

05/06/2014
GC6

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**

WESTFIELD SHOPPINGTOWN DONCASTER CONCEPT PLAN, SEPTEMBER 1996

1.0

19/01/2006
VC37

Permits not generally in accordance with incorporated plan

A permit may be granted which is not generally in accordance with the incorporated plan.

2.0

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Conditions and requirements for permits

A permit must include the following conditions, as appropriate to the application:

Legal agreement

- No building or works may be commenced on the land until an agreement has been entered into between the owner of the land and the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must include:
 - The provision or payment by the owner for the necessary roadworks on local roads as directed by the responsible authority in consultation with the owner.
 - The provision or payment by the owner for the necessary roadworks including any traffic control items on roads declared under the Transport Act 1983 as required by the Roads Corporation in consultation with the owner.
 - The provision or payment by the owner for the necessary infrastructure to support the development, including the establishment of landscaping and street trees in nearby streets.
 - A commitment by the owner to contribute to the investigation of opportunities for the provision of child minding or day care facilities in or nearby the shopping centre.
 - The provision or payment by the owner for the relocation of the existing library within the shopping centre or, if so directed by the Manningham City Council, payment by the owner to the Council to the value of such relocation to be applied to establishing a library elsewhere.
 - In addition to the above, a financial contribution by the owner to the Manningham City Council equivalent to the net present value of \$4.6 million as at 10 April 1995 to be applied to the improvement of library, cultural, information technology and youth facilities on or in the vicinity of the development.
 - Details of the timing of any contribution.

Development plan

- The use and development of the land must be in accordance with a development plan prepared to the satisfaction of the responsible authority.
- The development plan must consist of plans, text, a traffic plan, a landscape plan and a shopping centre management plan.
- The development plan must show or include:

Buildings and works

- Details of the location, height, dimensions, elevations, floor area and setbacks of all buildings and works.
- Details of external finishes and design of all buildings and works, including the colours and details of materials to be used for external walls.
- The proposed uses within all buildings.
- The layout and treatment of all vehicle and pedestrian routes and access points to and from the land.
- The location and layout of all car parking areas, including proposed disabled spaces and bicycle parking areas.
- The location of public transport facilities, access to them and passenger facilities.
- Details of site drainage, including the nature and location of litter retention systems and measures and trapping devices and identification of the flows within the site estimated to occur as a result of a 1 in 100 year storm event.
- Provision for loading and unloading facilities of vehicles and means of access to them.
- Details of the location of waste collection, storage and removal facilities and areas.
- The height of any buildings or structures in relation to the maximum height shown on the Westfield Shoppingtown Doncaster Concept Plan, September 1996.
- The stages in which the land is to be developed.
- Measures to facilitate accessibility to and within the site for the elderly and disabled.
- Measures for attenuating noise in neighbouring areas, in particular the abutting residential areas.

Car parking

- Provision for car parking at the ratio of at least 6.8 spaces to each 100 square metres of leasable floor area for shop uses.

The responsible authority may reduce or waive this requirement if the number of spaces required is not warranted, could create or aggravate traffic congestion in the locality, can be provided on nearby land or will be provided at a later stage of development. Before deciding whether to reduce or waive the requirement, the responsible authority must consider:

- The estimated demand for car parking spaces.
- The extent to which different uses will generate different levels of parking demand at different times.
- The likelihood of multi-use of car parking spaces.
- The parking demand created by existing uses.
- The proposed layout of parking areas.
- The availability of public transport.

Traffic plan

- A traffic plan which must show:

- Traffic management and traffic control works in adjoining and nearby roads when the development or any stage of the development is completed.
- Means of vehicular ingress and egress to Doncaster Road and Williamsons Road.
- Means of internal circulation, including details of internal access roads.
- The timing of the proposed traffic works relative to the staging of the development under the development plan.
- Public transport arrangements and access routes.

The traffic plan must be prepared in consultation with and to the satisfaction of the Roads Corporation.

Landscape plan

- A landscape plan which must show, in relation to the buildings and works:
 - The provision of appropriate landscape buffers, including fencing where the land directly abuts a residential area.
 - The landscape treatment of the Tower Street frontage of the land.
 - Measures to protect the privacy of immediate neighbourhood areas capable of being overlooked from the land.
 - The landscape treatment of the Doncaster Road and Williamsons Road frontages of the land.
 - The treatment of car parking areas, including rooftops and decked parking areas.
 - The provision of outdoor areas for use by staff and customers.
 - All other proposed landscaping on the land.
 - Any landscaping proposed for streets, road reserves and public areas.
 - A staging strategy for the implementation of landscape works, a detailed planting schedule and an ongoing maintenance management strategy.

