

19/01/2006  
VC37

## **SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY**

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

### **OAKLEIGH GREEK ORTHODOX COLLEGE MASTER PLAN**

#### **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.

#### **2.0**

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

A permit may be granted which is not generally in accordance with the incorporated plan.

#### **3.0**

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#### **Conditions and requirements for permits**

None specified.

#### **4.0**

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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 and 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 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.

#### **5.0**

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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.
- Current and project 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.
- Setbacks from all boundaries and buildings to be removed or retained.
- Future building envelopes including the scale of the development, design elements and treatment of the residential and street interface.
- 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 master plan.
- 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 provisions, including overflow areas and the use of any public land for parking, where applicable.
- Loading areas.