

YARRA PLANNING SCHEME

Incorporated Document

'Richmond Walk Up Estate Redevelopment, September 2010'

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

INTRODUCTION:

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Planning Scheme (the Scheme).

Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document.

In the event of any inconsistency between the specific controls contained in this document and any provision of the Scheme, the specific controls contained in this document will prevail.

ADDRESS OF THE LAND:

The land is formally described as Lots 1 and 2 on Plan of Subdivision 365304N. The land is commonly known as Richmond Walk Up Redevelopment - Stage 1 (north of Elizabeth Street).

PURPOSE:

- To facilitate development of the land for the construction of four multi storey buildings to be used for dwellings (no permit required), and a reduction in the car parking requirements of the Yarra Planning Scheme.
- To facilitate the timely development of land for social housing thereby adding to the existing housing stock within metropolitan Melbourne as part of the Housing Affordability Fund agreement between the Commonwealth and Victorian Governments
- To recognize the strategic importance of the land as a major redevelopment site situated adjacent to the Victoria Street Major Activity Centre and in an area that benefits from excellent access to existing public transport, health and community services, retail services, employment and educational opportunities.

THIS DOCUMENT ALLOWS:

Development of the land for the construction of four multi storey buildings to be used for dwellings (no permit required), and a reduction in the car parking requirements of the Yarra Planning Scheme generally in accordance with the plans prepared by Williams Boag Architects and Aspect Studios and titled:

“Richmond Redevelopment (Urban Renewal)” Drawing Nos A1.02(L), A2.00(U), A2.01(X), A2.02(M), A2.03(N), A2.04(M), A2.05(M), A2.06(M), A2.07(N), A2.08(S), A2.09(R), A2.10(Q), A2.11(Q), A2.12(D), A2.13(D), A2.14(E), A2.15(Q), A4.00(F), A4.01(F), Part A4.02(G) – Building A & C East Elevation, SK255 – Building B East Elevation, A4.03(G), A4.04(J), A4.05(J), A5.00(D), A5.01(C), A5.02(D), A5.03(H), A5.04(H), and LC.01(P8), LC.02(P8), LC.03(P3) and LC.04(P3).

and as shown on the plans endorsed under condition 1 of this document and including any amendment of the plans as may be approved from time to time under conditions , 2 and 3 of this document.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Endorsed Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority in consultation with the City of Yarra (Council). When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans

must be generally in accordance with the application plans but further modified to which show

General

- (a) Dimensions of setbacks taken from title boundaries and maximum heights taken from ground level.
- (b) Screening of balconies or windows:
 - Building A: Provide obscure balustrades to balconies 303, 401, 501, 506, 509, 601, 606, 609. Relocate clothes line and provide L-shaped slatted screen to balcony 103. **Relocate stair to suit.**
 - Building B On levels 1-4 relocate clotheslines and slatted screens to the south end of balconies 02, 03, 04, 05, and on levels 5 -6 to balconies 02, 03, 04.
On levels 5-6, provide obscure balustrades to balconies 05, 06.
 - Building D On levels 1-5, provide screening to east end of north facing balcony between grids D07 and D08. Provide full height screening to west facing balconies to south-west corner unit.
- (c) The specification and location of all proposed external plant and equipment (including roof top plant and equipment, car park ventilation and individual air conditioning and hot water units). All plant and equipment must be screened to prevent views from the street and habitable room windows of nearby dwellings.
- (d) An area set aside within the property boundaries for pits, meters and essential services.
- (e) Details of security treatments for the complex.
- (f) A minimum of 195 external and secure storage units of not less than 4 cubic metres. Where storage of a minimum of 1 cubic square metre is provided internal to units (excluding robes) external storage can be reduced to 3 cubic square metres.
- (g) Outdoor clothes drying facilities to be provided for all dwellings.

Design Detail

- (i) Building D northern elevation balustrade/screen treatments to be amended to provide for variation in balustrade/screen by colour or material to create greater vertical articulation across the façade.

Car and Bicycle Parking

- (j) Warning tactile ground surface indicator on the footpath at either edge of the basement entrances to both car parks in accordance with AS/NZS 1428/2002.
- (k) Column setbacks a minimum 250mm from the edge of the aisle.
- (l) A convex mirror placed at the ninety degree bend at the bottom of the ramp associated with Buildings A, B & C basement.
- (m) A one metre aisle extension should be provided at the western end of the basement car park in Building D.

- (n) All car parks and vehicle access ways must be generally in accordance with Australian Standard AS2890.1-2004 or to the satisfaction of the responsible authority.
- (o) Reinstatement of any redundant crossings.

