

19/01/2006
VC37

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as IPO1

Northland Shopping Centre (Concept Plan and Building Envelope Plan, Northland Plan No 3, September 2000)

1.0

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Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Concept Plan and Building Envelope Plan have been incorporated into this Scheme.

2.0

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Permits not generally in accordance with incorporated plan

A permit may be granted for buildings and works that are not generally in accordance with the incorporated plan.

3.0

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Requirements for incorporated plan

The incorporated plan relates to development within the whole of the Northland Shopping Centre site.

The incorporated plan for the Northland Shopping Centre must consist of a Concept Plan and Building Envelope Plan for the whole of the subject site.

The plan must show:

- The building heights for each portion of the subject site;
- The extent of development relative to the boundary of the subject site;
- Vehicle entry/exit points for the site;
- Adjoining roads as appropriate;
- The Darebin Creek control area;
- Boundary landscaping areas;
- An explanation of what elements are excluded from the calculation of building height.

4.0

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Decision guidelines

In considering a planning permit for a building or works consistent with the Concept Plan and Building Envelope Plan the responsible authority must consider:

- The views of the Public Transport Corporation if the proposed development would have any implications for the public transport service at the site.
- The views of Vic Roads if the proposed development would have any implications on the functioning of the adjoining road network components that Vic Roads has responsibility for.
- The relationship with any approved Traffic Plan.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works in the neighbourhood.

- The impact of the bulk, outline and appearance of the buildings and works on the Darebin Creek areas.
- The views of the relevant drainage authority and the Darebin Creek Coordinating Committee if the proposed development would have drainage implications for the Darebin Creek catchment.
- The effectiveness of screening of mechanical plant and equipment.
- The impact of the design and appearance of buildings and car parking areas on the visual amenity and character of the surrounding area.