

19/01/2006
VC37

SCHEDULE 3 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO3**

21-35 HOPE STREET, BRUNSWICK INCORPORATED PLAN – SEPTEMBER 2003

This plan applies to land known as 21-35 Hope Street, Brunswick. The land is bounded by Hope Street to the north, Percy Street to the west, a large warehouse building to the south and the Upfield Rail Line to the east.

1.0

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Permits not generally in accordance with incorporated plan

The responsible authority can consider an application for use and / or to construct a building or construct or carry out works that is not generally in accordance with the Incorporated Plan.

2.0

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Conditions and requirements for permits

Applications for a planning permit must be accompanied by the following information:

- A report detailing how the proposal complies with the Incorporated Plan and this schedule, including:
 - An assessment of how the proposal meets the Built Form and Urban Design Guidelines.
 - An audit undertaken by an accredited auditor, using the FirstRate system, showing a minimum 4 star energy rating for each occupancy and minimum 5 star rating for each building.
 - Proposed noise mitigation treatments, supported by an acoustic engineer's report, to address the impact of noise generated by the Upfield Railway Line and the industrial use to the south of the site on the internal amenity of dwellings. (Required for buildings immediately adjacent to the Upfield Railway Line and/or the industrial building to the south.)
 - A traffic management plan (including bicycles) prepared by a suitably qualified person, in accordance with the Incorporated Plan.
 - A landscape plan prepared by a suitably qualified person, in accordance with the Incorporated Plan.
 - Design details of the proposed drainage system, including on site stormwater retention and reuse systems in accordance with the Incorporated Plan and Council's Stormwater Management Plan.
 - A waste management plan that identifies all waste storage and collection areas, number of bins to be provided and appropriate ventilation of storage areas.
 - Detailed architectural drawings.
- A schedule of colours, materials and finishes to be used on all external surfaces.
- A Construction Management Plan that details measures to be put in place during construction to minimise off site impacts and stormwater contamination.
- Any other requirements as specified by Council.
- Before any permit can be issued for the site a stormwater retention and management plan must be prepared for the whole site, consistent with the Moreland Stormwater Management Plan, to the satisfaction of the Responsible Authority.