Environmentally Sustainable Design

- (p) Details of environmentally sustainable principles required by the Environmentally Sustainable Principles report referred to in Condition 9;

Acoustic

- (q) Details of all acoustic works recommended by the acoustic report required by Condition 8 to be shown on plans;

Schedule of Materials and Colours

- (r) An updated schedule of all external materials and finishes (including materials samples, colours and coloured elevations/perspectives). The schedule must show the materials, colour, finish and application methods (where relevant) of all external walls, roof, fascias, window frames, glazing types, cladding, doors and fences and must confirm the following:
 - (i) Modification to dark grey shade and replacement with tonal variation across the buildings to provide greater articulation of the facades; and
 - (ii) All roof top plant and equipment housing to be designed to ensure blank, concrete rendered walls are avoided and incorporating cladding, colours, textured concrete or green walls.
 - (s) Floor plans, elevations and sections for Building B to be modified to accord with schematic plan SK254 prepared by Williams Boag Architects
2. The development of any land or building or part thereof as shown on the endorsed plans must not be altered or modified in any way without the written consent of the responsible authority.
 3. Floor levels shown on the endorsed plan(s) must not be altered or modified without written consent of the Responsible Authority.

Construction Management Plan

4. Before any development starts, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed as evidence of its approval. The plan must provide for or include the following:
 - (a) a pre-conditions survey (dilapidation report) of the subject site and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) protection works necessary to road, bicycle paths and other infrastructure (limited to an area reasonably proximate to the site);
 - (c) remediation of any damage to road, bicycle paths and other infrastructure (limited to an area reasonably proximate to the site);
 - (d) containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build up of matter outside the site;
 - (e) on site facilities for vehicle washing;
 - (f) methods for management of noise and general nuisance;

- (g) site security;
- (h) waste and stormwater treatment;
- (i) construction program;
- (j) preferred routes for trucks delivering to the site;
- (k) parking facilities for construction workers;
- (l) delivery and unloading points and expected frequency;
- (m) an outline of requests to occupy public footpaths, or roads, bicycle path or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
- (o) traffic management measures to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.

Construction

5. During the construction, the following must occur:
- (a) any stormwater discharged into the stormwater drainage system to comply with EPA guidelines;
 - (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
 - (c) vehicle borne material must not accumulate on the roads abutting the site;
 - (d) the cleaning of machinery and equipment must take place on site and not on adjacent footpaths, bicycle paths or roads;
 - (e) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly; and
 - (f) All site operations must comply with the EPA Publication TG302/92.
6. The development, once commenced, must be completed to the satisfaction of the Responsible Authority.

Construction Hours and Noise

7. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7.00 am – 6.00 pm, Monday-Friday (excluding public holidays) and 9.00 am – 3.00 pm, Saturday and public holidays. No work is to be carried out on Sundays, ANZAC Day, Christmas Day or Good Friday without a specific permit. All site operations must comply with the relevant Environmental Protection Authority's Guidelines on Construction and Demolition Noise.

Acoustic Treatments

8. Before the plans are endorsed, a report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority generally in accordance with the Acoustic Assessment prepared by Acoustic Logic Consultancy (draft report) dated 24 August 2009). The report must be prepared by a suitably qualified acoustic engineer to show how the requirements of State Environment Protection Policy N-1 and relevant Australian Standards will be met and must prescribe the form of acoustic treatment to:
- (a) dwellings to protect occupants from external noise sources from commercial activities/noise along Victoria Street, Richmond/Abbotsford; and

- (b) the mechanical plant equipment installed or constructed as part of the development.

Environmentally Sustainable Principles

- 9. The recommendations of the ESD Statement (August 2009) prepared by WBa Architect or equivalent measures must be implemented into the development with details submitted to the Responsible Authority demonstrating compliance with this condition.

Vehicle Access

- 10. Vehicular access points must be designed to accommodate service vehicles to the satisfaction of the Responsible Authority.
- 11. The occupier must ensure that landscaping, both existing and proposed, does not obstruct the sightlines for vehicular traffic and pedestrians to the satisfaction of the Responsible Authority.
- 12. Any damaged road(s), footpath(s), bicycle path(s) and other infrastructure adjacent to the development site as a result of the construction works must be reinstated to the satisfaction of the Responsible Authority.
- 13. Any portions of redundant vehicle crossing must be broken out and removed and reinstated with kerbing and paving of the surrounding area. The cost of these works must be borne by the [developer].
- 14. The development's finished floor levels for pedestrian access and car parking areas must be such that pedestrian and vehicular access accords with Australian Standards.
- 15. Existing footpath, bicycle path, kerb and channel, and road pavement surface levels must not be altered unless with the approval of the Responsible Authority.
- 16. The [developer] must not commence any civil infrastructure works on any Public Highway without obtaining official consent from the Responsible Highway Authority.

