

# Social Housing Renewal Standing Advisory Committee Tarakan and Bellbardia, Heidelberg West

## Report No. 4

**10 November 2017**

*Planning and Environment Act 1987*

Report pursuant to section 151 of the Act

Report No. 4 - Tarakan and Bellbardia, Heidelberg West

10 November 2017

A handwritten signature in blue ink, appearing to read 'Sarah Carlisle'.

Sarah Carlisle, Chair

A handwritten signature in dark ink, appearing to read 'Peter Edwards'.

Peter Edwards, Member

A handwritten signature in black ink, appearing to read 'Mandy Elliott'.

Mandy Elliott, Member

A handwritten signature in black ink, appearing to read 'Peter McEwan'.

Peter McEwan, Member

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## List of Abbreviations

ABS	Australian Bureau of Statistics
DELWP	Department of Environment, Land, Water and Planning
DHHS	Department of Health and Human Services
DPO5	Development Plan Overlay Schedule 5 (Bellbardia Estate)
DPO6	Development Plan Overlay Schedule 6 (Tarakan Estate)
LPPF	Local Planning Policy Framework
SPPF	State Planning Policy Framework
T	Tree
TfV	Transport for Victoria
The Committee	Social Housing Renewal Standing Advisory Committee
The Common Issues Report	Social Housing Renewal Standing Advisory Committee, Common Issues Report No. 1 dated 10 November 2017
TPZ	Tree Protection Zone

## Executive Summary

Draft Amendment C158 to the Banyule Planning Scheme seeks to facilitate the redevelopment of the Bellbardia and Tarakan Estates in Heidelberg West. Indicative dwelling yields are:

- 604 dwellings on the Bellbardia site (104 social housing and 500 private)
- 110 dwellings on the Tarakan site (66 social housing and 35 private).

A significant intensification of density is proposed, particularly on the Bellbardia site. The redevelopments will result in a significant influx of people into the area, with resulting impacts on existing infrastructure and services.

Key issues raised in submissions included:

- appropriateness of the proposed heights and setbacks in the context of existing adjacent residential development
- integration of the proposed design of the two Estates with the surrounding neighbourhoods
- increase in traffic and its impact on the surrounding road network
- adequacy of the proposed parking rates
- loss of trees
- location and distribution of open space open space linkages
- reverse amenity impacts for the Aldi Supermarket.

The Common Issues Report addresses the consistency of the proposal with key State policy, including *Homes for Victorians* and *Plan Melbourne 2017*. The proposal is highly consistent with local policy, which specifically identifies public housing estates in Heidelberg West as providing redevelopment opportunities for well-designed mixed tenure higher density housing.

While the changes envisaged for the sites (particularly Bellbardia) are significant, the Committee is persuaded that the proposed built form (including heights) on each site is generally appropriate, and that the redevelopment of these sites can be managed to reduce internal and off-site impacts.

The Committee generally supports draft Amendment C158, and recommends that it be approved. Having said that, significant changes will need to be made to the Development Plan Overlay schedules to ensure appropriate outcomes can be achieved. The Committee considers that the following matters need to be addressed before the draft Amendment is approved:

- the Tarakan site should be rezoned to Residential Growth Zone rather than Mixed Use Zone
- the Development Plan Overlay Schedules 5 and 6 need to be substantially amended, in accordance with the Committee's recommended versions contained in Appendices D and E
- further consideration needs to be given to the parking rates contained in the proposed Parking Overlay Schedule 3.

The findings of the Committee will require other matters of detail to be addressed. Most of these have been dealt with in the Committee's recommended versions of the Development

Plan Overlay schedules, but some other matters will require further thought and resolution by DHHS.

The Committee's findings and recommendations set out in this Report should be read in conjunction with its findings and recommendations set out in the Social Housing Renewal Standing Advisory Committee, Common Issues Report No. 1 (the Common Issues Report).

Based on the reasons set out in this report, the Committee recommends that the Minister:

- 1. Approve draft Amendment C158 to the Banyule Planning Scheme, subject to the following changes:**
  - a) apply the Residential Growth Zone to the Tarakan site**
  - b) abandon the proposed changes to the table in Clause 21.06-2**
  - c) amend the Development Plan Overlay Schedule 5 (Bellbardia Estate) and Development Plan Overlay Schedule 6 (Tarakan Estate) in accordance with the Committee's recommended versions contained in Appendices D and E of this report.**

# 1 Background

This Report should be read in conjunction with the Social Housing Renewal Standing Advisory Committee, Common Issues Report No. 1 (the Common Issues Report).

## 1.1 Proposal summary

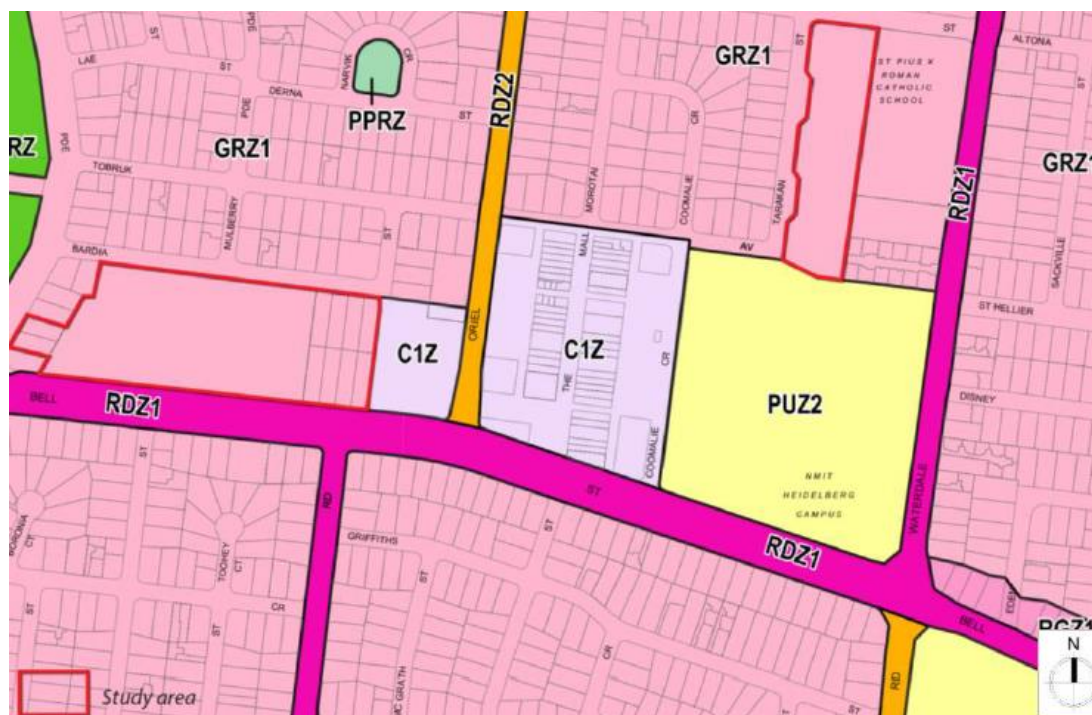
Two Estates are proposed to be redeveloped in Heidelberg West, the Bellbardia and Tarakan Estates. Table 1 outlines a summary of the proposal.

**Table 1: Proposal summary**

Proposal summary	
Site reference	Bellbardia and Tarakan Estates
Site address	Bellbardia: Between Bell and Bardia Streets, Heidelberg West Tarakan: Cnr Tarakan and Altona Streets, Heidelberg West
Site owner	Director of Housing
Council	Banyule City Council
Amendment number	Draft Amendment C158 to the Banyule Planning Scheme
Notice	2 August to 30 August 2017
Submissions	24 submissions were received (refer to Appendix A)

The redevelopment of the Heidelberg West Estates will be facilitated by draft Amendment C158 to the Banyule Planning Scheme. The existing zoning for the subject sites is shown in Figure 1.

**Figure 1: Existing zoning**



The proposed planning scheme changes are outlined in Table 2.

**Table 2: Proposed planning scheme changes**

Existing controls	Proposed changes
<b>Bellbardia Estate</b>	
General Residential Zone – Schedule 1	Mixed Use Zone – Schedule 3
Vegetation Protection Overlay – Schedule 5	Retain
	DPO – Schedule 5
	Parking Overlay – Schedule 3
<b>Tarakan Estate</b>	
General Residential Zone – Schedule 1	Mixed Use Zone – Schedule 3
Vegetation Protection Overlay – Schedule 5	Retain
	DPO – Schedule 6
	Parking Overlay – Schedule 3
<b>Local Planning Policy Framework</b>	
Clause 21.06-2 Residential Areas Framework	Change the Estates from 'Accessible' area to a 'Diversity' area
<b>Responsible Authority status</b>	
Banyule Council is the Responsible Authority	Minister for Planning is the Responsible Authority



Existing dwelling numbers and indicative dwelling yields are summarised Table 3. Final dwelling yields will depend on the final design.

**Table 3: Existing and proposed yields<sup>1</sup>**

	Existing (public)	Proposed (social)	Proposed (private)	Total proposed
Bellbardia Estate	94	104	500	604
Tarakan Estate	60	66	35	101
<b>Total</b>	<b>154</b>	<b>170</b>	<b>535</b>	<b>705</b>

The Committee process in which it undertook its assessment is summarised in Table 4.

**Table 4: Committee process**

Committee process	
<b>Members</b>	Sarah Carlisle (Chair), Peter McEwan, Peter Edwards, Mandy Elliot
<b>Briefings</b>	10 April and 9 August 2017
<b>Directions Hearing</b>	7 September 2017
<b>Hearing</b>	2, 3, 4 and 13 October 2017
<b>Site inspections</b>	3 May 2017

## 1.2 Site and surrounds

The Bellbardia and Tarakan Estates are located approximately 9km north west of the Central Business District of Melbourne. The two Estates are relatively close to one another, between Liberty Parade to the west and Waterdale Road to the east.

The Bellbardia Estate currently consists of several single and double storey walk-up unit blocks, as well a duplex fronting Liberty Parade and eight separate houses fronting Bell and Bardia streets (refer Figure 2). The Tarakan Estate currently consists of several double storey walk-up unit blocks (refer Figure 3). Both sites contain surface car parking, playgrounds and communal open spaces. There are numerous mature trees scattered throughout the sites.

