

Moreland City Council Objectives for Redevelopment of the former Kodak site

Council's objectives for the redevelopment of the former Kodak site are presented below (endorsed at the 13 September 2006 Council Meeting - DCD83). These objectives must be addressed to Council's satisfaction in the establishment of an agreed development scenario for the site, prior to Council agreeing to initiate an amendment to the planning scheme to rezone any part of the site and to put in place any associated planning scheme controls (eg overlays).

These objectives identify Council's priorities for the site. In addition to addressing these objectives, the development is required to meet the relevant provisions of the planning scheme, State and Local policies.

Essentially these objectives assume the part of the site west of Edgars Creek is retained in the Industrial 1 Zone (IN1Z) and the part of the site east of Edgars Creek is considered for a range of alternative uses including employment generating uses and residential uses (appropriate zone and other provisions to be determined based on a development scenario to be agreed with the developer). The objectives include Council's expectations if some residential development is to be accepted on the site. Those objectives marked with an asterix (*) only apply to the part of the site east of Edgars Creek in the event of some residential development.

It is anticipated that Council's objectives contained herein will be translated into an agreed development outcome, likely to be presented in separate masterplans and accompanying design guidelines for the two parts of the site east and west of the creek.

ISSUES	OBJECTIVES
<p>1. Site and Context Analysis and Design Response</p>	<p>1.1 To require the developer to submit a comprehensive Site and Context Analysis and to ensure the development provides a comprehensive response to the site analysis.</p> <p>1.2 The Site and Context Analysis must be submitted prior to Council's consideration of any development proposals for the site. The Site and Context Analysis and must include the analyses required in objectives 1.3-1.13 below.</p> <p>1.3 * A Buffer Assessment is required of the Newlands Core Industry and Employment Precinct (CIEP) to identify all existing threshold distances outlined in clause 52.10 of the planning scheme and the impact any residential uses on the east of the creek may have on these buffers.</p> <p>1.4 * A Noise Assessment/Acoustic Report is required to identify all potential noise sources in the surrounding area (particularly noise associated with nearby industry). The assessment should recommend specific acoustic treatments required to any new noise sensitive uses (e.g. residential) in order to ensure that existing industrial and commercial processes carried out in the surrounding area will not be subject to additional requirements to meet their obligations under the State Environment Protection Policy N-1 (SEPP N-1).</p> <p>1.5 An Economic Assessment is required to:</p> <ul style="list-style-type: none"> • identify viable employment generating uses for the part of the site west of the creek and the design requirements of such uses • identify viable employment generating uses for the part of the site east of the creek (e.g. aged accommodation, home offices, offices,

	<p>neighbourhood level retail, cafe, gymnasium, childcare, etc), having regard to State and local policy, and the design requirements of such uses</p> <ul style="list-style-type: none">• assess the value to the local economy of proposed uses (including residential uses*). <p>1.6 * A Community Facilities Analysis is required to:</p> <ul style="list-style-type: none">• audit the current and planned provision of community facilities in the local area (including facilities proposed in the Coburg Structure Plan and at Pentridge)• determine whether the proposed development will have any impact on the need for additional and/or enhanced facilities in the local area (e.g. public meeting rooms, gymnasium, childcare, netball courts, neighbourhood house)• recommend the best location for any new facilities, if required (this may include the provision of new facilities on the site as part of the development or the identification of alternative locations in the local area)• determine the contribution (e.g. monetary or building) the developer should make to any new or enhanced facilities. <p>1.7 A Heritage Strategy and Management Plan is required to:</p> <ul style="list-style-type: none">• recommend the best ways in which the site's heritage significance should be incorporated in the site's redevelopment (e.g. previous Kodak signage)• recommend how the site's heritage interpretation is best managed in the long term• consider the heritage significance of the adjoining Newlands Estate to recommend the ways in which the site's redevelopment can best respond (e.g. in terms of acceptable built form, scale and setbacks at the interface between the site and the heritage precinct and appropriate access between the new development and the heritage precinct). <p><i>Regard must be had to existing heritage assessments undertaken by Council, Kodak, National Trust and Heritage Victoria.</i></p> <p>1.8 An Aboriginal Heritage Strategy and Management Plan is required to:</p> <ul style="list-style-type: none">• recommend the best ways in which the site's Aboriginal heritage significance should be incorporated in the site's redevelopment• recommend how the site's Aboriginal heritage interpretation is best managed in the long term. <p><i>Regard must be had to existing Aboriginal heritage studies undertaken by Council and an archaeological survey undertaken by Kodak. Consultation must be undertaken with the Wurundjeri Tribe Land Compensation and Cultural Heritage Council Inc.</i></p> <p>1.9 A Viewshed Analysis is required to:</p> <ul style="list-style-type: none">• identify important views to be protected/enhanced (including views of the site and views from the site)• recommend ways in which these views could be protected/enhanced by the development.
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The Viewshed Analysis should have regard to the site's heritage significance and the contribution the remaining buildings make to views of the site.

