

19/01/2006  
VC37

## **SCHEDULE 9 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO9**.

### **400 VICTORIA STREET, BRUNSWICK**

This schedule applies to the former Brunswick Secondary College site, situated on land bounded by Victoria, Gardiner and Albert Streets to the north, west and south, and industrial land to the east.

#### **1.0**

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#### **Requirements before a permit is granted**

No specific requirements

#### **2.0**

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#### **Conditions and requirements for permits**

No specific requirements

#### **3.0**

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

The development plan will include a plan or set of plans, drawn to scale, and must show or include:

##### ***General***

- A site analysis plan, including boundaries and dimensions of the site.
- A description of the proposed uses, including proposed hours of operation, client numbers and staff numbers.
- The proposed layout and use of each part of the site, including siting and setbacks from all boundaries.
- Any buildings to be demolished.
- The location, appearance, height dimensions and footprint of all new buildings and works.
- All new buildings to achieve a 4 star energy rating under the First Rate System.
- Design details of the proposed drainage system, including on-site storm water retention systems.
- All external storage and waste collection areas.
- Any staging of buildings and works.

##### ***Traffic and access***

- A traffic management plan showing any traffic management and traffic control works required, both internal and external of the site, to accommodate predicted traffic generated by the development.
- The proposed location and design details of all vehicle, bicycle and pedestrian access ways within the site, including ingress and egress from the site.
- Traffic management and traffic control devices required external to the site must be designed so that heavy vehicle access to the surrounding Brunswick Core Industrial Precinct is not impeded.

***Car parking***

- A report assessing the car parking and loading requirements of all site uses.
- The number, location, layout, dimensions and access of all car parks and loading facilities.
- Identification of relationship between car park provision and needs of specific site uses, including shared car parks where possible and appropriate number of car parking spaces.
- A management plan for the operation and maintenance of the car park areas.
- The identification of car parks accessible to staff and visitors to the site.

***Open space and landscaping***

- The location of all proposed open space, including the potential identification of open space with public access, where possible.
- Identification of relationship between open space provision and needs of specific site uses, including shared open space where possible.
- A landscape masterplan which includes details on furniture and lighting, retention of any existing mature trees, quantity and size at maturity of all proposed plants, the botanical names of proposed trees, shrubs and groundcovers, and the treatment of landscaped surfaces and specification of works to be undertaken prior to planting.
- A management plan for controlling and maintaining all open space and landscaped areas.

***Interface with adjoining uses***

- An assessment of any potential noise, odour and particulate impacts on the site with reference to existing and continuing industrial uses adjacent to the site. This assessment should include any mitigation treatments required to ensure a high standard of internal amenity for community uses on the site.
- The proposed design treatment of the interface with industry, including setbacks, fencing, landscaping, internal building layout, noise attenuation construction measures and any other measures required to minimise impacts of use of the site on the viability of immediately adjacent industrial uses and on the broader Brunswick Core Industrial Precinct.
- Proposed internal design treatments required to address the interface between uses within the site, including the privacy requirements of sensitive community facilities proposed for the site, and the interface between community facilities and the business incubator proposed for the site.

***Environmental Management Plan***

- An environmental management plan, addressing all relevant decontamination measures.

The development plan will be made available for public inspection for 14 days prior to its consideration by the responsible authority.

**4.0**

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**Decision guidelines**

Before deciding whether or not the development plan is satisfactory, the responsible authority requires that an agreement be entered into under Section 173 of the *Planning and Environment Act 1987*, between the Department of Human Services and the responsible authority, to require

the preparation an Environmental Management Plan to address decontamination measures, consistent with the proposed future use and development of the site. The responsible authority must be satisfied that the development plan is consistent with the approved Environmental Management Plan.

When approving the development plan, the responsible authority must consider any relevant policy set out in the State Planning Policy Framework and Local Planning Policy Framework.

Before deciding on an application the responsible authority must consider:

- Whether the application is consistent with the approved development plan
- The approved Environmental Management Plan
- The impact of the proposed development on nearby industrial uses
- The impact of nearby industrial uses on the proposed development
- Any relevant Council policy