<sup>1</sup> *Traffic Engineering Assessment* Report, Traffix Group, page 10

Figure 2: Bellbardia Estate site location<sup>2</sup>

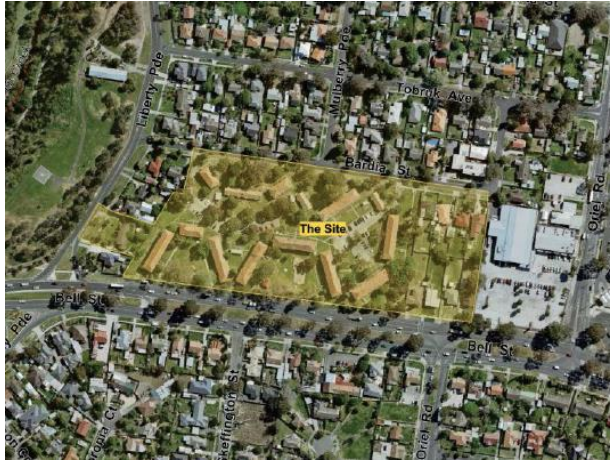


Figure 3: Tarakan Estate site location<sup>3</sup>



The residential areas surrounding the sites predominately consist of one and some two storey dwellings. St Pius X Environment Park (which is open to the community) is located directly adjacent to the Tarakan Estate, to the east. Darebin Creek Forest Park runs alongside Darebin Creek just to the west of the Bellbardia Estate. It is a large open space area which contains the Darebin Creek Forest Trail, part of the Principle Bicycle Network.

Bell Street Mall Neighbourhood Activity Centre is directly adjacent to the Bellbardia Estate, to the east. It includes a large Aldi supermarket and several specialty shops. The Estates sit to the south and east of the Latrobe National Employment and Innovation Cluster identified in *Plan Melbourne*.

The sites are located close to:

- bus routes, including routes 250, 350, 549, 903 (SmartBus) and 955 along Oriel Road, route 513 along Bell Street and route 548 along Altona Street
- St Pius X Catholic Primary School and Melbourne Polytechnic.

### 1.3 Notification

Direct notices were sent by DELWP during the week commencing 2 August 2017 to:

- 2,793 owners and occupiers within Banyule and Darebin
- 13 known stakeholder and community groups identified by the Banyule and Darebin Councils
- prescribed Ministers and servicing authorities.

Public notices were placed in the Heidelberg Leader newspaper on 8 August 2017.

The public notification resulted in 23 submissions being received.

<sup>2</sup>, <sup>3</sup> DELWP Notification Report, Page 1

## 1.4 Procedural issues

DHHS acknowledged at the Directions Hearing that there were some discrepancies between the detail of the proposal as presented in the Design Framework prepared by Hayball Architects and the exhibited DPO5 and DPO6. As a result of a Direction by the Committee, DHHS prepared an amended version of DPO5 and DPO6. DELWP notified all submitters plus 33 adjacent occupiers and land owners. The Committee directed that further or amended submissions would be received in relation to the revised DPO5 and DPO6 only, by the first day of the Hearing on Monday 2 October 2017. This process resulted in one further submission from Banyule Council.

## 1.5 Planning framework

DHHS and Banyule Council provided separate assessments of the proposal against the LPPF for the Banyule Planning Scheme. Relevant clauses include:

### Clause 21.04-1: Housing

- **Objective 1 (New housing)** – guides new dwellings to preferred locations close to Activity Centres, Neighbourhood Centres and the Principle Public Transport Network, and encourages the use and development of surplus land suitable for residential purposes, while continuing to promote appropriate urban consolidation to satisfy housing demand, protect residential amenity and neighbourhood character.
- **Objective 2 (Housing types)** – encourages greater diversity of housing (layout, size, affordability and tenure), an increase in the supply of public housing where there is an identified deficiency, and a mix of public and private housing within well designed developments across the municipality.
- **Objective 3 (Housing affordability)** – encourages improvements in housing affordability in locations with good access to public transport and services

**Clause 21.06-2 (Built environment)** includes a Housing Framework Map for the municipality, which identifies Heidelberg West as an 'Accessible Area' where townhouses and medium density living, dispersed with single dwellings, are encouraged. Opportunities for higher density housing exist on strategic redevelopment sites. Clause 21.06-2 specifically identifies public housing Estates in Heidelberg West as providing well-designed higher density redevelopment opportunities.

Council drew the Committee's attention to several other policies and documents. Those of particular relevance include:

- **Postcode 3081 Urban Design Framework**, which will broadly guide built form in Heidelberg West and the immediate surrounding area for the next 20 years. The draft Urban Design Framework identifies the Estates as important Strategic Redevelopment Sites. Council adopted a draft of the Urban Design Framework in September 2017, and commenced a four-week consultation on the draft in October. After adopting a final Urban Design Framework, Council will prepare and exhibit a planning scheme amendment to implement it into the Scheme.

- **Heidelberg Central and Bell Street Mall Parking Plan 2016**, which contains a range of measures to better manage parking in the municipality, and encourage reduced car dependency. Amendment C108 will (among other things) apply a Parking Overlay and schedule to the Bell Street Mall and Heidelberg West Precinct, which introduces reduced parking rates. Amendment C108 has been adopted by Council and submitted to the Minister for approval.
- **A municipal-wide Development Contributions Plan**, which will introduce a Development Infrastructure Levy and Community Infrastructure Levy for new development in the municipality. Various exemptions are proposed, including housing projects developed by or on behalf of DHHS. Council received authorisation on 9 October 2017 to prepare and exhibit Amendment C115 to implement the Development Contributions Plan into the Scheme.

## 2 Planning issues

The key issues to be addressed include:

- suitability of the Mixed Use Zone
- changes to local policy
- reverse amenity impacts for the Aldi Supermarket
- changes to the DPO schedules.

### 2.1 Suitability of the Mixed Use Zone for the sites

The Committee considers that the Mixed Use Zone is appropriate for the Bellbardia site. The Mixed Use Zone is suited to the proposed densities on the Bellbardia site, and would allow appropriate non-residential uses (such as community facilities or social enterprises) to establish on the site.

The Committee is not convinced that the Mixed Use Zone is appropriate for the Tarakan site, which is smaller and will be less intensively developed. Proposed heights on Tarakan are in the main limited to three storeys, with up to six storeys on the southern part of the site which directly abuts the Melbourne Polytechnic. Ms Jordan's evidence for DHHS was that there are limited opportunities for commercial uses on the site, given its size and location.

Similar to the Walker Street Estate in Northcote, the Committee considers that the Residential Growth Zone would be a more appropriate zone for the Tarakan site. This would go some way to addressing Council's concerns about inappropriate commercial uses being introduced on the site. Suitable community uses (such as a small scale social enterprise or a small scale medical centre) would still be allowed, although they may require a permit.

### 2.2 Changes to local policy

Council supported changing the status of the Estates from 'Accessible Areas' to 'Diversity Areas' in local policy, but did not support specifically identifying the sites as higher density redevelopment opportunities in the LPPF. Council submitted that the vision for Diversity Areas already supports higher density on strategic redevelopment sites, and specifically identifying the sites is too localised an approach.

The Committee agrees with Council that it would not be appropriate to single out the sites as particular redevelopment opportunities. The local policy framework already provides a strong level of support for the project, and Clause 21.06-2 specifically identifies public housing estates in Heidelberg West as providing well-designed higher density redevelopment opportunities. Specifically identifying the sites is unnecessary, and may cause confusion regarding the level of policy support for the redevelopment of other sites in Diversity Areas.

### 2.3 Reverse amenity impacts from the Aldi site

The Bellbardia site shares a boundary with a full-size Aldi supermarket that has been operating for many years. Mr Henderson, Property Director for Aldi, submitted that Aldi is

generally supportive of the proposed heights and setbacks along the Aldi interface, but has some concerns about the potential for plant and equipment and operations on the Aldi site to affect the amenity of the nearby apartments. He submitted that the DPO5 should include requirements on the developer to:

- carry out an acoustic assessment of noise impacts at the Aldi interface
- site and design dwellings along the Aldi interface to mitigate against noise and other amenity impacts from the operation of the Aldi supermarket.

As a general principle (sometimes described as the ‘agent of change’ principle), it is incumbent on the new use or development to respond to existing conditions, and design around things like existing noise sources on neighbouring sites. The Committee agrees that this principle should apply to the redevelopment of the Bellbardia site.

DHHS agreed to include a requirement for an Acoustic Report in the DPOs for all sites, which will include an assessment of whether the proposed developments will be affected by noise from nearby uses or abutting roads, and methods to address any issues identified through the assessment. The Committee considers that this will adequately address Aldi’s concerns about reverse amenity impacts.

## **2.4 Changes to the DPO schedules**

After the hearing, DHHS tabled revised versions of DPO5 and DPO6 that included changes recommended by the expert witnesses and changes proposed by Council (Documents 19 and 20). Most of the changes were agreed between DHHS and Council. The Committee has included the changes it considers appropriate in its recommended version of the DPO5 and DPO6 contained in Appendix D and E.

## **2.5 Findings and recommendations**

The Committee finds that:

- the Mixed Use Zone is appropriate for the Bellbardia site, whereas the Residential Growth Zone is appropriate for the Tarakan site
- while the Estates should be changed from ‘Accessible Areas’ to ‘Diversity Areas’ in the LPPF, they should not be singled out as strategic redevelopment opportunities
- reverse amenity impacts from the Aldi supermarket will be adequately dealt with by the requirement in the DPOs to prepare an acoustic assessment.

The Committee recommends that:

- 1. Approve draft Amendment C158 to the Banyule Planning Scheme, subject to the following changes:**
  - a) apply the Residential Growth Zone to the Tarakan site instead of the Mixed Use Zone**
  - b) abandon the proposed changes to the table in Clause 21.06-2**
  - c) amend the Development Plan Overlay Schedule 5 (Bellbardia Estate) and Development Plan Overlay Schedule 6 (Tarakan Estate) in accordance with the Committee’s recommended versions contained in Appendix D and E.**



## 3 Built form

The key issues to be addressed include:

- appropriateness of the proposed heights and setbacks in the context of existing adjacent residential development
- integration of the proposed design of the two Estates with the surrounding neighbourhoods.

### 3.1 Background

DHHS stated that the intention is to deliver construction of new buildings and above ground multi-level car parking which could result in buildings with heights and footprints as shown on the Indicative Built Form Plans for each site contained in the Design Framework (Figures 4 and 5). This would provide in the order of 604 dwellings on the Bellbardia site and 110 dwellings on the Tarakan site, although these numbers are indicative only.