1.10 A **Built Form Analysis** is required to:

- document the scale, setbacks, subdivision patterns, neighbourhood character and heritage character of the surrounding area
- recommend ways in which the development should protect the positive elements of the surrounding built form and how the development should be integrated with the surrounding area. These recommendations should identify appropriate built form scale (including heights), setbacks and subdivision pattern for the development.

1.11 A **Landscape Character Analysis** is required to:

- document the landscape character of the surrounding area (including topography and those elements identified in standard MC1 of the *Development Guidelines for the Merri Creek 2004*)
- recommend ways in which the development should protect the positive elements of the landscape character and how the development should be integrated with the surrounding area. These recommendations should include development setbacks, scale and design for the interface with the Edgars Creek corridor.

1.12 A **Service Infrastructure Audit** is required, including mapping of all on site service infrastructure, including on site drains, utilities and connections (including off site connections).

1.13 A **Certificate or Statement of Environmental Audit** is required, prepared by a suitably qualified environmental auditor, to confirm the suitability of the site for intended uses, in accordance with the requirements of *Ministerial Direction No 1 - Potentially Contaminated Land (1989)* and the *General Practice Note – Potentially Contaminated Land (DSE, June 2005)*.

1.14 In responding to the Site and Context Analysis, it is expected the **Design Response** will ensure the development of the site:

- is informed by the findings of the Site and Context Analysis, including all supporting analyses as identified above
- is integrated with the surrounding area in terms of scale, street, pedestrian and bicycle networks and neighbourhood character, including the character and appearance of the adjoining Newlands Estate heritage precinct
- upgrades and enhances the interface with the Edgars Creek corridor, having regard to the secluded natural character of the creek corridor
- does not undermine the ongoing operation of industry in the Newlands CIEP, having regard to any noise, threshold distances or other off site impacts generated by existing industry
- enhances the existing group of shops on Elizabeth Street
- is integrated with the site's remaining heritage features, vegetation and topography

