

19/01/2006  
VC37

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

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

### **BECTON, PORT MELBOURNE**

#### **1.0**

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#### **Purpose**

To facilitate the use and development of the land for residential purposes generally in accordance with the Incorporated Plan.

To ensure orderly staging of subdivision, construction and development.

To ensure that development is visually and functionally compatible with the character of surrounding streetscapes and area.

#### **2.0**

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#### **Requirement before a permit is granted**

An application to use or subdivide land, construct a building or construct or carry out works must be accompanied by detailed plans and an accompanying report that demonstrates how the development will comply with the relevant requirements of the Incorporated Plan and this Schedule to the satisfaction of the responsible authority.

#### **3.0**

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#### **Permits not generally in accordance with the Incorporated Plan**

##### **3.1**

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##### **Architectural features**

A permit may be granted for a development that does not comply with the Incorporated Plan to allow articulation of the building facade and rooflines provided either of the following requirements are met to the satisfaction of the responsible authority:

- Entry porches, bay windows and other architectural features may encroach up to 1 metre into the minimum frontage set back, and balconies may encroach up to 1.6 metres into the minimum frontage shown on the Development Concept Plan. This does not apply if the minimum set back is 1 metre or less. The written consent of the relevant authority must be obtained when the encroachment is on the ground floor and will be over an easement.
- An additional building level above the number of storeys shown on the Building Envelope Plan provided either of the following requirements are met to the satisfaction of the responsible authority:
  - It is an attic or loft space and is contained within the roofline.
  - It is designed as an architectural feature and does not exceed more than 30% of the floor area of the top floor of the building.

##### **3.2**

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##### **Minor Changes to the Building Envelope Plan**

A permit may be granted for a development that does not comply with the Building Envelope Plan provided that all of the following requirements are met to the satisfaction of the responsible authority.

- The length or width of the building envelope on any side must not change by more than 1 metre.
- A frontage setback to any street is not reduced (this does not restrict those architectural features as specified in clause 2.1 above), and

Only one variation to the Building Envelope Plan is permitted for each stage as shown on the Development Concept Plan.

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**Conditions and requirements for permits**

Applications for a planning permit must comply with the following requirements:

**4.1**

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**Incorporated Plan**

The development must be generally in accordance with the Incorporated Plan including the Development Concept Plan and Building Envelope Plan dated 22 October, 1996.

**4.2**

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**Building Services**

A plan showing all lift motor rooms, and structures for mechanical and service equipment must be submitted.

Lift motor rooms and structures for mechanical and service equipment may exceed the maximum building height shown on the Building Envelope Plan only if they are suitably treated with the same material and finish as the rest of the development so that they will blend with the design of the development to the satisfaction of the responsible authority.

**4.3**

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**Staging**

An application for planning permit to use and develop, or subdivide the land can be made for any stage of the development.

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**Dwelling type and mix**

The types and mix of dwellings on the site must be to the satisfaction of the responsible authority.

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**Density**

Detail of the density of development and number of dwellings must be submitted and must be consistent with the Incorporated Plan to the satisfaction of the responsible authority.

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**Landscaping**

A landscape plan designed by a suitably qualified person must be submitted. This must include a written response of how the landscape plan achieves the integration of the development in accordance with the purpose of this Schedule and any other relevant policy to the satisfaction of the responsible authority.

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**External building colour and surfaces**

A schedule of colours, materials and finishes to be used on all external surfaces must be submitted. Building materials and colours must be to the satisfaction of the responsible authority.

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**Car Parking**

Car parking must be provided at a minimum rate of 1.5 car spaces per dwelling unless otherwise agreed in writing by the responsible authority. Bicycle parking must be provided to the satisfaction of the responsible authority.

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**Vehicular Access**

A plan showing the location of vehicle, bicycle and pedestrian access points and linkages must be submitted.

Vehicular access must be designed so that vehicles including bicycles can exit and enter the site in a safe and efficient manner providing for adequate sight distances and having regard to minimising the intrusion of car lights to opposite residential properties to the satisfaction of the responsible authority.

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**Pedestrian Access**

Pedestrian access and linkages must be provided to accommodate movement of pedestrians throughout the site to the satisfaction of the responsible authority.

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**Development Contributions**

The Responsible authority may require contributions to any development contribution scheme applicable to the area.

**5.0**

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**Decision Guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- Whether a variation in accordance with Section 3.0 of this Schedule will enhance the appearance of the development to the satisfaction of the responsible authority.
- Whether the development will provide a range of dwelling types.
- The visual and functional compatibility of the development with the surrounding streetscapes and neighbourhoods.
- Whether the development provides acceptable private open space, daylighting, visual and acoustic privacy and car parking for residents.
- The visual impact of car parking and other site facilities on the streetscape.
- Whether public and private open spaces will be suitably landscaped.
- Whether the development achieves a high standard of energy and infrastructure efficiency.
- Any amenity impacts upon residential properties which do not form part of the development included in the Incorporated Plan.

**6.0**

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**Requirements for Incorporated Plan**

The Incorporated Plan comprises a Development Concept Plan showing:

- Property boundaries.
- Minimum setbacks.
- Staging.
- Maximum number of dwellings.
- The general location of vehicle access points.

and a Building Envelope Plan showing:

- Maximum number of building storeys over a single level of car parking.
- General location of internal open space.
- Building envelopes.