Figure 4: Bellbardia Estate indicative building heights and footprints (source: Design Framework)

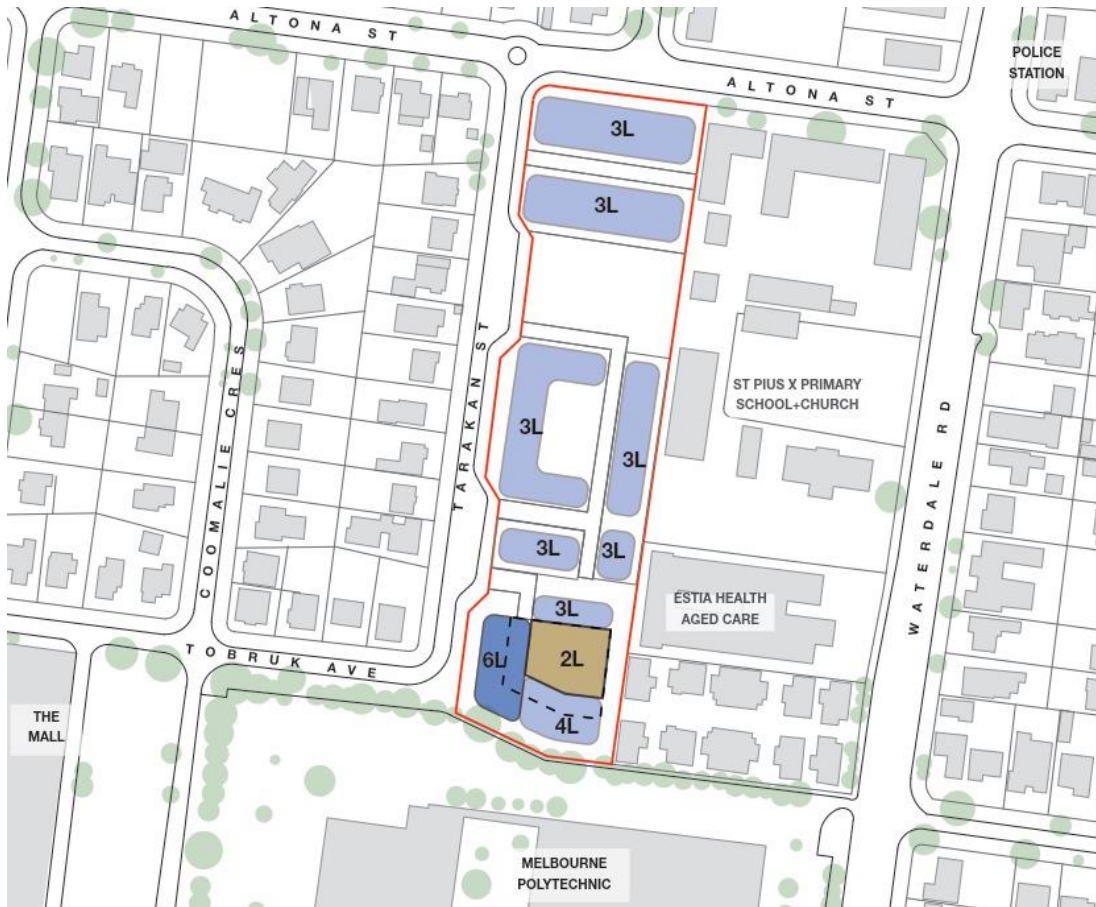


Figure 5: Tarakan Estate indicative building footprints and heights (source: Design Framework)

### 3.2 Evidence and submissions

Many submitters expressed concern that the draft Amendment has the potential to result in overdevelopment of the Bellbardia site. It was considered that buildings, particularly along the Bell Street frontage, will be too high and too bulky, and will result in too much density and overcrowding. Some submitters expressed concerns about the potential for a 10-storey 'wall' of buildings along Bell Street.

Council supported the proposed 10 storeys along Bell Street only if a greater proportion of the proposed housing is to be public housing. Council submitted that the setback along the Bell Street frontage (Interface Treatment B in DPO5) should be six (rather than five) metres, with an upper level setback of an additional three metres, to allow for canopy tree planting consistent with Bell Street's boulevard status. A six-metre ground level setback along Bell Street was supported by other submitters, as well as in the evidence of Mr Galbraith.

Council supported the recommendations of Ms Jordan to introduce ResCode setback requirements into the direct residential interfaces for each site (Interface Treatment D). The Committee supports this (see Chapter 2 of the Common Issues Report).

Ms Roberts of SJB Urban gave urban design evidence for DHHS. Her opinion was that both the Design Framework and the DPOs represented an acceptable built form outcome for the



Bellbardia and Tarakan sites, although she made several recommendations relating to improvements to the built form provisions in the DPOs.

Several submitters, including Council, submitted that further detail should be provided in the DPOs regarding building massing, building footprints, locations for tree planting, open space, playgrounds and communal gardens. This is addressed in the Common Issues Report at Chapter 3.

### **3.3 Discussion**

The indicative design reflected in the Design Framework contemplates in the order of 604 dwellings on the Bellbardia site, which is approximately 2.6ha. This is an indicative density of 238 dwelling per ha. Such a density would be a significant transformation of the current built form. The proposed building heights on the Tarakan site are more consistent with the current built form, but would still represent a significant change to the urban form.

The Committee is persuaded that these changes can be managed to reduce internal and off-site impacts. The Committee agrees with Ms Roberts that the various objectives and requirements in the DPOs, in conjunction with the Urban Design Guidelines, the Better Apartments Design Standards, the LPPF and specific reference to Clause 55 (ResCode) standards, will assist in providing better urban form.

#### **(i) Building heights and setbacks**

On the Bellbardia site the taller built form is contemplated along the Bell Street frontage. The DPO5 allows 10 storeys along Bell Street (in Precinct 1), while the Design Framework contemplates a variation of heights within Precinct 1 including three and four storey car park podia wrapped and topped by three, four, five, six, eight and/or ten storey apartments. The built form is proposed to transition between the Bell Street interface and the three storey townhouses along the Bardia Street frontage.

On the Tarakan site proposed heights are mainly three storeys, with six storeys at the southern end, abutting the Melbourne Polytechnic (Precinct 2).

The Committee agrees with Ms Roberts that indicative building forms transition well from the lower order development along the more sensitive interfaces with surrounding residential streets and (in the case of Tarakan) the St Pius X Primary School, up to the less sensitive interfaces. On both sites, higher built form will be to the south, optimising solar access to the potential open space areas and circulation routes shown in the Concept Plans. Matters such as the protection of solar access to communal open spaces is also dealt with in the Better Apartment Design Standards and ResCode provisions (see Chapter 2 of the Common Issues Report).

The setbacks shown in the DPOs are generally appropriate. However, the Committee is persuaded by submissions, and the evidence of Mr Galbraith, that a six metre setback from Bell Street is necessary to allow for the retention and additional planting of significant canopy trees. This is consistent with Bell Street's emerging boulevard character as foreshadowed in the draft Postcode 3081 Urban Design Framework. The Committee does not consider that a further upper level setback is required along Bell Street.

The Committee considers that the height limits and setbacks on both sites should be mandatory (see Chapter 3 in the Common Issues Report).

Ms Roberts recommended various changes to the DPOs regarding built form, including setting some minimum building separation distances to ensure the buildings, and the spaces between buildings, receive a reasonable amount of direct sunlight. She recommended that DPO5 for the Bellbardia site requires some variation of building heights within each precinct, to prevent over-development and to avoid a 'wall' of 10 storey buildings along the Bell Street frontage. Ms Jordan recommended that DPO5 require a range of building heights within each precinct, to avoid over-development.

The Committee considers that specification of mandatory heights, along with a requirement for variation of heights within each precinct, is the most effective mechanism to reduce visual bulk. The Committee supports the recommendations of Ms Roberts and Ms Jordan, and has included Ms Roberts' suggested wording in the Committee's recommended versions of the DPOs contained in Appendix D and E.

#### **(ii) Permeability and connectivity**

The Committee accepts the evidence of Ms Roberts that the indicative grid structure shown in the Concept Plan for the Bellbardia site provides a legible movement network though the site, and allows increased permeability and connectivity with the surrounding streets and land uses. The Committee strongly supports the pedestrian and cycle link between Bell Street and Mulberry Parade to the north.

Ms Roberts noted the indicative pedestrian link shown at the eastern edge of the Bellbardia site, adjacent to the existing Aldi supermarket and car park. It was her opinion that it should be a publicly accessible footpath, and the design should provide both a defined edge to the new built form and an edge to the existing Aldi car park. Any fencing should enable passive surveillance and a visual and physical relationship between the two properties.

In relation to the Tarakan site, Ms Roberts expressed concern that pedestrian access along the southern interface with Melbourne Polytechnic not result in a 'dead end' pathway. She noted the benefits of a good pedestrian access from the site to the neighbouring St Pius X Environmental Park and community hub (which was supported by a number of community submissions). The Committee agrees, and considers that these matters should be dealt with as the Development Plan for Tarakan site is prepared.

### **3.4 Findings**

The Committee finds that:

- the heights and setbacks proposed for both sites are generally appropriate, but should be expressed as mandatory limits
- the DPO5 (for the Bellbardia site) should require:
  - a six metre setback along Bell Street (Interface Treatment B)
  - that visual bulk of buildings should be reduced through variations in height within each precinct, and appropriate separation between buildings

- the Committee supports a pedestrian walkway with the potential to connect the Tarakan site with the St Pius X Environment Park, and encourages DHHS to explore this further as the Development Plan is prepared
- the Committee supports pedestrian access along the southern boundary of the Tarakan site, but notes that this access will require careful consideration to avoid a dead end.

The Committee has made various changes in its recommended versions of the DPO5 and DPO6 to reflect these findings.

## 4 Traffic and parking

The key issues to be addressed include:

- increase in traffic and its impact on the surrounding road network
- parking rates.

Traffic and parking issues common to all Estates, such as differential parking rates, sustainable transport and car park safety and management, are discussed in Chapter 4 of the Common Issues Report.

### 4.1 Increase in traffic generation and impacts

#### (i) Evidence and submissions

The ability of the surrounding road network to absorb the increase in development traffic was a significant issue for the community. Several submitters flagged the already congested nature of the nearby arterial and local road network, and submitted that it would not be capable of accepting additional traffic from this development. Submitters raised concerns regarding existing deficiencies with nearby pedestrian and cycle paths.