	<ul style="list-style-type: none"> • responds to Council’s objectives contained herein.
<p>2. Land Use</p>	<p>2.1 To ensure that development of the site includes viable employment generating uses.</p> <p>2.2 To create a land use mix on the site that essentially:</p> <ul style="list-style-type: none"> • retains the part of the site west of Edgars Creek in the Industrial 1 Zone (IN1Z) as part of the Newlands CIEP • allows for some residential development on the part of the site east of Edgars Creek but also includes employment generating uses such as aged accommodation and home offices and small scale retail/ commercial/office uses (Neighbourhood Activity Centre) to ensure the local resident population has ‘walkable’ access to convenience retail services and includes any community facilities and social housing as determined necessary (see relevant objectives below). <p>2.3 To ensure that the part of the site west of Edgars Creek is developed as a high quality industrial park and contributes to improving the amenity of the Newlands CIEP. In support of this objective it is expected that consideration will be given to amalgamating with adjoining sites to create an appropriate frontage to Newlands Road and developing an overall ‘masterplanned’ industrial business park. Council will be seeking a guarantee that the part of the site west of Edgars Creek is developed and tenanted in a timely manner parallel with the part of the site east of the creek.</p> <p>2.4 To avoid creating land use conflicts between the Newlands CIEP and existing and new residential development (having regard to clause 52.10 of the planning scheme and the SEPP N-1). Consideration must be given to both existing industry and the introduction of new industrial uses on the part of the site west of the creek (refer to objectives 1.3 and 1.4).</p> <p>2.5 To ensure that any retail/commercial/service component of the development is not of a size or specific use that would be more appropriately located in the Coburg Principal Activity Centre and does not conflict with State government out-of-centre policy.</p> <p>2.6 To consider locating any retail/commercial/service uses on the east part of the site to front Elizabeth Street opposite the existing shops on the east side of the Street, to reinvigorate this location as a neighbourhood level strip shopping centre (Neighbourhood Activity Centre), with complementary activity to both sides of the street. Consideration should also be given to incorporating the retained Building 8 in the Neighbourhood Activity Centre.</p> <p>2.7 * If the Community Facilities Analysis determines the need for any community facilities to be included in the development (see objective 1.6 above, the location of such facilities should generally be in conjunction with either the Neighbourhood Activity Centre or in conjunction with open space (e.g. leisure related facilities) depending on the nature of facilities required, unless otherwise recommended by the Community Facilities Analysis.</p> <p>2.8 * To locate any social/community housing provided within the development (see objective 3.1 below) in close proximity to the Neighbourhood Activity Centre and public transport (i.e. bus stops).</p> <p>2.9 * To locate any aged accommodation provided within the development (see objective 4.1 below) in close proximity to the Neighbourhood Activity</p>

	Centre and public transport (i.e. bus stops).
3. Affordable Housing	<p>3.1 * To require the developer to include social/community and affordable housing in the development. In support of this objective Council will facilitate discussion between the developer and Housing Associations at an early stage in the process.</p> <p>3.2 * In terms of the indirect provision of affordable housing, Council's objective is to ensure a mix of dwelling types are included in the development, including 1, 2, 3+ bedroom dwellings and single detached houses, townhouses and flats/apartments and to encourage the developer to target these dwelling types at a range of income brackets.</p>
4. Aged Accommodation	<p>4.1 * To require the developer to include the provision of aged accommodation and nursing home facilities in the redevelopment of the site.</p>
5. Open Space	<p>5.1 Council will undertake a detailed walking catchment analysis of the area in accordance with Action 6.8 of the Moreland Open Space Strategy (MOSS). If this analysis indicates there is a need for additional local open space to be provided in the redevelopment, the location of this open space will be determined based on the best overall layout of the development in accordance with relevant urban design objectives and the access criteria identified in the MOSS.</p> <p>5.2 To ensure the adequate protection of all land on the site within the minimum 30m wide public open space corridor along Edgars Creek, in accordance with Action 10.16 of the MOSS (also see objectives 6.2 and 10.12). This may include any or all of the following: appropriate planning scheme controls; land contribution from the developer; land acquisition by Council; a land swap between Council and the developer (a land swap would not include existing public open space).</p> <p>5.3 Depending on the outcomes of the above two objectives, Council will seek a 5% open space cash development contribution under the Subdivision Act from any subdivision of the site, in accordance with Action 12.5 of the MOSS. This money will be used to upgrade parkland in the vicinity, in particular to further the MOSS objectives for the enhancement of Edgars Creek and provision of a shared path along the Edgars Creek linear open space corridor to improve linkages between the Merri Creek path and Edwardes Lake in Reservoir (refer objective 6.1).</p> <p>5.4 Land used for stormwater management purposes will not be considered as part of the calculation for the site's open space development contribution.</p> <p>5.5 Land set aside by the developer for park purposes, over and above that required by Council, will not be considered as part of the calculation for the site's open space development contribution.</p> <p>5.6 To minimise and preferably eliminate any common land to be owned and managed by a body corporate.</p> <p>5.7 The provision of any public open space on site should meet the following objectives:</p> <ul style="list-style-type: none"> • be provided in an accessible location • be accessible both from within and beyond the site

