

17/01/2013  
C169**SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO4**.

**BATMAN'S HILL PRECINCT****Site Description**

The site is described as land bounded by the Harbour Esplanade to the west, Wurundjeri Way to the south and east and Bourke Street to the north.

**1.0**07/04/2008  
C92**Requirements before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

A permit may be granted for demolition before a development plan has been prepared, provided that interim treatments are to the satisfaction of the Responsible Authority.

**2.0**07/04/2008  
C92**Requirements for Development Plan**

The development plan must include, to the satisfaction of the responsible authority:

- An urban design statement which indicates a design philosophy and framework for development across the site.
- Existing conditions plan, showing heritage places, extent of proposed demolition, topography (including levels), and infrastructure provision.
- Concept plans which show:
  - A precinct plan for the site, showing building locations, car parking areas, access ways and open spaces.
  - Maximum building heights, floor areas and indicative uses at each building location.
  - Conceptual elevations indicating the architectural theme, including preferred materials, colours and finishes.
  - Cross sections, indicating level changes across the site.
  - Orientation and overshadowing.
- A movement and parking plan which shows:
  - Identification of roads, pedestrian, cyclist and vehicular access locations, including parking areas and nominal loading bays.
  - Location and linkages to public transport, including provision of passenger facilities.
- A landscaping plan which shows:
  - Treatment and layout of the public realm.
  - The location, layout and a typical planting schedule for all landscaped areas.
- A staging plan which indicates the stages and interim treatments, if any, in which the land is to be developed.

**3.0**17/01/2013  
C169**Decision Guidelines**

In assessing a Development Plan or an amendment to a Development Plan, the responsible authority should consider the:

- Purposes of the zone, overlays and any other relevant provisions of the planning scheme.

- Views of the City of Melbourne.
- Views of Places Victoria.
- Pedestrian and vehicle movement networks, both internal and external to the site.
- Impact of the proposed development on heritage places.
- Treatment of the public realm.

**4.0**

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**Development Plan**

The Development Plan/s described in the following table, as amended from time to time by the Responsible Authority, are approved Development Plans under this Clause to extent that they apply to the Batman's Hill Precinct:

Outline Development Plan Description	Date of Approval
"Development Plan Collins Square - April 2011, Volumes 1 and 2"	As approved by the Minister for Planning on 30 June 2011.