DHHS called Mr Turnbull of Traffix Group to give evidence on traffic and parking issues. He concluded that there are no traffic reasons why the development should not proceed.

The redevelopment of both Estates would generate an additional 2775 vehicle movements per day, including 276 vehicle movements during the AM and PM peak periods. Most of this traffic would be attributed to the private housing component, as only 16 additional social housing dwellings will be built. Mr Turnbull distributed the additional vehicle movements across the local road network in accordance with ABS journey to work data. He concluded that once the development was built, target capacities would not be exceeded for the local streets, as shown in Table 5.

**Table 5: Estimated Daily Traffic Flow**

Location	Existing	Post Development	Desirable capacity
Liberty Parade	1700	3200	5000-6000
Tarakan Street	900	1050	1000 – 2000
Bardia Street	350	950	1000 – 2000

Mr Turnbull noted that his traffic generation estimates were conservative, as the estimated vehicle movements were applied to all properties, irrespective of whether a car parking space was provided.

Mr Turnbull used SIDRA, a computer package which models intersection performance, including delays to motorists and queue lengths, to assess impacts of the additional traffic on the nearby intersections. He concluded that the nearby intersections would continue to operate satisfactorily, and the additional development traffic would not generate the need for remedial works, except for extending the U-turn lane in Bell Street at Liberty Parade by approximately 20 metres. These works are proposed to enhance safety by increasing

storage of the U-turn lane, minimising the likelihood of queued vehicles encroaching into the eastbound through lane on Bell Street.

Council's preferred position, like that of other submitters, was that Bellbardia Estate site access occurs from Bell Street, to minimise impacts on the local road network. Mr Turnbull's evidence was that providing vehicle access directly onto Bell Street (either at a modified signalised intersection at Oriel Road, or some other location onto Bell Street) was not desirable or necessary. He explained that in accordance with general traffic engineering practice and VicRoads requirements, it is desirable to utilise the local road network (where vehicle speeds and volumes are lower) for access. Any new access onto Bell Street would affect its operational capacity, leading to further delays (including bus services) and possibly compromising road safety. Transport for Victoria had similar views.

Council raised concerns that extending the U-turn lane in Bell Street would encourage traffic onto the local road network, and submitted that this issue should be further discussed with VicRoads. Mr Turnbull did not believe that these works would contribute to significantly more traffic using Liberty Parade.

## **(ii) Discussion**

The Committee is satisfied that the road network and nearby intersections will continue to perform satisfactorily with the additional development traffic, noting that the proposed development traffic is likely to be lower than estimated, due to Mr Turnbull's conservative assumptions.

The Committee acknowledges that many of Melbourne's arterial roads are congested during peak times. A more holistic approach is required for the overall operation of the arterial road network (considering the broader traffic growth attributed to the local precinct and its interplay with metropolitan wide traffic conditions). Ongoing management of Bell Street, a major arterial road, rests with VicRoads.

In relation to the local road network, Mr Turnbull has demonstrated that the nearby intersections and the proposed site access points at Liberty Parade and Bardia Street can comfortably accommodate the development traffic. The Committee accepts that, while there will be an increase in traffic, local roads will still operate within desirable capacity levels.

The Committee accepts Mr Turnbull's explanation that the U-turn lane extension will enhance safety and is unlikely to lead to additional traffic being attracted to Liberty Parade, however it is noted that these works will require significant input (and ultimately approval from) VicRoads.

Concerns regarding existing deficiencies with nearby (off-site) pedestrian and cycle paths are beyond the scope of the draft Amendment.

## **4.2 Parking rates**

### **(i) Evidence and submissions**

One of the most significant issues was parking. Further background material and parking common issues are discussed in Chapter 4 of the Common Issues Report.

Council submitted that for the private dwelling component, its parking rates for the Heidelberg Central and Bell Street Mall Parking Plan (implemented through Amendment C108) should be adopted, as these were based on empirical studies within the area. This was supported by Mr Turnbull, as there were only minor differences between these and ABS car ownership data rates.

### **(ii) Discussion**

The Committee has analysed the anticipated parking demand and proposed supply, to understand the likely ramifications. Calculations are based on the indicative dwelling numbers and sizes reflected in the background documents. The demand calculations are based on the ABS data adopted by Mr Turnbull, and the supply is based on the proposed parking overlay rates for social housing, and the Heidelberg Central and Bell Street Mall Parking Plan rates for the private component. The results are shown in Table 6 below.

In short, the Committee anticipates that there could be significant shortfall (73 spaces) on the Bellbardia Estate. The Bellbardia Estate will generate an expected parking demand for residents of 557 spaces, but under the proposed parking overlay rates, only 484 spaces would be supplied. Tarakan Estate will generate an expected parking demand for 110 spaces, with 118 spaces to be supplied, however, the public housing would have a shortfall of 10 spaces.

This suggests to the Committee that the proposed parking rates for the Heidelberg West Estates may be insufficient to meet demand.

The variation in the parking demand/supply equation is due in part to the fact that the original traffic report (July 2017) used ABS 2011 data, whilst Mr Turnbull's evidence used ABS 2016 data (generally higher car ownership). The salient point is that car ownership varies from census to census, and it is appropriate to consider the broader trends in car ownership for these sites.

DHHS and Council support the proposed parking overlay rates for this development. However, with such large-scale development, parking will be a significant issue moving forward. The Committee considers that the parking overlay rates should be updated to reflect the likely future average car ownership, as well as a more detailed assessment of what a Green Travel Plan may realise in reducing car dependency.

Mr Turnbull noted from his experience working with developers, that generally, providing a parking space with a dwelling made it more commercially viable and attractive to prospective buyers/investors, so developers may choose to provide more than the parking overlay rates in respect of the private component.

**Table 6: Heidelberg West parking demand and supply assessment**

Dwelling type	No.	Expected demand		Proposed supply	
		ABS rate	Parking demand	Parking overlay rate	Parking supply
Bellbardia Estate					
Public					
1 bedroom	47	0.5	24	0.4	19
2 bedroom	52	0.9	47	0.7	36
3 bedroom	5	1	5	1	5
Total	104		75		60
Private					
1 bedroom	215	0.9	194	0.8	172
2 bedroom	215	1.2	258	0.8	172
3 bedroom	70	1.5	105	2	140
Total	500		557		484
Visitors spaces*			60		60
TOTAL	604 units		617 spaces		544 spaces
Tarakan Estate					
Public					
1 bedroom	30	0.5	15	0.4	12
2 bedroom	33	0.9	30	0.7	23
3 bedroom	3	1	3	1	3
Total	66		48		38
Private					
3 bedroom	35	1.5	53	2	70
Total	35		53		70
Visitors spaces*			10		10
TOTAL	101 units		110 spaces		118 spaces

\* Visitor spaces are calculated at no. of dwellings x 0.1 spaces per dwelling

### 4.3 Findings and recommendations

The Committee finds that:

- the existing road network can safely and satisfactorily accommodate the additional traffic likely to be generated by the proposed development
- Bellbardia Estate access points at Liberty Parade and Bardia Street are satisfactory and direct access via Bell Street should not be provided
- the proposed upgrade works to the Bell Street U-turn lane at Liberty Parade should proceed, subject to VicRoads approval.

## 5 Other issues

### 5.1 Trees

The key issues to be addressed include:

- retention of trees
- adequate tree protection zones.

#### (i) Evidence and submissions

Landscapes by Design prepared arborist reports for the Bellbardia Estate (28 March 2017) and for the Tarakan Estate (16 January 2017). Treelogic Pty Ltd prepared an additional arborist report for the Bellbardia Estate (15 May 2017). Both sites had a flora and fauna assessment prepared by Morphium Pty Ltd. At the Hearings, Mr Galbraith provided arboricultural evidence for DHHS, and broadly agreed with the assessments contained within the arborist reports.

Existing vegetation on both sites consists of a mix of planting, mostly native species. In terms of canopy cover and size, the eucalypts (Rosea type Yellow Gums, Red Iron barks, and a few River Red gums) are dominant. There are three prominent River Red gums on the Bellbardia site, namely trees T72, TL46 and TL50. Mr Galbraith stated that these three trees are large, in good condition with long safe useful life expectancies and are worth retention. He suggested that other trees worth retention on the Bellbardia site are T70 (Manna Gum) and T38 (Smooth bark Apple), T64, T76, T95, T109, row T113-116, T171 and T179. These trees are all identified on Document 5.

Mr Galbraith did not consider that either site contained any trees that are of such significant retention value that they *must* be retained. However, he expressed the opinion that it would be preferable to retain:

- at least one of the large River Red gums on the corners of Bell and Bardia streets
- Tree 25 on the Tarakan site (also a River Red gum)
- the large mature Oak (Tree 59) in the grounds of the St Pius X Environment Park, just to the east of the Tarakan site.

Mr Galbraith suggested that while the indicative design reflected in the Design Framework generally represented a good outcome in terms of tree retention, the indicative building footprints may need to be slightly modified so that more space could be afforded to these trees to ensure their ongoing health.

Mr Galbraith considered that replanting should consist of a mixture of indigenous and exotic species, since there is a mix of native and exotics in the landscapes of both sites now. He did not agree with the recommendations of Morphium regarding replanting with indigenous species reflective of the original ecological vegetation class (EVC) that covered the sites.

#### (ii) Discussion

Mr Galbraith's evidence, which was not contested, was that it is likely that all the trees (including native trees) present on the sites have been planted, and that there is no remnant native vegetation. Trees are valued on the sites for their amenity value, and some



submissions support their retention, as well as wanting to see a better open space/green corridor through the sites.

The Committee accepts the conclusions of Mr Galbraith that the indicative redevelopment of the sites as shown in the Design Framework can be undertaken in a manner which protects most of the higher worth trees, subject to minor changes. The Committee also accepts Mr Galbraith's evidence that a six-metre setback along Bell Street would be preferable for retaining existing trees, and allowing replanting with canopy trees.

The Committee sees merit in including a specific requirement in the DPO6 to ensure that Tree 59, the mature Oak on the St Pius X Environment Park, be retained. This is reflected in the Committee's recommended DPO6 in Appendix E.

### **(iii) Findings**

The Committee finds that:

- the DPO6 should include a specific requirement to modify building envelopes to ensure that Tree 59, the mature Oak on the St Pius X Environment Park, is retained.

## **5.2 Open space**

The key issues to be addressed include:

- location of open space
- open space linkages.