	<ul style="list-style-type: none"> • adjoin a public street • any adjacent buildings should have active frontages to the open space, separated by a street or pedestrian/cycle path • the size of the space should be appropriate to its intended usage • the space should not be unreasonably overshadowed • the space should be transferred to public ownership • should augment and consolidate the public open space associated with the Edgars Creek corridor • consideration should be given to creating a town square / civic space associated with the Elizabeth St shops and/or the forecourt to Building 8.
<p>6. Edgars Creek Corridor</p>	<p>6.1 To ensure the development achieves the following objectives of the <i>Development Guidelines for the Merri Creek 2004</i>:</p> <ul style="list-style-type: none"> • to provide a linear open space link, including the provision of a shared pedestrian and cycle path along the Edgars Creek corridor to link with the Merri Creek path to the south and Edwardes Lake to the north • to ensure that new subdivision creates a positive interface with the open space along the creek • to provide public access from surrounding areas to the creek • to protect natural landforms and geological features • to create a more natural and visually attractive landform • to create a landform that can be easily managed • to protect open space from illegal fill • to ensure that development does not undermine the sense of remoteness along the creek • to protect and enhance the natural and visual character of the waterway corridor • to restore the adjoining open space to a more natural environment • to ensure the health and vitality of the natural systems of the creek. <p>6.2 To ensure that the development achieves the relevant design standards of the <i>Development Guidelines for the Merri Creek 2004</i>, as well as the following key outcomes:</p> <ul style="list-style-type: none"> • the subdivision and road layouts are to ensure that development faces the creek corridor to create active frontages that provide casual surveillance to enhance safety • development should be set back approximately 20 metres from the title boundaries where they abut the creek corridor (appropriate setbacks will be confirmed based on the findings of the Viewshed Analysis and Landscape Character Analysis, and having consideration of the objectives

	<p>and standards of the Development Guidelines for the Merri Creek)</p> <ul style="list-style-type: none"> • the provision of open space is to be focused on augmenting the public land associated with the creek corridor. <p>6.3 To ensure that the environmental values of the creek corridor are protected through the preparation of a Construction Management Plan (refer objective 13.9); and a Stormwater Drainage Masterplan that incorporates Water Sensitive Urban Design (WSUD) principles (refer objective 13.5).</p>
<p>7. Landscaping</p>	<p>7.1 To require the developer to submit a comprehensive Landscape Plan, addressing the following:</p> <ul style="list-style-type: none"> • an appropriate interface with Edgars Creek that enhances the bushland character of the creek corridor, addresses significant stands of remnant vegetation present in various locations abutting the site (as identified by the <i>Moreland Remnant Vegetation Assessment</i> MCMC, 1998), and integrates with planting along the Edgars Creek reserve associated with Planning Permit No. 2005/0789 (Part 2) • the landscape objectives and standards included in <i>the Development Guidelines for the Merri Creek 2004</i> • enhancement of the habitat value, shade and amenity of the location • retention of mature trees that remain on the site following remediation works • a suitable and consistent landscape theme that integrates appropriately with the site's existing vegetation and with the creek corridor • a suitable and consistent landscape theme that enhances the neighbourhood character created by the development, including consistent and abundant street tree planting. New street tree planting adjoining already established local streets should incorporate, complement and enhance existing planting themes • a landscape that incorporates water sensitive urban design (WSUD) to help minimise stormwater runoff impacts and improve the quality of stormwater entering the creek (refer objective 13.5) and that incorporates sustainable materials and techniques in the construction of roads, footpaths and street furniture (e.g. public lighting) • creation of landscapes that are easy to maintain. <p>7.2 The Landscape Plan must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>
<p>8. Vehicle, Bicycle and Pedestrian Network</p>	<p>8.1 To improve the permeability (particularly walkability and rideability) of the street network by establishing new through links and multiple access points and avoiding the creation of a 'gated' estate with minimal access points in and out of the site.</p> <p>8.2 The development must provide a clear grid network of public streets providing access through the site and direct movement and visual connections between the new network of streets, footpaths and lanes and the existing network of the surrounding neighbourhood and the creek corridor (refer to objectives 6.1 and 6.2).</p> <p>8.3 The transport network must have regard to the access objectives and standards included in <i>the Development Guidelines for the Merri Creek 2004</i>,</p>

