

Amcor Alphington Paper Mill Site Preparation – Incorporated Document

Incorporated document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

September 2012

1 Introduction

This document is an incorporated document in the Yarra Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in this document may be used or developed in accordance with the specific control in the document.

The control in this document prevails over any contrary or inconsistent provision in the Yarra Planning Scheme.

2 Purpose

The purpose of the specific control is to allow the removal of plant and equipment from buildings at the former Amcor Alphington Paper Mill site subject to the conditions below.

3 Land

The specific control in this document applies to the former Amcor Alphington Paper Mill site at 626 Heidelberg Road, Alphington (**the Land**), being the area bounded by Heidelberg Road, Parkview Road (including No 28 Parkview Road), Chandler Highway and the Yarra River.

4 Control

Subject to clause 5, despite any provision to the contrary or any inconsistent provision in the Yarra Planning Scheme, no planning permit is required for, and nothing in the Yarra Planning Scheme operates to prohibit or restrict:

- demolition of the roofs of the buildings marked 1 and 2 on the site plan in Appendix A and any associated part of the buildings to the extent necessary to remove plant and equipment from the buildings and to remove any hazardous materials from exposed parts of the buildings;
- building to any extent necessary to preserve the structural integrity of the remaining structure; and
- works incidental to the above activities, including works associated with temporary road closure and any necessary tree removal.

5 Conditions

- A photographic archival record of the buildings and plant must be submitted to the responsible authority prior to the works occurring.

- A report from a suitably qualified structural engineer verifying that the proposed demolition works will not affect the structural integrity of the building must be submitted to the responsible authority prior to the works commencing
- Demolition in accordance with clause 4 must be undertaken in a manner which allows for the potential restoration of the buildings if a heritage expert concludes that they have heritage value and the responsible authority determines on that basis that reinstatement of the demolished elements should take place.
- Buildings must be maintained in a safe and secure condition to the satisfaction of the responsible authority.

Demolition in accordance with clause 4 must be undertaken in a manner which allows for the potential restoration of the buildings if a heritage expert concludes that they have heritage value and the responsible authority determines on that basis that reinstatement of the demolished elements should take place.

This condition ceases application if a permit or other right conferred under the planning scheme authorises full demolition of the buildings.

6 Expiry

This control expires on 31 December 2016.

Appendix A: Site Plan

