

19/01/2006  
VC37

## **SCHEDULE 7 TO THE INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO7**

### **FORMER ESSENDON AND DISTRICT MEMORIAL HOSPITAL**

#### **1.0**

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#### **Permits not generally in accordance with incorporated plan**

A permit may be granted for the use of the land that is not generally in accordance with the Incorporated Plan.

#### **2.0**

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#### **Decision guidelines**

Before deciding on an application under any provision of this scheme, which is not generally in accordance with the incorporated plan, the responsible authority must consider:

- The consistency of the application with the objectives of the Incorporated Plan.
- The effect on the amenity of the area as a result of the bulk, height, building setbacks, proposed hours of operation, traffic generation, carparking, lighting, overlooking, overshadowing and noise.
- The provision of carparking and traffic management issues.
- Provision for pedestrian access and movement throughout the site.
- The impact of any proposed commercial uses on the amenity of the area.