	<p>including the need for maintenance vehicles to access the creek corridor and the objective to create a shared pedestrian and cycle path along the Edgars Creek corridor (see objective 6.1).</p> <p>8.4 * The transport network must ensure direct and safe walkable access from all dwellings to bus stops, the Newlands Primary School, any on-site or nearby community facilities and public open space and the Neighbourhood Activity Centre on Elizabeth Street.</p> <p>8.5 Street block sizes should be no greater than one hectare to support good pedestrian connectivity.</p> <p>8.6 New streets should incorporate separate footpaths, street trees, pole mounted lighting and kerbside parking to both sides of the street.</p> <p>8.7 Existing streets adjoining the site should be enhanced by widening footpaths and nature strips, undergrounding of power lines, provision of new street trees and pole mounted street lighting (as appropriate).</p> <p>8.8 In general, the dimensions of all roads within the development should include a minimum road pavement of 7.5m to accommodate on-street parking to both sides of the street, traffic and bicycles to pass each other, and a minimum verge of 4m, to include an 1.5m wide footpath on both sides of the street for ease of use by prams and wheelchairs and sufficient space to accommodate street trees, integrated stormwater management, placement of garbage, recycling and greenwaste bins for collection, lighting and utility needs.</p> <p>8.9 Internal roads must be designed for waste collection vehicles, in accordance with the Heavy Rigid Vehicle in the Australian Standards for Off-Street Commercial Vehicle Facilities (AS2890.2). The street layout must not require a waste collection vehicle to reverse. This requires that the road pavements at the end of any cul-de-sac must have a radius of 22m.</p> <p>8.10 The transport network should take into consideration the access needs of people with vision, hearing or mobility impairment and consider the requirements of the <i>Commonwealth Disability Discrimination Act 1992</i>.</p> <p>8.11 If it is determined to accommodate any bus route through the development (refer objective 9.1) the carriageway width of affected roads must also be wide enough to accommodate bus movements (to be determined in conjunction with the relevant public transport authority).</p> <p>8.12 * The development should be self sufficient in terms of resident and visitor car parking provision to minimise the impact of on-street parking on Elizabeth, Boyne and Ronald Streets. There should be at least one on-street (visitor) car parking space for every two dwellings (located on new streets) and vehicle crossovers should be located at least 7.5m apart to allow for at least one on-street car park between crossovers.</p> <p>8.13 Bicycle parking must be provided in accordance with the Moreland Bike Plan, including at least 1 space per 4 habitable rooms for dwelling / accommodation uses.</p> <p>8.14 To require the developer to undertake an overall Traffic Management Plan(s), to recommend appropriate traffic management measures to address the needs of the new development and address the impacts of traffic generated by the development on the surrounding road network, including any required road upgrades or modifications (to existing roads),</p>
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	<p>any need for parking restrictions (on existing roads) and any need for traffic and pedestrian signals (on Elizabeth Street), to be undertaken in consultation with VicRoads as necessary. It is likely that a separate Traffic Management Plan will be required for the two parts of the site either side of the creek.</p> <p>8.15 The Traffic Management Plan must address the relevant objectives above (8.1-8.13).</p> <p>8.16 Vehicle access from the development into existing streets (e.g.. Boyne, Ronald and Elizabeth Streets and Jackson Parade) should be managed in accordance with the recommendations of the Traffic Management Plan(s). Consideration should be given to the preferred bus route (see objective 9.1); the avoidance of Jackson Parade becoming a collector road (providing access from the development to Murray Road); and the objectives for pedestrian and bicycle permeability.</p> <p>8.17 The Traffic Management Plan(s) must include an appropriate analysis of car parking and bicycle parking.</p> <p>8.18 The Traffic Management Plan(s) must have regard to all proposed uses on the site, including industrial and retail/commercial uses, as well as residential uses.</p> <p>8.19 The Traffic Management Plans must have regard to servicing by waste collection vehicles, public transport (e.g. bus) and emergency vehicles.</p> <p>8.20 The Traffic Management Plan(s) must include an assessment of the option to retain and reuse the internal bridge, particularly for pedestrian and bicycle access. The bridge is an important linkage over Edgars Creek and between Moreland and Darebin, however, traffic impacts and types of traffic using the bridge will need to be sensitively handled. An assessment must be made on whether it is better to retain or remove the bridge or block it to vehicular traffic, with consideration given to the access needs of maintenance vehicles and emergency services. If the bridge is to be retained a structural assessment must be made with appropriate recommendations.</p> <p>8.21 The developer will be responsible for funding any road upgrades or modifications to existing roads identified by the Traffic Management Plan(s) as required as a result of the development.</p>
<p>9. Public Transport</p>	<p>9.1 Public transport access must be integrated with the development, with particular regard to the need for any new bus services and/or the possible re-routing of the 526 bus route through the development. The developer must contact the relevant public transport authority in resolving this objective.</p> <p>9.2 The developer will be responsible for funding any new or upgraded bus bays or shelters required as a result of the development.</p>
<p>10. Urban Design and Built Form</p> <p>NB. Many urban design objectives are covered in</p>	<p>10.1 To require the developer to submit an overall Urban Design Framework for the site, addressing Council’s objectives.</p> <p>10.2 The development must be designed in accordance with the relevant elements of the <i>Safer Design Guidelines for Victoria</i> (Crime Prevention Victoria and Department of Sustainability and Environment 2005) and a Community Safety Analysis/Audit of the proposed development must be</p>

