

31/05/2007
C85

SCHEDULE 20 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO20**

MARKETPLACE DEVELOPMENT PLAN

This schedule applies to the Bendigo Marketplace Shopping Centre, 116-120 Mitchell Street, 9, 11 and 15 Garsed Street, and part of Arthur Street road reserve, Bendigo (generally described as Precinct C in the *Bendigo CBD Plan, 2005*).

1.0

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Requirement before a permit is granted

A permit may be granted for use, subdivision or to construct or carry out minor works before a development plan has been approved by the responsible authority.

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Conditions and requirements for permits

An application for use, subdivision or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the development plan requirements specified in this schedule.

An application to construct a building or construct or carry out works associated with a Shop must be accompanied by an assessment prepared by a suitably qualified environmental professional. The assessment must include:

- The nature of the previous land use or activities on the area affected by the development;
- The length of time the activity took place;
- What is known about contamination;
- The amount of contamination present; and
- How the contamination is distributed.

This requirement does not apply to buildings and works that are minor in nature and/or involve no disturbance to the topsoil.

3.0

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Requirements for development plan

Purpose

The purpose of the development plan is to ensure that future use and development of the land is generally consistent with the *Bendigo CBD Plan, 2005* (in particular Precinct C and Themes 1 to 4) and achieves a high quality built form and urban environment.

Development plan requirements

The development plan must show or make provision for:

- The use, location, height and approximate retail floorspace of existing and proposed buildings and car parking areas on the site.
- The levels of the site and the difference in levels between the site, proposed buildings and surrounding land.

- An interface with Precinct D (Crystal Ice and Gillies Pie Factory sites) that provides for future integration of the two precincts and does not compromise the continuation of the current uses within Precinct D.
- The protection of heritage buildings on the site and adjacent to the site.
- Improved integration and linkage between the site and the broader CBD – in particular Precinct A (Specialty retail core).
- Enhanced pedestrian links within the site and between the bus/railway interchange and Precinct A (Specialty retail core).
- Enhanced pedestrian access between the Bendigo Bus/Rail interchange and the entrance to the Marketplace shopping centre.
- Building form in the Garsed/Mitchell/Mollison Street area that:
 - achieves architectural excellence and a high degree of articulation;
 - enhances the linkages and the integration between Marketplace and the broader CBD and particularly Precinct A (Specialty retail core); and
 - an active building interface to Garsed and Mitchell Streets in the vicinity of the Garsed and Mitchell Street intersection.

Traffic management plan

A traffic management plan to be approved by the responsible authority must be submitted with a development plan and indicate:

- Estimated vehicle, pedestrian and bicycle generation levels.
- Ingress and egress points and the estimated levels of usage.
- Any proposed off-site traffic management treatments.
- The level, allocation and location of car parking on the land.
- Provision for the loading and unloading of vehicles.
- Access to public transport, and pedestrian and bicycle movement and connections
- The provision of vehicular (including semi trailer) access to Precinct D (Crystal Ice and Gillies Pie Factory Sites) via Arthur Street.
- The impact on the arterial and surrounding road network and any mitigating works required, particularly at the Mitchell Street/Railway Place, Wills Street/Edwards Street and Wills Street/Arthur Street intersections.

The responsible authority must consult with the relevant roads authority prior to approving the traffic management plan.

Landscape concept plan

A landscape concept plan to be approved by the responsible authority must be submitted with a development plan and include:

- A description of the landscape design approach that is to be applied.
- The identification of sensitive interfaces and proposed landscape treatments.
- The provision of a landscape buffer along the western boundary of the site between Edward and Arthur Streets that includes appropriate vegetation to screen views to Marketplace from Garsed Street and the properties along the Garsed Street eastern frontage, and to filter distant views to the Marketplace from the west.

Construction management plan

Any permit granted to develop land must include (where deemed appropriate by the responsible authority) a construction management plan to be approved by the responsible authority.

The construction management plan must include a construction staging program and make provision for:

- The temporary provision of additional car parking during the construction phase.
- Vehicular and pedestrian access during the construction period, including vehicular (including semi trailer) access to Precinct D via Arthur Street.
- Storage of all plant and equipment during the construction period.
- Addressing site contamination (if relevant).
- Protecting the amenity of the surrounding area through the construction period, including dust, noise and stormwater control, working hours and security lighting.