

17/01/2013  
C169**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**BUSINESS PARK PRECINCT****Site Description**

The site is described as land bounded by the Footscray Road (Docklands Way) to the east, Victoria Harbour water body to the south and the Bolte Bridge to the west.

**1.0**07/04/2008  
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.

**2.0**07/04/2008  
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 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 Victoria Harbour of the proposed development.
- 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**17/01/2013  
C169**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 Places Victoria.
- Views of the precinct from the Victoria Harbour water body.
- Pedestrian and vehicle movement networks, both internal and external to the site.
- Impact of overshadowing on the waterfront promenade and Victoria Harbour water body.
- Impact of the proposed development on heritage places.
- Treatment of the public realm.

**4.0**17/01/2013  
C169**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 Business Park Precinct:

<b>Outline Development Plan description</b>	<b>Date of Approval</b>
"Outline Development Plan, MAB Business Park Precinct"	Approved by the Minister for Planning on 30 April 1999
"Supplementary Outline Development Plan" Business Park Precinct"	As approved by the Minister for Planning on 22 November 1999
"Amended MAB Docklands Outline Development Plan" dated 3 June 2002"	As approved by the Minister for Planning on 29 August 2002
"Amended Lot 9 & 11 Outline Development Plan MAB East Precinct October 2003"	As approved by the Minister for Planning on 8 April 2004
"Waterfront City Outline Development Plan" dated 15 September 2003"	As approved by the Minister for Planning on 28 November 2003
"Amended MAB New Quay West Development Plan September 2007 Melbourne Docklands Business Park Precinct"	As approved by the Minister for Planning on 16 May 2008
"NewQuay Central, Docklands, Development Plan", 2011	As approved by the Minister for Planning on 28 June 2012