<p>objectives for other issues.</p>	<p>submitted, as outlined in the Guidelines.</p> <p>10.3 *Where relevant, the development must be designed in accordance with the <i>Guidelines for Buildings Over three Storeys</i> (Moreland City Council 2005) and the <i>Design Guidelines for Higher Density Residential Development</i> (Department of Sustainability and Environment 2004).</p> <p>10.4 If it is determined appropriate to include any retail/commercial development fronting Elizabeth Street, in conjunction with the existing shops on the opposite side of the street, the developer will be required to incorporate appropriate streetscape improvements to Elizabeth Street to prioritise safe and convenient pedestrian movement and to enhance the sense of place of the neighbourhood activity centre (e.g. including such things as widened footpaths, landscaping, prominent bus stops, pedestrian signals, etc).</p> <p>10.5 All retail, commercial and/or mixed use buildings should have active street fronts including their main customer entry directly to the street. Generally no off-street parking places should be located between the street and active fronts of buildings; all off-street parking should generally be located to the rear of buildings.</p> <p>10.6 The built form height, scale and setbacks should be clearly derived from the Site and Context Analysis, in particular from the Built Form Analysis, Landscape Character Analysis and Viewshed Analysis (see objectives 1.9-1.11).</p> <p>10.7 * The development must avoid creating a ‘gated estate’ and should integrate with the surrounding neighbourhood by creating active frontages to existing streets (Elizabeth, Boyne and Ronald Streets) and the Edgars Creek corridor.</p> <p>10.8 Built form should be designed to integrate with the surrounding neighbourhood character, the adjoining Newlands Estate heritage precinct and the Edgars Creek corridor.</p> <p>10.9 The building heights and setbacks of development located along the existing street frontages of the site (e.g. Elizabeth Street, Boyne Street, Ronald Street) should be integrated with existing development on the opposite side of the street and should not detrimentally overwhelm or overshadow existing residences.</p> <p>10.10 The building heights of new development should minimise any negative offsite impacts (e.g. overshadowing, visual bulk and views to the site) and should be designed to respond to any identified views, topography and other significant features.</p> <p>10.11 Taller buildings and medium density development on the part of the site east of Edgars Creek should generally be located towards the middle of the site and/or in conjunction with Building 8 and/or the Neighbourhood Activity Centre to be created on Elizabeth Street, to minimise off site impacts.</p> <p>10.12 Built form along the Edgars Creek frontage should generally be set back approximately 20m from the title boundary and should not undermine the secluded character of the creek valley in this location (refer to objective 6.2).</p> <p>10.13 To ensure built form addresses the relevant objectives and standards in the</p>
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	<i>Development Guidelines for the Merri Creek 2004</i> (see objective 6.2).
<p>11. Density, site coverage and dwelling diversity</p>	<p>11.1 * To provide a range of lot sizes and a variety of dwelling and household types, including 1, 2, 3+ bedroom dwellings and single detached houses, townhouses and flats/apartments.</p> <p>11.2 * Medium density housing will be encouraged in the form of small lot (ie. 150-300m²) row housing and flats/apartments. The designation of medium density 'super lots' to be set aside for later design will be discouraged to ensure an integrated approach to neighbourhood design that facilitates public access and neighbourhood walkability and minimises the need for body corporate access roads and spaces.</p> <p>11.3 * To achieve a lot layout and residential densities that support a sustainable walkable neighbourhood, increasing the viability of public transport in the area and the Neighbourhood Activity Centre on Elizabeth Street and increasing the contribution of new residents to the local economy. An average net residential density of 30 dw/ha should be achieved in support of this objective.</p> <p>11.4 * To avoid the creation of a crowded neighbourhood character (often created by large dwellings on small lots) by providing front setbacks of sufficient dimension to plant at least one significant canopy tree and by encouraging a maximum site coverage of 50% on lots set aside for single detached dwellings.</p>
<p>12. Accessible and Adaptable Development</p>	<p>12.1 The development must be designed to ensure the same level of access to buildings, services and facilities for people of all abilities and should implement the requirements of the <i>Commonwealth Disability Discrimination Act 1992</i> (also refer to objective 8.10).</p> <p>12.2 *All dwellings must include adaptable, accessible and visitable design features (e.g. open plan rooms providing circulation space needed for wheelchairs, stepless or level entrances, wider doorways and hallways, strengthened walls in bathroom areas, step free or hobless shower, slip resistant floors in wet areas, accessible toilet allowing a wheelchair to manoeuvre into place, lever door handles, adjustable kitchen cupboards and benches, increased number of powerpoints installed higher than the typical current installation and the provision of at least one bedroom and bathroom at ground level).</p> <p>12.3 All public and commercial premises should comply with Australian Standard 1428 Part 2.</p>
<p>13. Environmentally Sustainable Development (ESD), including Stormwater Management</p> <p>NB. Some ESD objectives are integrated in objectives for other issues.</p>	<p>13.1 Lot layout and design must maximise solar access for future buildings, taking into account likely building sizes and the need to present active frontages to streets. Building footprints should be identified.</p> <p>13.2 All buildings must be sited to maximise passive solar orientation.</p> <p>13.3 All buildings must be energy efficient and the occupancies within all residential and mixed-use buildings should have an average 5 star rating using the First Rate efficiency audit.</p> <p>13.4 The development should not compromise the existing passive solar access of existing dwellings.</p> <p>13.5 To require the developer to submit a Stormwater Drainage Masterplan</p>

