p> <p>Side and Rear Set Backs: Res Code compliance recommended.</p>
Upper Level Builtform	<p>Precinct 7B</p> <p>Replace the text with</p> <p>Upper level built form above 2 stories to be recessive.</p>
Communal Open Space	n/a
Mail and Building Services	Replace the words <i>or located</i> with “and located on private land”.
Side and Rear Fence	Add 50% of the fence should be transparent.
Design Treatment for Common Areas	Replace <i>Generally provide minimum corridor width of 1.5m</i> with Provide minimum corridor width of at least 1.8m

CARRIED UNANIMOUSLY

Conclusion

The meeting concluded at 8.22pm.

Confirmed Tuesday 15 December 2015

Mayor