

19/01/2006
VC37

SCHEDULE 2 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO2**

13-17 DUGGAN STREET, BRUNSWICK WEST INCORPORATED PLAN – JUNE 2003

This plan applies to land known as 13-17 Duggan Street, Brunswick West. The land is bounded by Albion Road to the north, Duggan Street to the east, Egginton Street and Shiels Reserve to the south and City Link (Tullamarine Freeway) to the west.

1.0

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Permits not generally in accordance with incorporated plan

The responsible authority can consider an application for use and / or to construct a building or construct or carry out works that is not generally in accordance with the Incorporated Plan.

2.0

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Conditions and requirements for permits

Applications for a planning permit must be accompanied by the following information:

- A report detailing how the proposal complies with the Incorporated Plan and this schedule, including:
- An assessment of how the proposal meets the Built Form and Urban Design Guidelines.
- An audit undertaken by an accredited auditor, using the FirstRate system, showing a minimum 4 star energy rating for each occupancy and average 5 star rating for each building.
- Proposed noise mitigation treatments, supported by an acoustic engineer's report, to address the impact of noise generated by City Link (Tullamarine Freeway).
- A traffic management plan (including bicycles) prepared by a suitably qualified person, in accordance with the Incorporated Plan.
- A landscape plan prepared by a suitably qualified person, in accordance with the Incorporated Plan.
- Design details of the proposed drainage system, including on site stormwater retention and reuse systems in accordance with the Incorporated Plan and Council's Stormwater Management Plan.
- A waste management plan that identifies all waste storage and collection areas, number of bins to be provided and appropriate ventilation of storage areas.
- Detailed architectural drawings.
- A schedule of colours, materials and finishes to be used on all external surfaces.
- A Construction Management Plan that details measures to be put in place during construction to minimise off site impacts and stormwater contamination.
- Any other requirements as specified by Council.

Before any permit can be issued for the site, a Section 173 Agreement under the *Planning and Environment Act 1987* is required to be entered into between Council and the land owner. The Agreement will confirm the value of public works contribution and link the 5% open space contribution to Council's upgrading of Shiels Reserve.