### **(i) Evidence and submissions**

Ms Roberts provided an overview of the current public open spaces on both the Bellbardia and Tarakan sites. It was her initial assessment that there was likely to be a loss of open space in the proposed development. Ms Roberts was not opposed to this loss for the following reasons:

- The existing open space is underutilised due to poor design, lack of safety and lack of diversity of activities and uses.
- The proposed open spaces as indicated in the Design Framework and the DPO Concept Plans will benefit from:
  - good levels of passive surveillance through the design of the adjacent built form
  - good accessibility due to their location adjacent to movement networks
  - good access to sunlight.

Ms Roberts recommended that a further requirement be added to the DPOs to ensure public open spaces receive a good level of direct sunlight throughout the year.

St Pius X Parish Primary School submitted that the DPO6 should look at linking open space on the Tarakan site into their Environment Park. The 3081 Community Development Renewal Group also wanted to see an open space link with the Environment Park, as well as green corridors linking through both sites to the Darebin Creek.

## **(ii) Discussion**

Both sites are generally well served by open space nearby, including the Darebin Creek Forest Park and Trail to the west and the Malahang Reserve to the north. The Committee agrees with the assessment of Ms Roberts and observes that current open space on both sites is poorly designed, interspersed with car parking and largely comprising 'left-over' space. The opportunity is presented to provide better designed and located open space, integrated with existing significant trees, with higher levels of amenity, greater passive surveillance and new pedestrian networks.

The Committee supports the indicative locations of the public open space in the Concept Plans for both sites. They would provide opportunities for retention of significant trees and optimise solar access. It is important that the public and communal open spaces enhance the sense of place and liveability of the sites and local area.

A distinction should be made in the Development Plan between public open space and communal open space (which is accessible by residents only). The public and communal open spaces should provide opportunities for community gardens, playgrounds and exercise equipment. They should be well lit to maintain safety of these areas.

The St Pius X Environment Park provides an opportunity for the future residents of the Tarakan site to directly engage with this green space and thriving community hub. The Committee raised the potential of having this considered as part of the Landscape and Open Space Plan requirement in DPO6, which was supported by DHHS and Banyule Council. The Committee encourages DHHS to explore the potential to extend this green corridor through the Tarakan site when preparing the future Development Plan.

## **(iii) Findings**

The Committee finds that:

- the indicative locations for public open space on the Concept Plans for the Bellbardia and Tarakan sites are supported
- public and communal open space areas should be large enough to accommodate a range of facilities
- the future Development Plan for the Tarakan site should explore the potential to connect into and extend a green corridor from the St Pius X Environment Park.

The Committee has made various changes in its recommended versions of the DPO5 and DPO6 to reflect these findings.

## **5.3 The amount of social housing to be provided**

Submitter 18 contended that before more social housing is developed in Heidelberg West, further assessment should be undertaken regarding the cumulative impacts of an increase in social housing on the broader community. The submitter noted that Heidelberg West already has a significantly higher proportion of public and social housing, and submitted that more social housing could potentially have various negative impacts on the broader community.

Various other submitters, including Council, submitted that the draft Amendment does not contemplate enough social housing, and there should be a higher proportion of social housing compared to private housing. The Committee has addressed the issue of the proportions of public and private housing more generally in Chapter 7 of the Common Issues Report.

DHHS confirmed that Heidelberg West already has a high proportion of social housing (around 35 to 40 per cent) compared to other parts of Melbourne. The Committee acknowledges that historical issues relating to crime rates, antisocial behaviour, a lack of maintenance and rubbish dumping in and around the Estates have caused legitimate concerns for some, particularly for neighbours. However, research suggests that many of these issues are better managed in a public/private mix model. The Committee considers that the redevelopment of the Estates, and their better integration with the surrounding community, is likely to result in a significant improvement in these types of issues.

## Appendix A: List of submitters

No.	Submitter	No.	Submitter
1	Shaylene White	13	Cultivating Community
2	Shaylene White	14	St Pius X Parish Primary School
3	Rita Raspa	15	Peter Janette Timmermans
4	Lorraine Sampson	16	Roger Pole
5	Fazel Palizan	17	Banyule City Council
6	Fleur Anderson	18	Benjamin Charles Driscoll
7	Jessica Wilson	19	Cameron Walker
8	Rod Primrose	20	3081 Community Development Renewal Group
9	Aldi	21	Susan Owen
10	Andrew Henderson	22	Transport for Victoria
11	Sarah Balis	23	Fitzroy Legal Service Inc
12	David Mulholland	24	Banyule City Council

## Appendix B: List of Appearances

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DELWP, represented by Cassie Hannam and Darcy Daniher

Department of Health and Human Services, represented by Tamara Brezzi of Norton Rose Fulbright and Jessica Cutting and Emma Dean of DHHS, with evidence from:

- Amanda Roberts of SJB Urban on urban design
- Sophie Jordan of Sophie Jordan Consulting on planning
- Henry Turnbull of Traffix Group on traffic
- Robert Galbraith of Galbraith and Associates in arboriculture

Banyule City Council, represented by Allison Fowler

St Pius X Parish Primary School, represented by Barbara Gomez and Father Wayne

3081 Community Development Renewal Group, represented by Tony Lunkin and others, with evidence from:

- Iain Walker on cohousing and community development

Janette Timmermans

Benjamin Driscoll

Rod Primrose

ALDI, represented by Andrew Henderson

David Mulholland, represented by David  
Mulholland Snr

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## Appendix C: Document list

No.	Date	Description	Presented by
1	09/08/17	Submission – Summary of current and proposed controls	Rory O'Connor for DHHS
2	06/09/17	Report – Notification Report, Heidelberg West	Darcy Daniher, DELWP
3	25/09/17	Submission – Expert Witness Statement from Mr Walker on Cohousing and community benefits	Tony Lunken, 3081 Community Development Renewal Group
4	"	Submission – Part A and Expert Witness Statements from Ms Roberts on urban design, Ms Jordan on planning, Mr Galbraith on arboriculture and Mr Turnbull on traffic	Mr McCardle for DHHS
5	03/10/17	Excerpts: Pgs 23 & 45 from Design Framework (Bellbardia & Tarakan Estates), July 2017	Robert Galbraith, Galbraith & Associates
6	"	Submission – Part B – Response to submissions	Tamara Brezzi for DHHS
7	"	Heidelberg estate renewal – Consultation summary, DHSS	Ms Brezzi for DHHS
8	04/10/17	Submission – Banyule City Council	Alison Fowler
9	"	DPO6 – Knox Planning Scheme	Andrew Henderson, ALDI
10	"	Submission	Janette Timmermans
11	"	Submission	David Mulholland
12	13/10/17	Submission	Barbara Gomez, St Pius X Parish Primary School
13	"	Letter from Kylie Johnston, horticulturalist	"
14	"	Submission	Mr Lunken and others, 3081 Community Development Renewal Group
15	"	Photos of redevelopment sites in West Heidelberg	"
16	"	Submission	Yuki Cameron
17	"	Maps for sustainability initiatives in Banyule	Mr Lunken
18	"	Closing submission – Banyule City Council	Ms Fowler
19	"	Revised draft Schedule 5 to Development Plan Overlay	Ms Brezzi for DHHS

No.	Date	Description	Presented by
20	"	Revised draft Schedule 6 to Development Plan Overlay	"
21	"	Closing submission, DHSS	"
22	"	Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays	"
23	"	Letter of authorisation for Amendment C115 to the Banyule Planning Scheme (confidential)	Ms Fowler

## **Appendix D:      Revised Schedule 5 Clause 43.04 Development Plan Overlay**



## **SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

### **SOCIAL HOUSING RENEWAL - BELLBARDIA ESTATE, HEIDELBERG WEST**

This Schedule applies to land at Lot 1 TP852037, Lots 1-8 LP68437 and Lots 441-442 LP33334 on Bardia Street, Bell Street and Liberty Parade, Heidelberg West (referred to in this Schedule as 'the site'). Refer to the boundaries shown on the Concept Plan included in this Schedule.

#### **1.0 Requirement before a permit is granted**

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

- The removal or demolition of any building that is carried out in accordance with a Construction Management Plan (CMP) prepared in accordance with this Schedule
- Earthworks and site preparation works that are carried out in accordance with a CMP and Arboricultural Assessment Report prepared and implemented in accordance with *Australian Standard AS 4970-2009 Protection of Trees on Development Sites*, in accordance with this Schedule
- The construction of minor buildings or works that are carried out in accordance with a CMP prepared in accordance with this Schedule
- Consolidation or subdivision of land
- Removal, variation or creation of easements or restrictions.

Before granting a permit, the Responsible Authority must be satisfied that the permit will not prejudice the future use and integrated and orderly development of the site in accordance with the development plan requirements specified in this Schedule.

#### **2.0 Conditions and requirements for permits**

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Prior to the commencement of any permitted demolition, buildings or works, a detailed CMP as relevant to that demolition or those buildings or works must be prepared to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with the requirements of Clause 3.0 of this schedule for a CMP.

#### **3.0 Requirements for Development Plan**

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Prior to the preparation of a Development Plan, a **Resident/Community Engagement Strategy** must be prepared to the satisfaction of the Responsible Authority which establishes the mechanisms by which the residents and the community will be provided with information and opportunities for feedback during the preparation of the Development Plan. The Strategy must include a requirement that the Development Plan be made available for public inspection for 15 business days prior to its consideration by the Responsible Authority.

A Development Plan must include the following requirements.

##### **General**

The Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Banyule City Council.

The Development Plan must demonstrate the following:

- high quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and liveability
- an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable
- integration of the site with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering 'good neighbour' outcomes
- opportunities for legible access and address points for the site, buildings and spaces, including defining private, communal and public open spaces that foster social connections between residents and the wider community, and that prioritise pedestrian and bicycle access within and external to the site
- landscaping and public and communal open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area, and that meets the needs of both the social and private housing residents
- delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.

#### **Land Use**

The Development Plan could show or make provision for:

- Community facilities in appropriate locations at ground level where they will be accessible to all residents of the Estate and the surrounding community.
- Non-residential uses such as retail and commercial to meet the needs of the local community.

The Development Plan must demonstrate that potential amenity impacts from community and other non-residential uses can be appropriately managed.

#### **Built Form**

The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.

## Concept Plan



**NOTE:** Amend Concept Plan to show a 6m setback along Bell St. Amend the Legend to refer to 'Interface Treatments (with associated minimum ground level boundary setbacks)'

Precinct	Maximum Building Height
1	10 storeys
2	6 storeys
3	3 storeys
4	3 storeys

The Development Plan must show:

- Buildings that do not exceed the 'maximum building height' in the table above
- Buildings that do not encroach within the setbacks specified below.

