

23/05/2019  
G483king

## **~~SCHEDULE 4 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY~~**

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

**~~WESTFIELD SHOPPINGTOWN SOUTHLAND CONCEPT PLAN, NOVEMBER 1994~~**

### **~~1.0~~**

23/05/2019  
G483king

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

None specified.

### **~~2.0~~**

23/05/2019  
G483king

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

A permit may be granted for buildings or works which do not generally accord with the incorporated plan.

### **~~3.0~~**

23/05/2019  
G483king

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

None specified.

### **~~4.0~~**

23/05/2019  
G483king

#### **~~Decision guidelines~~**

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The views of VicRoads.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works within the neighbourhood.

### **~~5.0~~**

23/05/2019  
G483king

#### **~~Preparation of the incorporated plan~~**

The incorporated plan must consist of a Concept Plan and Building Envelope which covers the whole of the subject site, including land at:

- 1156 Nepean Highway, Cheltenham, Certificates of Title Volume 9634 Folio 741.
- 1239 Nepean Highway, Cheltenham, Certificates of Title Volume 9713 Folio 783.

The incorporated plan must show:

- The building heights for each portion of the subject site.
- Vehicle and pedestrian entry/exit points for the site.
- Adjoining roads as appropriate.
- Boundary landscaping areas.
- An explanation of what elements are excluded from the calculation of building height.