

10/06/2010
C122**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO2****YARRA'S EDGE PRECINCT****Site Description**

The site is described as land bounded by the Yarra River, the Charles Grimes Bridge, Lorimer Street and the Bolte Bridge.

1.007/04/2008
C92**Requirements before a permit is granted**

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.

2.007/04/2008
C92**Requirements for Development Plan**

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 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) where appropriate.
 - Orientation and overshadowing.
 - Three-dimensional views from the Yarra River 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:
 - 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

07/04/2008
C92

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 City of Melbourne.
- Views of VicUrban.
- Views of the precinct from the Yarra River.
- Pedestrian and vehicle movement network, both internal and external to the site.
- Spacing of towers and podiums, and their relation to the street, waterfront and public realm areas.
- Treatment of the waterfront and public realm.

4.0

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Outline Development Plan

The Outline 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 Yarra's Edge Precinct:

Outline Development Plan Description	Date Of Approval
"Mirvac Yarra's Edge Revised Outline Development Plan"	As approved by the Minister for Planning on 20 October 2006