### Setbacks and articulation zones

**Note:** The Committee has deleted the interface treatment diagrams and expressed setback requirements and interface treatments in words below. If diagrams are to be used, they must be re-drawn to be clearer to the reader.

- For Interface Treatment A (Bardia Street and Liberty Parade):
  - 4.5 metre street setback
- For Interface Treatment B (Bell Street):
  - 6 metre street setback

- an additional 2 metre articulation zone (see below)
- For Interface Treatment C (Retail use at 318 Bell Street):
  - 4.5 metre boundary setback up to 3 storeys
  - an upper level setback of an additional 3 metres above 3 storeys
- For Interface Treatment D (Direct Residential Interfaces):
  - 3 metre boundary setback, increased as required to:
    - protect existing trees to be retained or accommodate replacement canopy trees
    - comply with Clause 32.04-9
    - address the objectives and standards of Clause 55.04
  - an upper level setback of an additional 3 metres above 3 storeys
- For Interface Treatment E (New Open Space Corridor Through Site):
  - 20 metre wide corridor
  - an additional 2 metre articulation zone on each side.

#### **Other built form requirements**

- Visual bulk of buildings reduced through variations in height within each precinct, appropriate separation between buildings, and the placement of balconies and use of discontinuous forms, articulated facades and varied materials.
- Buildings and works such as architectural features, sunshades and artworks may be constructed within setback areas, provided they demonstrate a positive contribution to the overall façade composition.
- Building envelopes that are adapted to:
  - Protect existing trees to be retained
  - Ensure site layout allows for regular breaks along each boundary
  - Provide minimum of 2 hours of sunlight available to at least 50% of public and communal open space areas throughout the site between 9:00am and 3:00pm on 21 June.
  - Provide levels of direct sunlight to adjoining residential properties and any adjoining secluded private open space consistent with the requirements (as relevant) of Clause 55.04.
- Active frontages to all publically accessible areas through:
  - Provision of low and/or transparent fencing and landscaping to allow for passive surveillance
  - Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages
  - Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection
  - Building entries along the site boundaries that are highly visible from public pedestrian pathways and open spaces
  - The placement of entries, windows and balconies to facilitate passive surveillance of streets, open space and pedestrian paths.
- Where non-residential uses are proposed, provision of:
  - A minimum 4 metre floor to floor height

- An entrance and/or clear glazed window at the street frontages of each individual non-residential use
  - Weather protection at the street frontages of the non-residential uses.
- Living areas orientated with windows and balconies to have aspect towards open spaces (where appropriate)
- The location of resident car parking spaces within basement levels or suitably concealed within or behind buildings
- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials and colours that blend in with the surrounding environment
- Appropriate mitigation measures to minimise the adverse impacts on existing sensitive uses in proximity of the site
- Appropriate noise attenuation measures to minimise noise impacts on proposed dwellings from Bell Street and any non-residential uses on or adjoining the site.

#### **Landscape and open space**

The Development Plan must show:

- A new publicly accessible open space corridor through the site between Bell and Bardia Streets as an extension of Mulberry Parade. The corridor is to be a minimum 20 metres wide
- New centrally located public open space areas generally located as shown on the Concept Plan and containing existing trees to be retained. These areas may form part of the communal open space required under Clause 55.07-2 or Clause 58.03-2
- Public and communal open spaces which are large enough to accommodate a range of facilities, including community gardening, playgrounds and exercise equipment and that are well-lit to maintain safety of these areas
- Retention of all trees identified in the required Arboricultural Assessment Report as trees to be retained
- A tree planting/replacement plan which requires:
  - Any high or medium value tree identified in the Arboricultural Assessment Report to be replaced on a two for one ratio
  - Replacement trees that provide equivalent amenity value to residents and the public realm
  - Additional street trees along the Bell Street, Bardia Street and Liberty Parade frontages, subject to agreement from Banyule City Council
  - New canopy trees along the new open space corridor and internal connections and within new open space areas.
- Landscaped buffers and setbacks at residential interfaces, consisting of existing trees to be retained and/or replacement canopy trees.

#### **Circulation**

The Development Plan must show:

- An indicative layout of internal roads that:
  - Complements the form and structure of the surrounding network
  - Recognises the primacy of pedestrian and bicycle access within the site
  - Provides a high level of amenity and connectivity, whilst managing the movement of vehicles travelling through the site

- Are of sufficient width to accommodate footpaths, on street parking and street trees
- A shared pedestrian and cycle path through the site linking Mulberry Parade with Bell Street.
- Pedestrian routes north-south through the site that provide connections to services and facilities around the site including recreation, leisure, public transport, health and community services
- Location of on-site car parking for residents, visitors and workers (if applicable).
- Provision for secure bicycle storage for residents and workers (if applicable), end of bicycle trip facilities for workers (if applicable), and short term bicycle parking for visitors. Bicycle parking must be located at primary frontages in proximity to pedestrian access ways. Bicycle parking must be provided at a minimum of:
  - one space per dwelling without a car space
  - one space per five dwellings with a car space
  - one space per 10 dwellings for visitors
- Bicycle servicing facilities, located to promote usage and safety.

The building footprints and internal connections shown on the Concept Plan are indicative only and further connections within the site and through the building envelopes should also be provided to ensure a highly permeable urban structure.

#### **Required documents, plans and reports**

The following documents, plans and reports must form part of any Development Plan (as applicable if the Development Plan is approved in stages) and must be prepared to the satisfaction of the Responsible Authority:

1. A **Planning Report** that demonstrates how the recommendations of the other plans required by this schedule have been incorporated into the proposed development of the land.
2. A **Site Context Analysis** prepared in accordance with Clause 55.01 and Clause 58.01 that includes:
  - The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport
  - Views to be protected and enhanced, including views of and from the site
  - Key land use and development opportunities and constraints.
3. **Preliminary Architectural Plans** that show the distribution and design of built form on the site in accordance with the Concept Plan included in this Schedule and must comply with the height and setback requirements of this Schedule, including, but not limited to:
  - A design response to the Site Context Analysis in accordance with Clause 55.01 and Clause 58.01
  - Demonstration of compliance with the requirements of Clause 55 and Clause 58 as relevant
  - Demolition works
  - Building envelopes including maximum building heights, building setbacks to all interfaces, and building depths
  - The proposed built form edge and interface treatments to adjoining streets, the adjoining retail use at 318 Bell Street, and adjoining residential properties

- Demonstration of how the setback of new built form that is adjacent to the side or rear boundaries of existing residential properties addresses the relevant objectives and standards of Clause 55.04
  - Conceptual elevations and cross-sections, indicating level changes across the site
  - Shadow diagrams of both existing conditions and proposed shadows, demonstrating that the overshadowing criteria identified in this schedule can be met
  - Images that show how the proposed built form will be viewed from the surrounding area, particularly the Bell Street corridor, other adjoining streets and adjoining residential properties
  - The mix of dwelling types and sizes for each precinct
  - The mix of land uses, including community facilities and the location of these uses in each building or precinct.
4. An **Integrated Transport and Traffic Management Plan** that addresses, but is not limited to:
- The range and scale of uses anticipated on the site
  - The estimated population of residents, visitors and workers (if applicable)
  - Estimated vehicle trip generation levels resulting from use and development within the site
  - Estimated levels of usage for each vehicle ingress and egress point
  - The likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as off-site traffic management treatments
  - Areas for loading and unloading of vehicles and access to those areas
  - Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, visitors and workers (if applicable), including a new resident awareness and education program and opportunities for the provision of a car share program
  - Provision for an electrical vehicle charging space
  - Relocation or upgrade works to any public transport stop that abuts the site, if required by Transport for Victoria
  - The views of Banyule City Council and Transport for Victoria (including VicRoads and Public Transport Victoria).
5. An **Arboricultural Assessment Report**, that addresses, but is not limited to:
- Assessment of trees on or adjacent to the site, including retention value
  - Recommendations for the protection of trees to be retained to conform to *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* to ensure long-term health, including designation of tree protection zones and structural root zones
  - Recommendations for trees to replace any trees of moderate or high retention value to be removed where replacement trees provide equivalent amenity value to residents and the public realm.
6. A **Tree Management Plan** that addresses, but is not limited to:
- Identifying trees to be retained
  - Detailing the methodology for protecting trees identified for retention, including the provision of high visibility tree protections fences at least 1.8 metres tall before construction commences, and measures to protect the trees during construction.

7. A **Landscape and Open Space Plan** that addresses, but is not limited to:
  - Existing vegetation to be retained and the appropriate protection zones to allow for their retention
  - A planting theme that complements existing trees to be retained on the site and the surrounding neighbourhood character and that demonstrates water sensitive urban design outcomes
  - New canopy trees and landscaping within the public realm, public and communal open space areas and along internal connections
  - Landscaping areas within private open spaces
  - Street trees along Bell Street, Bardia Street and Liberty Parade
  - Delineation of public, communal and private open spaces and the treatment of these interfaces, which must include provision of low and/or transparent fencing and landscaping to allow for passive surveillance
  - Hard and soft landscaping treatments of the public realm and communal open spaces
  - Interface treatments between adjoining streets and residential properties, including boundary fences
  - Integration of sustainability and water sensitive urban design (WSUD) measures with WSUD measures informed by the Stormwater Drainage Master Plan
  - Opportunities for communal gardens
  - Maintenance responsibilities.
8. A **Dwelling Diversity** report that must:
  - Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site
  - Include the number and extent of one, two and three bedroom plus dwellings for social and private housing
  - Provide for additional initiatives that actively encourage affordable housing and co-housing opportunities.
9. An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives. This Plan is to address energy efficiency, on-site renewable energy systems, resilience to climate related impacts water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. The Plan must meet the requirements of Clause 22.05 and all buildings must achieve a minimum of 5-star rating against the Green Building Council of Australia's Green Star rating system for design (or achieve an equivalent standard using an equivalent rating tool).
10. A **Services and Infrastructure Plan** that addresses, but is not limited to:
  - An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development
  - A description of the proposed provision of all appropriate utility services to development parcels
  - A stormwater drainage master plan, including the location of any on-site drainage retention facilities.



