

11/08/2011
C156**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO3****VICTORIA HARBOUR PRECINCT****Site Description**

The site is described as land bounded by the Yarra River to the south, and Harbour Esplanade and Victoria Harbour water body to the east.

1.0 Requirement before a permit is granted07/04/2008
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A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

A permit may be granted for demolition before a development plan has been prepared, provided that interim treatments are to the satisfaction of the Responsible Authority.

2.0 Requirements for development plan07/04/2008
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The development plan must include, to the satisfaction of the responsible authority:

- An urban design statement which indicates a design philosophy and framework for development across the site.
- Existing conditions plan, showing heritage places, extent of proposed demolition, topography (including levels), and infrastructure provision.
- Concept plans which show:
 - A precinct plan for the site, showing building locations, car parking areas, access ways and open spaces.
 - Maximum building heights, floor areas and indicative uses at each building location.
 - Conceptual elevations indicating the architectural theme, including preferred materials, colours and finishes.
 - Cross sections, indicating level changes across the site (including marina and water levels).
 - Orientation and overshadowing.
 - Three-dimensional views from the Yarra River or Victoria Harbour water body of the proposed development where appropriate.
- A movement and parking plan which shows:
 - Identification of roads, pedestrian, cyclist, watercraft and vehicular access locations, including parking areas and nominal loading bays.
 - Location and linkages to public transport, including provision of passenger facilities.
- A landscaping plan which shows:
 - Appropriate landscaping treatment of the raised ground plane

- Treatment and layout of the public realm, including the waterfront promenade and details of marinas and wharf edges.
- The location, layout and a typical planting schedule for all landscaped areas.
- A staging plan which indicates the stages and interim treatments, if any, in which the land is to be developed.

3.0

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Decision Guidelines

In assessing a Development Plan or an amendment to a Development Plan, the responsible authority should consider the:

- Purposes of the zone, overlays and any other relevant provisions of the planning scheme.
- Views of the City of Melbourne.
- Views of VicUrban.
- Precinct views from the Yarra River and Victoria Harbour water body.
- Pedestrian and vehicle movement network, both internal and external to the site.
- Impact of overshadowing on the waterfront promenade and Yarra River.
- Impact of proposed development on heritage places.
- Treatment of the waterfront and public realm.

4.0

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Development Plan

The Development Plan/s described in the following table, as amended from time to time by the Responsible Authority, are approved Development Plans under this Clause to extent that they apply to the Victoria Harbour Precinct:

DEVELOPMENT PLAN DESCRIPTION	DATE OF APPROVAL
Victoria Harbour Development Plan 2010	As approved by the Minister for Planning on 7 March 2011.