SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as IPO1.

NORTHLAND SHOPPING CENTRE (CONCEPT PLAN AND BUILDING ENVELOPE PLAN, NORTHLAND PLAN NO 3, SEPTEMBER 2000)

1.0 Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Concept Plan and Building Envelope Plan have been incorporated into this Scheme.

2.0 Permits not generally in accordance with incorporated plan

A permit may be granted for buildings and works that are not generally in accordance with the incorporated plan.

3.0 Requirements for incorporated plan

The incorporated plan relates to development within the whole of the Northland Shopping Centre site.

The incorporated plan for the Northland Shopping Centre must consist of a Concept Plan and Building Envelope Plan for the whole of the subject site.

The plan must show:

- The building heights for each portion of the subject site;
- The extent of development relative to the boundary of the subject site;
- Vehicle entry/exit points for the site;
- Adjoining roads as appropriate;
- The Darebin Creek control area;
- Boundary landscaping areas;
- An explanation of what elements are excluded from the calculation of building height.

4.0 Decision guidelines

In considering a planning permit for a building or works consistent with the Concept Plan and Building Envelope Plan the responsible authority must consider:

- The views of the Public Transport Corporation if the proposed development would have any implications for the public transport service at the site.
- The views of Vic Roads if the proposed development would have any implications on the functioning of the adjoining road network components that Vic Roads has responsibility for.
- The relationship with any approved Traffic Plan.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works in the neighbourhood.
- The impact of the bulk, outline and appearance of the buildings and works on the Darebin Creek areas.
- The views of the relevant drainage authority and the Darebin Creek Coordinating Committee if the proposed development would have drainage implications for the Darebin Creek catchment.
- The effectiveness of screening of mechanical plant and equipment.
The impact of the design and appearance of buildings and car parking areas on the visual amenity and character of the surrounding area.