11. A **Construction Management Plan (CMP)** that details how the development of the land will be managed to ensure the protection of the amenity, access and safety of adjoining residents. The CMP:
  - must be prepared prior to any works, including demolition
  - must address (as relevant); demolition, bulk excavation, management of the construction site, hours of construction, noise, control of dust, public safety, construction vehicle road routes and traffic management (including location of construction vehicle access and worker parking), soiling and cleaning of roadways, discharge of any polluted water and stormwater, security fencing, disposal of site waste, location of cranes, location of site offices, storage of plant and equipment, redirection of any above or underground services and the protection of trees on or adjacent to the site to be retained in accordance with an Arboricultural Assessment Report prepared in accordance with this schedule.
12. An **Environmental Site Assessment** that addresses, but is not limited to, the following:
  - Site history and current site uses, including a photographic record of the buildings to be demolished
  - The extent of fill that has occurred on the site, including area, depth and fill material
  - The presence and depth of groundwater at the site
  - Underground infrastructure that has contamination source potential
  - The contamination status of soil on the site
  - If intrusive works are likely to occur during redevelopment works, an acid sulphate soil assessment
  - Advice on the need for a Site Remediation Strategy.
13. Where the development will be undertaken in stages, a **Staging Plan** that addresses, but is not limited to:
  - The delivery of infrastructure and shared facilities within each stage to ensure the orderly development of the site
  - Site management, such as resident amenity, vehicle access and parking, pedestrian access and protection of existing buildings, infrastructure and vegetation
  - Timeframes for the commencement and completion of each stage and any management of overlap between stages.
14. An **Acoustic Report** that identifies:
  - Whether the proposed use and development of the site is likely to be affected by noise from nearby uses or abutting roads
  - The likely effect of non-residential uses on the site on the amenity of nearby residential uses
  - Methods to address the issues identified.
15. A **Waste Management Plan** that addresses a cohesive approach to waste and recycling collections for the entire development. The Waste Management Plan must:
  - Identify the location of bin storage areas that are sufficient to cater for waste that will be produced
  - Specify the type of bins to be used
  - Show where bins will be stored

- Provide details of screening and ventilation of bin storage areas
- Identify collection points
- Identify responsibility for taking bins out for collection and returning them to the bin storage area
- Specify how recycling materials will be managed and collected
- Specify bin collection times
- Show access routes for waste collection vehicles that do not rely on reversing movements.

The Waste Management Plan should explore:

- A waste management system that diverts organic waste from landfill
- Centralised and easily accessible areas located within the development where waste compactors could be stationed for all residents of the development to utilise.

16. A **Social Infrastructure Assessment** to inform potential community facilities, programs and services that may be delivered on-site.

**Decision guidelines**

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

- Relevant written comments received in response to the display of the Development Plan in accordance with Clause 3.0 of this Schedule
- The views of:
  - Banyule City Council
  - Office of the Victorian Government Architect
  - Transport for Victoria (including Public Transport Victoria and VicRoads)
  - Department of Education and Training Victoria
  - Other relevant agencies as required.

## **Appendix E:      Revised Schedule 6 Clause 43.04 Development Plan Overlay**

## **SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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Shown on the planning scheme map as **DPO6**.

### **SOCIAL Housing Renewal - TARAkan ESTATE, HEIDELBERG WEST**

This Schedule applies to land at Lot 23 LP30050 on the corner of Tarakan and Altona Streets, Heidelberg West (referred to in this Schedule as 'the site'). Refer to the boundaries shown on the Concept Plan included in this Schedule.

#### **1.0 Requirement before a permit is granted**

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

- The removal or demolition of any building that is carried out in accordance with a Construction Management Plan (CMP) prepared in accordance with this Schedule
- Earthworks and site preparation works that are carried out in accordance with a CMP and Arboricultural Assessment Report prepared and implemented in accordance with *Australian Standard AS 4970-2009 Protection of Trees on Development Sites*, in accordance with this Schedule
- The construction of minor buildings or works that are carried out in accordance with a CMP prepared in accordance with this Schedule
- Consolidation or subdivision of land
- Removal, variation or creation of easements or restrictions.

Before granting a permit, the Responsible Authority must be satisfied that the permit will not prejudice the future use and integrated and orderly development of the site in accordance with the development plan requirements specified in this Schedule.

#### **2.0 Conditions and requirements for permits**

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Prior to the commencement of any permitted demolition, buildings or works, a detailed CMP as relevant to that demolition or those buildings or works must be prepared to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with the requirements of Clause 3.0 of this schedule for a CMP.

#### **3.0 Requirements for Development Plan**

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Prior to the preparation of a Development Plan, a **Resident/Community Engagement Strategy** must be prepared to the satisfaction of the Responsible Authority which establishes the mechanisms by which the residents and the community will be provided with information and opportunities for feedback during the preparation of the Development Plan. The Strategy must include a requirement that the Development Plan be made available for public inspection for 15 business days prior to its consideration by the Responsible Authority.

A Development Plan must include the following requirements.

##### **General**

The Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Banyule City Council.

The Development Plan must demonstrate the following:

- high quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and liveability
- an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable
- integration of the site with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering 'good neighbour' outcomes
- opportunities for legible access and address points for the site, buildings and spaces, including defining private, communal and public open spaces that foster social connections between residents and the wider community, and that prioritise pedestrian and bicycle access within and external to the site
- landscaping and public and communal open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area, and that meets the needs of both the social and private housing residents
- delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.

#### **Land Use**

The Development Plan could show or make provision for:

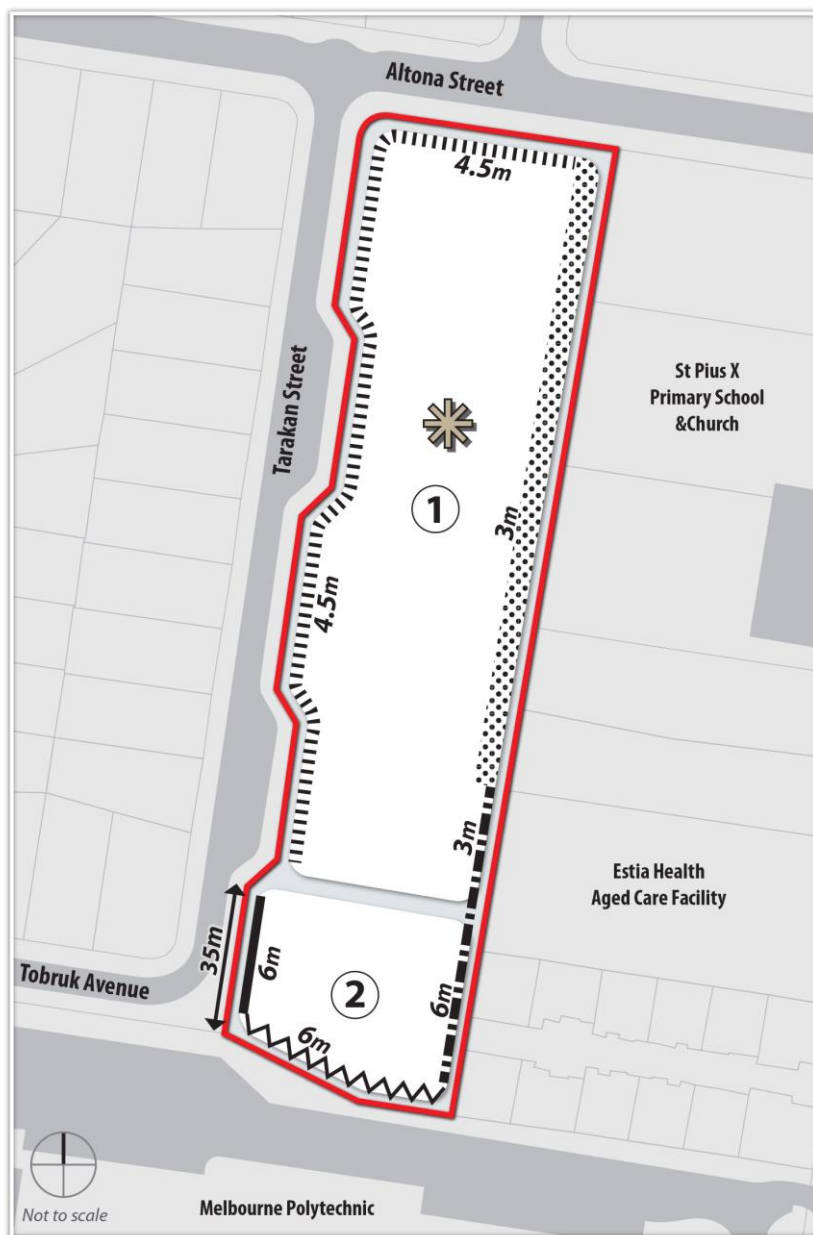
- Community facilities in appropriate locations at ground level where they will be accessible to all residents of the Estate and the surrounding community.

The Development Plan must demonstrate that potential amenity impacts of community facilities can be appropriately managed.

#### **Built Form**

The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.

## Concept Plan



### LEGEND



Site



Area



Potential location of  
new open space area

### INTERFACE TREATMENTS (with associated boundary setbacks)



Interface Treatment A



Interface Treatment B



Interface Treatment C



Interface Treatment D



Interface Treatment E

Precinct	Maximum Building Height
1	3 storeys
2	6 storeys

***Note: In the Legend, amend the reference to 'Interface Treatments (with associated minimum ground level boundary setbacks)'***

The Development Plan must show:

- Buildings that do not exceed the 'maximum building height' in the table above
- Buildings that do not encroach within the setbacks specified below.

#### **Setbacks and articulation zones**

***Note: The Committee has deleted the interface treatment diagrams and expressed setback requirements and interface treatments in words below. If diagrams are to be used, they must be re-drawn to be clearer to the reader.***

- For Interface Treatment A (Tarakan Street (Townhouses) and Altona Street):
  - 4.5 metre street setback
- For Interface Treatment B (St Pius X Catholic Primary School and Church):
  - 3 metre boundary setback, increased as required to protect the existing mature oak tree near the western boundary of the St Pius X Environment Park
- For Interface Treatment C (Melbourne Polytechnic)
  - 6 metre boundary setback
  - an additional 2 metre articulation zone (see below)
- For Interface Treatment D (Direct Residential Interfaces):
  - boundary setbacks as shown on the Concept Plan, increased as required to:
    - protect existing trees to be retained or accommodate replacement canopy trees
    - comply with Clause 32.04-9
    - address the objectives and standards of Clause 55.04
- For Interface Treatment E (Tarakan Street (Apartment Building)):
  - 6 metre boundary setback
  - an additional 2 metre articulation zone.

