

19/01/2006
VC37

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as IPO1

WESTFIELD SHOPPINGTOWN SOUTHLAND CONCEPT PLAN, NOVEMBER 1994

1.0

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Permits not generally in accordance with incorporated plan

A permit may be granted for buildings or works which do not generally accord with the incorporated plan.

2.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The views of VicRoads.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works within the neighbourhood.

3.0

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Requirements for incorporated plan

The incorporated plan must consist of a Concept Plan and Building Envelope which covers the whole of the subject site, including land at:

- 1156 Nepean Highway, Cheltenham, Certificates of Title Volume 9634 Folio 741.
- 1239 Nepean Highway, Cheltenham, Certificates of Title Volume 9713 Folio 783.

The incorporated plan must show:

- The building heights for each portion of the subject site.
- Vehicle and pedestrian entry/exit points for the site.
- Adjoining roads as appropriate.
- Boundary landscaping areas.
- An explanation of what elements are excluded from the calculation of building height.