	<p>to address the ways in which the development will incorporate on site retention, treatment and/or reuse of stormwater to reduce run off from the site and improve the quality of stormwater entering Moreland's stormwater drainage system. This includes management of both the stormwater runoff in road reservations as well as within individual property lots.</p> <p>13.6 The Stormwater Drainage Masterplan must include Water Sensitive Urban Design (WSUD) principles and must protect the environmental values of the Edgars Creek corridor.</p> <p>13.7 A comprehensive ESD Management Plan will be required to accompany any redevelopment proposal. The Plan must have regard to Council's ESD assessment tools (<i>STEPS - Sustainable Tools for Environmental Performance Strategy</i> and <i>Sustainable Design Scorecard Non-Residential</i>) and address the ways in which it is intended the development will reduce the following: greenhouse emissions from operating energy, peak energy use, mains (drinking) water use, stormwater quality impacts and building materials impacts. The ESD Management Plan must also address the provision of bicycle parking and waste recycling services.</p> <p>13.8 Planning permits issued in accordance with the development will be required to comply with Council's ESD assessment tools as mentioned in objective 13.7 above.</p> <p>13.9 To require the developer to submit a Construction and Site Management Plan that addresses construction impacts, includes relevant sustainability principles and protects the environmental values of the Edgars Creek corridor.</p> <p>13.10 The developer will be encouraged to consider the opportunities for Sustainable Distributed Generation (SDG). SDG is the generation of energy from renewable resources or low greenhouse, located within or near the development. The key applications of SDG are the provision of electricity, space heating/cooling and hot water.</p>
<p>14. Service Infrastructure</p>	<p>14.1 The developer must confirm Melbourne Water requirements for drainage on the site.</p> <p>14.2 All service infrastructure must be integrated into the design of the new development as appropriate (e.g. hidden within buildings and/or landscaping, located underground).</p> <p>14.3 The development must incorporate the provision of advanced telecommunications infrastructure, including fibre optic technology.</p>
<p>15. Planning scheme controls and other agreements</p>	<p>15.1 To translate the agreed development outcome into appropriate planning scheme controls and undertake an amendment to the planning scheme to introduce these controls.</p> <p>15.2 To use planning scheme controls to provide certainty to the community, the developer and Council as to the parameters within which the site must be developed, including staging of proposed works.</p> <p>15.3 To use planning scheme controls to ensure planning permits can be issued efficiently in accordance with the agreed development outcome and staging of works.</p>