Articulation zones are to be used for the placement of balconies, open space, architectural features, sunshades and artworks to demonstrate a positive contribution to the overall façade composition.

#### **Other built form requirements**

- Visual bulk of buildings reduced through appropriate separation between buildings, the placement of balconies and use of discontinuous forms, articulated facades and varied materials
- Building envelopes that are adapted to:
  - Protect existing trees to be retained, including the mature Oak located on the St Pius X Environment Park site
  - Ensure site layout allows for regular breaks along each boundary
  - Provide a minimum of 2 hours of sunlight available to at least 50% of public and communal open space areas throughout the site between 9:00am and 3:00pm on 21 June

- Provide levels of direct sunlight to adjoining residential properties and any adjoining secluded private open space consistent with the requirements (as relevant) of Clause 55.04.
- Active frontages to all publically accessible areas through:
  - Provision of low and/or transparent fencing and landscaping to allow for passive surveillance
  - Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages
  - Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection
  - Building entries along the site boundaries that are highly visible from public pedestrian pathways and open spaces
  - The placement of entries, windows and balconies to facilitate passive surveillance of streets, open spaces and pedestrian paths
- Living areas orientated with windows and balconies to have aspect towards open spaces (where appropriate)
- The location of resident car parking spaces within basement levels or suitably concealed within or behind buildings
- Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials and colours that blend in with the surrounding environment
- Appropriate mitigation measures to minimise the adverse impacts on existing sensitive uses in proximity of the site
- Appropriate noise attenuation measures to minimise noise impacts on proposed dwellings from any non-residential uses on or adjoining the site

#### **Landscape and Open Space**

The Development Plan must show:

- A new centrally located public open space area accessible to all residents, generally located as shown on the Concept Plan and containing existing trees to be retained. This area may form part of the communal open space required under Clause 55.07-2 or Clause 58.03-2
- Public and communal open spaces which are large enough to accommodate a range of facilities, including community gardening, playgrounds and exercise equipment and that are well-lit to maintain safety of these areas
- Retention of all trees identified in the required Arboricultural Assessment Report as trees to be retained, as well as the mature oak on the western boundary of the St Pius X Environment Park
- A tree planting/replacement plan which requires:
  - Any high or medium value tree identified in the Arboricultural Assessment Report to be replaced on a two for one ratio
  - Replacement trees that provide equivalent amenity value to residents and the public realm
  - Additional street trees along the Tarakan and Altona Streets frontages, subject to agreement from Banyule City Council
  - New canopy trees along the new open space corridor and internal connections and within new open space areas



- Landscaped buffers and setbacks at residential interfaces, consisting of existing trees to be retained and/or replacement canopy trees
- The potential to extend a green corridor from the St Pius X Environment Park through the site.

### **Circulation**

The Development Plan must show:

- A pedestrian walkway with potential to connect the site with the St Pius X Environment Park
- Pedestrian access along the southern boundary of the site, ensuring that this access does not create any dead ends
- Location of on-site car parking for residents and visitors
- Provision for secure bicycle storage for residents and short term bicycle parking for visitors. Bicycle parking must be located at primary frontages in proximity to pedestrian access ways. Bicycle parking must be provided at a minimum of:
  - one space per dwelling without a car space
  - one space per five dwellings with a car space
  - one space per 10 dwellings for visitors
- Bicycle servicing facilities, located to promote usage and safety.

The building footprints and internal connections shown on the Concept Plan are indicative only and further connections within the site and through the building envelopes should also be provided to ensure a highly permeable urban structure.

### **Required documents, plans and reports**

The following documents, plans and reports must form part of any Development Plan (as applicable if the development plan is approved in stages) and must be prepared to the satisfaction of the Responsible Authority:

17. A **Planning Report** that demonstrates how the proposal meets the recommendations of the other plans required by this Schedule have been incorporated into the proposed development of the land.
18. A **Site Context Analysis** prepared in accordance with Clause 55.01 and Clause 58.01 that includes, but is not limited to:
  - The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport
  - Views to be protected and enhanced, including views of and from the site
  - Key land use and development opportunities and constraints.
19. **Preliminary Architectural Plans** that show the distribution and design of built form on the site which must be generally in accordance with the Concept Plan included in this Schedule and must comply with the height and setback requirements of this schedule, including, but not limited to:
  - A design response to the Site Context Analysis in accordance with Clause 55.01 and Clause 58.01
  - Demonstration of compliance with the requirements of Clause 55 and Clause 58 as relevant

- Demolition works
  - Building envelopes including maximum building heights, building setbacks to all interfaces, and building depths
  - The proposed built form edge and interface treatments to adjoining streets, the adjoining aged care facility at 413 Waterdale Road, and adjoining residential properties
  - Demonstration of how the setback of new built form that is adjacent to side or rear boundaries of existing residential properties can address the relevant objectives and standards of Clause 55.04
  - Conceptual elevations and cross-sections, indicating level changes across the site
  - Shadow diagrams of both existing conditions and proposed shadows, demonstrating that the overshadowing criteria identified in this schedule can be met
  - Images which show how the proposed built form will be viewed from the surrounding area, particularly adjoining streets and adjoining residential properties
  - The mix of dwelling types and sizes for each precinct
  - The mix of land uses, including community facilities and the location of these uses in each building or precinct.
20. An **Integrated Transport and Traffic Management Plan** that addresses, but is not limited to:
- The range and scale of uses anticipated on the site
  - The estimated population of residents, visitors and workers (if applicable)
  - Estimated vehicle trip generation levels resulting from use and development within the site
  - Estimated levels of usage for each vehicle ingress and egress point
  - The likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as off-site traffic management treatments
  - Areas for loading and unloading of vehicles and access to those areas
  - Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, visitors and workers (if applicable), including a new resident awareness and education program and opportunities for the provision of a car share program
  - Provision for an electric vehicle charging space
  - The views of Banyule City Council and Transport for Victoria (including VicRoads and Public Transport Victoria).
21. An **Arboricultural Assessment Report** that addresses, but is not limited to:
- Assessment of trees on or adjacent to the site, including retention value
  - Recommendations for the protection of trees to be retained to conform to *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* to ensure long-term health, including designation of tree protection zones and structural root zones
  - Recommendations for trees to replace any trees of moderate or high retention value to be removed.
22. A **Tree Management Plan** that addresses, but is not limited to:
- Identifying trees to be retained

- Detailing the methodology for protecting trees identified for retention, including the provision of high visibility tree protection fences at least 1.8 metres tall before construction commences, and measures to protect the trees during construction.
- Measures to protect the mature oak near the western boundary of the St Pius X Environment Park

23. A **Landscape and Open Space Plan** that addresses, but is not limited to:

- Existing vegetation to be retained and the appropriate protection zones to allow for their retention
- A planting theme that complements existing trees to be retained on the site and the surrounding neighbourhood character and that demonstrates water sensitive urban design outcome
- New canopy trees and landscaping within the public realm, public and communal open space areas and along internal connections
- Landscaping areas within private open spaces
- Street trees along Tarakan and Altona Streets
- Delineation of public, communal and private open spaces and the treatment of these interfaces, which must include provision of low and/or transparent fencing and landscaping to allow for passive surveillance
- Hard and soft landscaping treatments of the public realm and communal open spaces
- Interface treatments between adjoining streets and residential properties, including boundary fences
- Integration of sustainability and water sensitive urban design (WSUD) measures with WSUD measures informed by the Stormwater Drainage Master Plan
- Opportunities for communal gardens
- Maintenance responsibilities.

24. A **Dwelling Diversity** report that must:

- Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site
- Include the number and extent of one, two and three bedroom plus dwellings for social and private housing
- Provide for additional initiatives that actively encourage affordable housing and co-housing opportunities.

25. An **Ecologically Sustainable Development Plan** that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives. This Plan is to address energy efficiency, on-site renewable energy systems, resilience to climate related impacts water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. The Plan must meet the requirements of Clause 22.05 and all buildings must achieve a minimum of 5-star rating against the Green Building Council of Australia's Green Star rating system for design (or achieve an equivalent standard using an equivalent rating tool).

26. A **Services and Infrastructure Plan** that addresses, but is not limited to:

- An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development

- A description of the proposed provision of all appropriate utility services to development parcels
  - A stormwater drainage master plan, including the location of any on-site drainage retention facilities.
27. A **Construction Management Plan (CMP)** that details how the development of the land will be managed to ensure the protection of the amenity, access and safety of adjoining residents. The CMP:
- must be prepared prior to any works, including demolition
  - must address (as relevant); demolition, bulk excavation, management of the construction site, hours of construction, noise, control of dust, public safety, construction vehicle road routes and traffic management (including location of construction vehicle access and worker parking), soiling and cleaning of roadways, discharge of any polluted water and stormwater, security fencing, disposal of site waste, location of cranes, location of site offices, storage of plant and equipment, redirection of any above or underground services and the protection of trees on or adjacent to the site to be retained in accordance with an Arboricultural Assessment Report prepared in accordance with this schedule.
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  - The presence and depth of groundwater at the site
  - Underground infrastructure that has contamination source potential
  - The contamination status of soil on the site
  - If intrusive works are likely to occur during redevelopment works, an acid sulphate soil assessment
  - Advice on the need for a Site Remediation Strategy.
29. Where the development will be undertaken in stages, a **Staging Plan** that addresses, but is not limited to:
- The delivery of infrastructure and shared facilities within each stage to ensure the orderly development of the site
  - Site management, such as resident amenity, vehicle access and parking, pedestrian access and protection of existing buildings, infrastructure and vegetation
  - Timeframes for the commencement and completion of each stage and any management of overlap between stages.
30. An **Acoustic Report** that identifies:
- Whether the proposed use and development of the site is likely to be affected by noise from nearby uses or abutting roads
  - The likely effect of non-residential uses on the site on the amenity of nearby residential uses
  - Methods to address the issues identified.
31. A **Waste Management Plan** that addresses a cohesive approach to waste and recycling collections for the entire development. The Waste Management Plan must:

- Identify the location of bin storage areas that are sufficient to cater for waste that will be produced
- Specify the type of bins to be used
- Show where bins will be stored
- Provide details of screening and ventilation of bin storage areas
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- Identify responsibility for taking bins out for collection and returning them to the bin storage area
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  - Office of the Victorian Government Architect
  - Transport for Victoria (including Public Transport Victoria and VicRoads)
  - Department of Education and Training Victoria
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