

18/10/2018
C346melb**SCHEDULE 6 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO6**.

156-160 LEICESTER STREET, CARLTON*Note:*

Also include reference to the Incorporated plan in the Schedule to Clause 72.04

1.0 Requirement before a permit is granted18/10/2018
C346melb

None specified.

2.0 Permits not generally in accordance with incorporated plan18/10/2018
C346melb

None specified.

3.0 Conditions and requirements for permits18/10/2018
C346melb

The following conditions and/or requirements apply to permits:

*Conditions***Demolition and Construction Management Plan**

Before the development starts, a detailed Demolition and Construction Management Plan must be submitted to and approved by the responsible authority. The Demolition and Construction Management Plan is to be prepared in accordance with the Melbourne City Council - Construction Management Plan Guidelines and is to consider the following:

- air and dust management;
- operating hours, noise and vibration controls;
- public safety, amenity and site security;
- stormwater and sediment control;
- traffic management; and
- waste and material reuse.

Site contamination

A Preliminary Environmental Site Assessment, prepared by a suitably qualified professional, indicating whether the current state of the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the *Environment Protection Act 1970* for a sensitive use must be prepared to the satisfaction of the responsible authority.

If a sensitive use is proposed (residential use, child care centre, pre-school centre or primary school), or before the construction or carrying out of buildings and works in association with a sensitive use commences, the recommendations of the Preliminary Environmental Site Assessment must be implemented to the satisfaction of the responsible authority.

3D Model

Before the development starts, including demolition, bulk excavation and site preparation works, or as otherwise agreed to in writing by the responsible authority, a 3D digital model of the development and its immediate surrounds, as appropriate, must be submitted to the responsible authority and be to the satisfaction of the responsible authority in conformity with the Department of Environment, Land, Water and Planning Advisory Note 3D Digital Modelling.

In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to the responsible authority and be to the satisfaction of the responsible authority, before these modifications are approved.

4.0 Decision guidelines

18/10/2018
C346melb

None specified.

5.0 Preparation of the incorporated plan

18/10/2018
C346melb

An incorporated plan must include the following requirements.

Site Analysis Plan which shows:

- Existing site conditions, orientation, boundaries and dimensions.
- Site context and surrounds, including details of surrounding land uses and scale and form of development, including heritage buildings, the wider site context of the Parkville National Employment and Innovation Cluster, Parkville Knowledge Precinct and Melbourne Metro Parkville Station.

Heritage Response Plan which outlines how the site will be developed and any consideration of the following matters:

- The historical use of the site.
- The historical, cultural and social significance of the site.
- The scale, design and materials of previous buildings on the site.
- The site's corner location and the historic significance of the streetscape, including the street wall heights of adjoining heritage buildings.

Development Concept Plan which shows:

- Any building envelope compliant with the Design and Development Overlay Schedule 61.
- Any wind impacts and wind mitigation measures.
- Design standards for any residential development.
- The access to the site and the location of any loading and unloading facilities.
- The areas for any storage of waste.
- The environmental sustainability of any development.
- The extent of any overshadowing of the public realm and any other building at 22 September.
- Any internal layout.
- The provision of public and any private open space.
- The use proposed.

Development Concept Report which details how the development may:

- Create a strong sense of definition and place.
- Integrate with the surrounding area, including adjoining buildings, private open space, habitable room windows and public open spaces.
- Respond to all relevant provisions of the Melbourne Planning Scheme, including Design and Development Overlay Schedule 61 and Heritage Overlay HO85
- Respond to the surrounding urban fabric, streetscape and landscape in terms of siting, size, height and proportions.
- Use built form, materials, textures and colours to give consistent character and an element of neighbourly resemblance.

The Development Concept Report must include the site analysis plan, heritage response plan and development concept plan.

The planning authority may request that additional requirements be provided following review of the incorporated plan and consultation with Melbourne City Council.