	<p>15.4 Where specific objectives cannot be achieved through planning scheme controls, Council will seek appropriate legal agreements with the developer to confirm agreed commitments, including developer contributions (monetary and/or building) (e.g. in accordance with section 173 of the Planning and Environment Act 1987). Such agreements must be finalised prior to seeking Ministerial authorisation to prepare a planning scheme amendment.</p> <p>15.5 Generally, Council expects the agreed development scenario to be communicated in an overall masterplan(s) for the site, together with a staging plan and a set of design guidelines/objectives to be applied at the detailed design stage. Council expects the masterplan will be translated into appropriate planning scheme controls, possibly using the Incorporated Plan Overlay (IPO) or Development Plan Overlay (DPO) and/or the Design and Development Overlay (DDO). Alternatively, if a masterplan cannot be agreed, it may be appropriate for Council's objectives to be translated into relevant planning scheme controls.</p> <p>15.6 In summary, subject to meeting the objectives identified in this table, Council expects a planning scheme amendment for the site may include:</p> <p><i>East of Edgars Creek:</i></p> <ul style="list-style-type: none">• rezoning to a zone(s) that reflects the uses agreed between Council and the developer in accordance with the objectives above• application of an IPO or DPO and/or DDO to identify an overall masterplan, design requirements and land uses to be included in new development and any proposed staging of development• consideration will be given to applying the Heritage Overlay (HO) to Building 8 (the only building to remain on the site with individual heritage significance) and any other remaining heritage buildings/features on the site• application of appropriate controls to protect any public open space identified as part of the development (eg.. rezone to Public Park and Recreation Zone PPRZ)• amendment to the MSS to designate part of the site as a Neighbourhood Activity Centre• application of the Environmental Audit Overlay (EAO), subject to resolution of site contamination issues. <p><i>West of Edgars Creek:</i></p> <ul style="list-style-type: none">• Application of an IPO or DPO and/or DDO to require a masterplan to guide high quality industrial development and staging of works, and to include guidelines to manage off-site impacts on the Edgars Creek corridor. May also apply to adjoining sites (see relevant objective 2.3).
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