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SCHEDULE 3 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO3**

COPTIC ORTHODOX CHURCH, DIOCESE OF MELBOURNE HEADQUARTERS MASTERPLAN, AUGUST 2011

1.0

Permits not generally in accordance with incorporated plan

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

2.0

Conditions and requirements for permits

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Permits must require conditions which achieve the following:

- All car parking must be provided on site at a rate of 0.3 car parking spaces to every person proposed to be accommodated on site at any one time.
- No vehicular access is permitted either via the historic gates at the corner of Park and Heads Roads, nor directly via Heads Road.
- No buildings and works are permitted within 25 metres of a boundary adjoining a residential allotment.
- A maximum of 2000 people may be present on the entire site at any one time.
- The provision of a landscape plan (unless submitted with the permit application) depicting the landscaping of the site with predominantly native species.

3.0

Decision guidelines

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Before deciding whether a planning permit should be granted, responsible authority must consider, as appropriate to the application:

- The views of relevant statutory authorities.
- The external appearance of the development.
- The effect of the proposal on native vegetation on site.
- The ability to effectively landscape the site following development.
- The ability to contain car parking on site, and the provision of adequate car parking which is easily accessible on site.
- The need for traffic management or traffic control works on the land and impacted roads.
- The impact on the heritage significance of the site.
- The potential amenity impact on adjoining properties by way of noise.

4.0

Requirements for incorporated plan

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The incorporated plan must show:

- A building envelope or series of envelopes for the whole of the land affected by this Schedule.

MANNINGHAM PLANNING SCHEME

- The proximity of built forms adjacent to the former Carmelite Monastery and the treatment of the interface area.
- The indicative heights of the proposed buildings for each portion of the site.
- Vehicle entry and exit points for the site.
- Internal accessways.
- Traffic management and traffic control works in adjoining and nearby roads when the development or any stage of the development is complete.
- The timing of the proposed traffic works required to the surrounding road network relative to the staging of the development.
- The provision of car parking on the site relative to the staging of the development.