Car and bicycle parking

- 17. All vehicle movements to and from the site must be in a forward direction.
- 18. The loading or unloading of vehicles of goods, plant and materials or other items delivered to or dispatched from the land must take place within the boundary of the land to the satisfaction of the responsible authority.
- 19. The areas set aside for parking on the endorsed plans are to be used in connection with the lawful uses carried out on the site and must not be operated as a public car-parking facility.
- 20. Bicycle parking must be provided and conveniently located in accordance with the endorsed plans to the satisfaction of the responsible authority.

Cooke Court Extension

- 21. Before the occupation of the development hereby approved the owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 with and to the satisfaction of the responsible authority which agreement must be, registered on the title. By the agreement, the owner must covenant with the responsible authority to undertake construction works to provide for the Cooke Court Extension as generally depicted on Aspect Studios

Plan No. LC01 at the full cost of the owner. The agreement must address the following:

Design detail:

- (a) The Cooke Court extension must be designed as a shared zone in accordance with the VicRoads design guidelines for Shared Zones with priority to pedestrian and bicycle traffic;
- (b) The Cooke Court extension must be provided with a non-linear alignment to reduce vehicle speeds;
- (c) Prior to the commencement of any construction works to provide for the Cooke Court extension, the owner must submit detailed engineering design drawings to the responsible authority for assessment which plans must have obtained the approval of the responsible authority before works commence;

General

- (d) The Cooke Court extension must be maintained as a private road with unfettered public access at all times including bicycle path and footpath.
- (e) Measures by which heavy vehicles are to be prohibited from utilising the Cooke Court extension must be specified;

Timing of works

- (f) Before completion of the development allowed by the permit, the Cooke Court extension works must be fully completed to the satisfaction of the Responsible Authority;

Cost

- (g) The cost of the design and construction of the Cooke Court extension construction works and the cost of any modifications to public assets owned or controlled by the responsible authority must be borne by the owner and/or occupier of the land; and
- (h) All costs of preparation and registration of such agreement must be borne by the owner of the land, including those incurred by the responsible authority.

Cessation of the Agreement

- (i) This agreement shall cease to have effect upon the approval of a master plan for the renewal of the balance of the Elizabeth Street North Walk up Estate.

Street levels, Crossovers and Drainage

- 22. The developer of the land must construct a stormwater drainage system for the development at no cost to the City of Yarra and make provision to connect this system to the City of Yarra's underground stormwater drainage system and where necessary, upgrade the system to accept the discharge from the site in accordance with plans and specifications to the satisfaction of the Responsible Authority in consultation with the City of Yarra.
- 23. All piping and ducting, other than for drainage above the ground floor storey of the building must be concealed.

Road Infrastructure Works

24. The Elizabeth Street access road, footpath construction and associated drainage infrastructure and works are to be designed and constructed in accordance with the City of Yarra's standards and all relevant Austroads Standards. The [developer] is to submit detailed engineering design drawings to the Responsible Authority in consultation with City of Yarra for assessment and approval prior to the commencement of works and must include internal footpath dimension of approximately 2m.
25. Prior to the occupation of the development, all the footpaths, bicycle paths and kerb and channel surrounding and adjacent to the subject development must be reconstructed in accordance with the City of Yarra's engineering standards and requirements and to the satisfaction of the Responsible Authority. All costs associated with these works are to be borne by the [developer].
26. Within six (6) months of the commencement of works the developer must establish if the power pole at the intersection of the new internal road and Elizabeth Street needs to be relocated. In the event the power pole is required to be moved, all costs associated with these works must be borne by the [developer].
27. Within six (6) months of the commencement of works the developer must establish if the existing road hump in Elizabeth Street needs to be relocated through discussions with Council's Infrastructure unit. In the event the road hump is required to be relocated, all costs associated

Road Closure

28. Within six (6) months of the commencement of the development hereby permitted, all roads shown as contained within the subject site must be 'discontinued', alternatively due process to enable the development to commence must be commenced.

General Parking Areas

29. No fewer than 72 car parking spaces and 65 bicycle parking spaces must be provided on the land at all times.
30. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan must:
 - (a) be provided and completed to the satisfaction of the Responsible Authority prior to the commencement of the development hereby permitted;
 - (b) thereafter be maintained to the satisfaction of the Responsible Authority;
 - (c) be made available for such use at all times and not used for any other purpose;
 - (d) be properly formed to such levels that it can be used in accordance with the endorsed plan; and
 - (e) be drained and sealed with an all weather seal coat.

Lighting

31. The development must be provided with external lighting capable of illuminating access to each car parking space, bicycle parking space, store, rubbish bin, recycling bin, pedestrian walkways, stairwells, lift, dwelling entrances and entry foyer. Lighting must be located, directed, shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within and beyond the site, to the satisfaction of the Responsible Authority.

