

18/03/2010
C137

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

FORMER REDEMPTORIST MONASTERY SITE

This schedule applies to land known as 1320 and 1322 Gillies Street, Wendouree.

1.0

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Conditions and requirements for permits

Any permit should include conditions which address, where appropriate, the following matters:

- The rate of stormwater flow from the site which should not be increased as a result of any development on the land.
- Prevention of contaminated stormwater flowing off the site.
- Advertising signs.
- Restricting the hours during which goods are loaded and unloaded within loading bay areas to prevent disturbance of the amenity of adjoining land owners/occupants.
- The baffling of external lighting within the site to prevent the spill of light or glare disturbing the amenity of adjoining land owners/occupants.
- Positioning of air conditioning and other external plant, so it is not visible from ground level beyond the site, and locating and/or baffling plant to prevent noise disturbance to adjoining land owners/occupiers.
- The retention of the historic Howitt Street gates which may be relocated for use elsewhere on the site.

2.0

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Requirements for development plan

The Development Plan must be advertised and publicly displayed at the municipal office for at least two weeks before it is considered by the responsible authority.

A Development Plan must address the following:

- General identification of heritage elements, any relevant landscape axes and key curtilage and vistas which are to be recognised in development proposals.
- General access principles.
- Designation of the likely boundaries of the various components / stages of development of the site.
- The likely siting of proposed structures.
- The outline of the former Monastery with accompanying notes which highlight the key elements, namely north and east facades and the church, and a reference to the Heritage Overlay.
- Outlining of areas in which both landscaping and parking are anticipated.
- Principles for relocating the former Monastery Gates on Howitt Street.
- Identify opportunities for advertising which do not adversely impinge on heritage character and the general amenity of the area.