

19/01/2006
VC37

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

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

INSTITUTIONAL USES

INCORPORATED PLAN

An incorporated plan has been included in the planning scheme for the following institutions.

Institution	Incorporated Plan
Loreto Mandeville Hall	Loreto Mandeville Hall Master Plan, October 1999

1.0

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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before an incorporated plan has been incorporated into this scheme.

Loreto Mandeville Hall

A permit may be granted which is not generally in accordance with the Loreto Mandeville Hall Master Plan, October 1999. However, conditions and requirements for permits and decision guidelines included in the Incorporated Plan must be complied with.

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Decision guidelines

Before deciding on an application under any provision of this scheme, the responsible authority must consider:

- The interface with adjoining land, especially the relationship with residential areas.
- The impact of any buildings or works on the character of the area.
- The location and type of access to the site.
- The provision and location of car parking.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The impact of heritage buildings on the land.
- The provision for landscaping.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services or public transport.

- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The effect of any buildings or works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, building bulk and privacy.
- The matters set out in Clause 22.16.

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Requirements for incorporated plan

The incorporated plan must show or include, as appropriate:

General

- Vision and objectives of the institution.
- Nature of activities undertaken on the site.
- The extent of activities including hours of operation, visitor activities and staff shifts.
- The extent of activities and hours of use outside the normal operating hours by the institution and by persons and/or groups not directly related to the institution.
- The use of other sites and public land, such as ovals, by the institution.
- Current and projected staff numbers and student numbers, if applicable.
- Any unique features of the institution.
- Anticipated and proposed activities.

Use and Development

- Existing conditions.
- The size and dimensions of the land.
- Proposed future boundaries, if applicable.
- Contours and levels, including levels of adjoining sites.
- Setbacks from all boundaries and buildings to be removed or retained.
- Future building envelopes and three dimensional massing, including the scale of the development, design elements and treatment of the residential and street interface.
- Projection of floor area needs and specialist building needs.
- Treatment of any residential interfaces.
- Existing mature trees.
- Landscaping, landscape buffers and hard pavement areas.
- Any proposed use and development outside the Incorporated Plan Overlay or existing site area, whichever is applicable.
- Number of years intended to be covered by the masterplan.
- Staging, including an indicative time frame for development.

Traffic and Parking

- Proposed circulation and access systems for both vehicles and pedestrians.
- Proposed means of dealing with identified traffic and parking issues.

- Parking provision, including overflow areas and the use of any public land for parking, where applicable.
- Loading areas.