Landscaping

32. Within six (6) months of the date of the commencement of development, or as otherwise agreed by the responsible authority, an updated landscape plan generally in accordance with the Aspect Studio plans must be prepared to the satisfaction of the Responsible Authority prepared by a suitably qualified person. When approved, the landscape plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
- (a) detailed planting plan with plant schedule (common and botanical plant names, density, quantities and size at planting);
 - (b) the location of all areas to be covered by lawn or other surface materials;
 - (c) the location of any permanent structures, furniture or other facilities;
 - (d) all public area footpaths, steps, ramps and crossings to comply with DDA – Tactile indicators, nosings and handrails where necessary;
 - (e) grades of all footpaths shown on plan;
 - (f) Existing *Eucalyptus globulus* (Tree No. 3) to be shown on plan;
 - (g) Bicycle hoops to be provided at the south-west entry point;
 - (h) detail of all trees planting to show trees centrally located to tree pits;
 - (i) Details of permeable paving including detail of tree pits;
 - (j) Details of rain gardens including soil and sand medium profile and drainage details;
 - (k) Typical section through courtyard indicating raised planter heights, podium level drainage system, planting and key features;
 - (l) Any planting of trees along the Elizabeth street frontage should comply with council street tree species *Tilia cordata* 'Greenspire';
 - (m) details of landscape works to setback area along Elizabeth Street, to shield semi basement level;

The above is to be to the satisfaction of the responsible authority.

33. Except with the written consent of the Responsible Authority, the landscaping must be completed before the building is occupied and then maintained to the satisfaction of the Responsible Authority. Any landscaping outside the title boundary of 147 – 181 Elizabeth Street, Richmond must be carried out in consultation with the City of Yarra and at the cost of the developer.
34. Any street tree planting in the road reserve must include water sensitive urban design techniques to ensure trees are self sufficient for watering needs. Detailed drawings must be submitted to the Responsible Authority and City of Yarra for assessment and approval.
35. Any street trees are to be planted by the City of Yarra's contractors 'Sevron' in accordance with the planting specification specified at condition 32. The cost of the works must be borne by the developer. All works must be completed prior to occupation of the development except with the written consent of the Responsible Authority.
36. Before any development starts a tree preservation plan generally in accordance with the recommendations of the arboricultural report of A & R Tree Surgeons dated 27th August 2009 must be submitted to and approved by the Responsible Authority and thereafter implemented to the satisfaction of the Responsible Authority.

Waste Management

37. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view. All waste collection and recycling collection to be undertaken by private contractors or by Council between the hours specified in Council's Local Law No. 3.

Building Appurtenances

38. All new on boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

Minimise Disruption of Public Transport

39. The developer must take all reasonable steps to ensure that disruption to tram operations along Church Street, and to a lesser extent Victoria Street, is kept to a minimum during the construction of the development. Foreseen disruptions to the tram operations during construction and mitigation measures must be communicated to the Director of Public Transport 14 days prior to such known disruptions.
40. The developer must ensure that all track, tram overhead and supporting infrastructure is not damaged or that works do not cause unplanned disruption to operations. Any damage to public transport infrastructure must be rectified to the satisfaction of the Director of Public Transport at the cost to the developer.

VicRoads Conditions

41. Appropriate signage, line marking and pavement marking should be designed and installed in accordance with the VicRoads Traffic Engineering Manual – Volume 2 Signage and Markings (January 2010).
42. The developer shall be responsible for the relocation and reinstatement of any trees, road furniture and any other services that may be required in this work, to the satisfaction of the Responsible Authority and at not cost to VicRoads.
43. Work site traffic management shall be in accordance with “Road Management Act 2004 – Worksite Safety Traffic Management – Code of Practice” and AS 1742.
44. 3-2009 Part 3 Traffic control devices for works on roads. If traffic congestion becomes excessive at any time, the contractor must undertake measures to ease congestion.
45. A traffic management plan is to be submitted to VicRoads for its consideration at least 14 days prior to the commencement of works on the road reserve. No traffic management devices are to be erected on Church Street until Vic Roads issues authorisation for the erection of those devices in accordance with the traffic management plan.

Time Limit

46. Notwithstanding other provisions of the Scheme or these conditions, the specific controls contained in this document will expire if one of the following circumstances applies:
 - (i) The development is not started within 2 years of the date of approval of the amendment.
 - (ii) The development is not completed within 4 years of the date of approval of the amendment.

The responsible authority may extend the periods referred to if a request is made in writing before these controls expire or within three months afterwards.

NOTES

All future residents, employees and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

END OF DOCUMENT