

09/11/2006  
C73

## **SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**

### **HOFFMAN BRICKWORKS**

#### **1.0**

09/11/2006  
C73

#### **Requirements for development plan**

The development plan must be consistent with the approved 1999 Conservation Management Plan (Helen Lardner Conservation & Design, April 1999) or any relevant permit issued by Heritage Victoria to the satisfaction of the responsible authority.

The development plan must be generally in accordance with the Development Concept Plans titled "CONCEPT PLAN HOFFMANS BRICKWORKS REDEVELOPMENT" (dated 06/05/02, Rev 25/09/06 and prepared by Glenvill) or any subsequent approved concept plans to the satisfaction of the Responsible Authority and must include:

- A plan drawn to scale which shows:-
  - The boundaries and dimensions of the site;
  - The layout of existing and proposed buildings and works;
  - All heritage buildings;
  - Proposed uses on all parts of the land;
  - Horizontal and vertical building envelopes;
  - An overall landscape concept including details of the location and species, of all proposed trees, shrubs and ground covers and the treatment of landscaped surfaces;
  - Details of all proposed public vehicle and pedestrian access ways.
  - Details of the traffic measures along Dawson Street;
  - Design treatment of the Dawson Street and Gilpin Park interfaces including fencing, landscaping and paving works;
  - The staging of all development;
  - The proposed subdivision of the development;
  - Consistency with Heritage Victoria Permit No.6262 or any other relevant Heritage Victoria approval(s); and
  - Acoustic measures along the eastern and western boundaries.

The approved Development Plan may be amended to the satisfaction of the responsible authority following community consultation.

#### **2.0**

09/11/2006  
C73

#### **Requirement for conservation management plan**

A conservation management plan must be developed and approved to the satisfaction of the responsible authority and Heritage Victoria.

The conservation management plan must include, amongst other things:

- Recognition of the heritage significance of the site;
- A conservation strategy of all heritage features on the site;

- A management strategy;
- An interpretation plan;
- The identification of feasible and compatible uses;
- A funding strategy;

And must consider amongst other things:

- A portion of one of the kilns to be preserved and not subject to any adaptation for uses other than the interpretation of the existing fabric.
- Building 5 to be used for the interpretation of the Hoffman brickworks site and any other uses must have a minimal impact.

The conservation management plan must be prepared in accordance with the Burra Charter, Australia, ICOMOS.

The approved Conservation Management Plan may be amended to the satisfaction of the responsible authority if the amendments are consistent with the above principles.

### 3.0

09/11/06  
C73

#### Requirements for Permits

Any planning permit for either the use or development of Building E (or any building which replaces the Gatehouse Building) or Building 6A (or any new building to the west of Building 5) within the historic core (Lot P on PS502822H) must include a condition requiring that an agreement be entered into between the responsible authority and the landowner pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must provide for the following matters:

- a) A comprehensive schedule for the restoration, adaptation and re-use of the Kilns and Buildings 5 and 6 and the interpretation plan for the heritage site ensuring that these works occur in advance or in parallel with the various construction stages of the proposed new buildings so that restoration, adaptation and re-use of the Kilns and Buildings 5 and 6 is completed to a commercially leasable standard prior to the completion or occupation of the new buildings.
- b) The establishment of a 'Heritage Maintenance Fund'.
- c) The costs of preparing and executing the agreement must be borne by the land owner.

### 4.0

09/11/2006  
C73

#### Requirement for a car park management plan

Prior to issuing any planning permit for the use and/or development of Building E (or any building which replaces the Gatehouse Building) or Building 6A (or any new building to the west of Building 5) within the historic core (Lot P on PS502822H), a car park management plan must be submitted to and approved by the responsible authority. Any planning permit application for use and/or development within the historic core must address and incorporate the relevant requirements of the approved car park management plan.

### 5.0

09/11/2006  
C73

#### Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The relevant conservation management plan or any amendment to it;
- The Moreland City Council's Hoffman Brickworks urban design guidelines (McGauran Soon, November 1997);
- Any applicable heritage study and any applicable conservation policy;
- The requirements and conditions of any Heritage Victoria approvals;

- The provisions of any relevant study associated with the development;
- The character and appearance of any proposed buildings or works and their impact on the heritage significance, character and appearance of any heritage places;
- Whether the location, bulk, height and appearance of any proposed buildings or works will be in keeping with the character of the area;
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area;
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed car parking;
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area, or will adversely affect the significance, character or appearance of the heritage place;
- The staging of the subdivision;
- The staging of the development;
- Letters of Agreement between Council, the applicant and other interested parties (dated 8 April 1998); and
- The views of the community.