

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**

AUSTRALIAN CATHOLIC UNIVERSITY DEVELOPMENT PLAN

The development plan provides criteria for any future use and development of land at 115 Victoria Parade and 20-23 Brunswick Street, Fitzroy.

1.0

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Requirement before a permit is granted

No specific requirements

2.0

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Conditions and requirements for permits

No specific requirements

3.0

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Requirements for development plan

The development plan must show:

- a description of the proposed uses, including the proposed hours of operation, student numbers (full-time and part-time), and staff numbers;
- the proposed layout and use of each site, including the layout and use of each level of the subject buildings;
- the buildings and works to be demolished;
- the location, appearance, height dimensions and floor area of all new buildings and works;
- a schedule showing the materials, finishes and colours of all external buildings and structures;
- the number, location, dimensions, and layout of all car parks and access ways to and from them;
- a management plan for the operation and maintenance of the car park areas;
- the location and dimensions of all bicycle, vehicle and pedestrian ways;
- a traffic management plan which must show any traffic management and traffic control works considered necessary in adjoining and nearby roads when the development is completed;
- the means of vehicular and pedestrian ingress to and egress from the land;
- a landscape plan which includes details on furniture, lighting and the location, quantity and size at maturity of all proposed plants, the botanical names of the plants, the location of all areas to be covered by lawn or other surface materials and provides a specification of works to be undertaken prior to planting; and
- a management plan for controlling and maintaining the open space and landscaped areas.
- The development plan shall be available for public inspection at the Richmond Town Hall for 14 days prior to its consideration by the responsible authority.

4.0

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Decision guidelines

Before deciding on application the responsible authority must consider:

- any written comments received in response to the display of the development plan;
- the impact of the proposed development and use on adjacent and nearby properties, roads and other physical infrastructure;
- the impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works in the neighbourhood;
- points of access to and from the land and whether they are suitably located;

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- the layout and management of carparking areas and accessways to and from them;
- any relevant Council policy;
- any applicable heritage study and any applicable conservation study;
- the character and appearance of any proposed buildings or works and their impact on the heritage significance, character and appearance of any heritage places; and
- whether the location, bulk, height and appearance of any proposed buildings or works will be in keeping with the character, amenity and streetscape of the area