The landscape plan must take into account the effects of shadowing on the neighbouring areas.

Shopping centre management plan

- A shopping centre management plan which must provide for:
 - The proposed hours of construction of buildings and works.
 - Measures to minimise and control noise from construction works.
 - Measures to minimise the impact of construction vehicles arriving at and departing from the land.
 - Measures to minimise the off-site effect of external lighting.
 - Measures to minimise the creation of conditions liable to be a nuisance.
 - Measures to minimise the impact upon local amenity of operations such as waste collection, vehicle loading and unloading times, management and maintenance of car parking areas and collection and control of shopping trolleys.
 - The proposed management and maintenance of landscaped areas.
 - The operation of waste collection.
 - Litter management.

- Measures to be undertaken to constitute and conduct a centre management advisory group to consult with local residents and community organisations.
- Measures to meet the needs of youth and to minimise anti-social behaviour.
- Any other matters the responsible authority may reasonably require.

Perimeter road

If the development plan (traffic plan) does not include a perimeter road, the development plan must also show the eastern boundary of the land provided with a landscape buffer of a minimum width of 6 metres along its abuttal with Tower Street.

If the development plan does include a perimeter road, the development plan must also show:

- The perimeter road generally upon the alignment which accords to the plan entitled “Proposed Ring Road Landscape Concept” prepared by Chris Dance Land Design Pty Ltd, Ref Nos LA1 & LA2, June 1996 (the perimeter road).
- The Goodson Street entrance as being closed to vehicular traffic, but it may be open to pedestrians.
- Unless otherwise approved by the responsible authority, all buildings located within the area between the perimeter road, Williamsons Road and Doncaster Road.
- The landscaping of the area bounded by the eastern boundary of the land, Grosvenor Street, the perimeter road and the western extension of Goodson Street.

The development plan may be amended to the satisfaction of the responsible authority.

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Decision guidelines

Before deciding whether a development plan (which includes the traffic plan, landscape plan and shopping centre management plan) or any amendment to the development plan is satisfactory or whether a planning permit should be granted, the responsible authority must consider, as appropriate:

- The external appearance of the development, particularly the northern and eastern elevations and the frontage along Williamsons Road.
- The impact of the development on visual amenity, particularly in terms of urban design, external materials, colours and finishes and the character and amenity of the surrounding area.
- Any written submissions received by the responsible authority.
- The views of the Roads Corporation.
- The views of the Public Transport Corporation.
- The views of other statutory authorities.
- The views of the Minister for Planning in relation to urban design matters.
- The need for the provision of effective landscaping to act as a visual screen to adjoining residential areas and soften the appearance of buildings, roads and car parking areas.
- The provision of adequate car parking which is easily accessible from the surrounding street network.
- The provision of adequate public transport and associated facilities for public transport users.

- The need for traffic management or traffic control works on the land and impacted roads.
- The provision of adequate loading facilities.
- The effective screening of loading and storage areas from roads and nearby residential areas.
- The provision of safe and efficient pedestrian and cyclist movement to, from and on the land and adjoining roads.
- The impacts of uses on the amenity of the surrounding residential area, in particular uses which operate at night.
- The impact of waste handling methods and operating procedures on nearby residential areas.
- The functional and physical integration of the development (if appropriate) with adjacent developments in other parts of the surrounding area.
- The principles contained in the document “Doncaster Activity Centre Development Strategy - Final Report”, October 1990.
- The Doncaster Activity Centre Town Centre Project, April 1994.
- The following urban design principles:
 - The built form should recognise and be sympathetic to the natural and built form elements of the area, including location, topography, climate, vegetation, visual influences and circulation.
 - The need to provide safe pedestrian, bicycle and vehicular access to, within and around the land.
 - The opportunity to integrate and improve the public transport interchange.
 - The need to provide landscape buffer areas along boundaries.
 - The need to respect the interface between residential and commercial areas.
 - The massing of building facades, including decked parking structures, should be articulated in such a manner that breaks down building bulk and creates visual interest.