IVANHOE OFFICES - SPECIFIC SITES AND EXCLUSIONS

Land Description


Specific Requirements

Land described above must not be used for an office unless the conditions below are met and a plan of the development is prepared to the satisfaction of the Responsible Authority.

Conditions for Development

Carparking must be provided in the ratio of at least 3.1 car spaces to each 100 square metres of floor area.

Except with a permit a building must not be constructed to a height greater than 2 storeys (excluding basement areas and any carparking level partly below ground level).

Except with a permit all buildings on the western and northern boundaries of the subject land must comply with the setback requirements specified in the Victorian Code for Residential Development (April 1992) except that on the western boundary of the subject land no structure other than those associated with works necessary for carparking or those designed to prevent overlooking, should be located within 5 metres of the rear boundary abutting the laneway.

Development plans are to generally conform with the following design criteria:

* Any building should be designed to reflect the purpose of the zone and should take into account the effect upon the streetscape as a whole.

* Vehicle access to the site must be from Ivanhoe Parade.

* At least 10% of the site should be landscaped areas. These areas should include a minimum 1.8 metres wide landscaped buffer area along the rear of the site abutting the laneway.

* The developer will be encouraged to contribute to works external to the site in the public interest including street lighting, landscaping, pedestrian paving and other works which will improve the immediate environment.

* The historic building “The Gables” shall be retained and incorporated into the development of 18A-24 Ivanhoe Parade.

* The architectural form and detail of any development must be in context with elements from “The Gables” and be in context with the civic precinct.
* No new construction (other than a covered walkway linking “The Gables” with any new construction), shall be permitted within 1 metre of “The Gables” as defined by the Responsible Authority.

* Appropriate acoustic treatment shall be provided to prevent any escape of noise which might detrimentally effect abutting residential areas.

* Any security or other lighting provided on site shall be adequately shielded to avoid spillage onto adjoining residential properties.

* If the development of the land requires or contributes to the requirement for traffic management works in Ivanhoe Parade, such works shall be carried out by the applicant to the satisfaction of the Responsible Authority in accordance with a plan for such works to be approved as part of the Approved Development Plan or alternatively, a contribution shall be made to the value of such works to the satisfaction of the Responsible Authority.

**Development Plan**

The plan of development must show:

* The location, dimension, height, floor area and elevations of all buildings and works (including above roof facilities) and including details of all building materials, including colours and finishes.

* The provision for drainage, water supply, sewerage, telecom, electricity and civil works and any underground or other services required by the development.

* The intended use of each building.

* The location of all vehicle ingress and egress ways and pedestrians access within and to and from the development.

* The location, layout, design and construction details of areas set aside for car parking and for loading and unloading of goods.

* The location and details of all urban design features of the development, including streetscape elements and associated paving and landscaping beautification.

* The location of all open space and provision for associated landscaping.

* The relationship of the development to development on any adjoining land.

* The stages (if any) by which the development is to proceed.

* The location and details of screening of waste collection areas.

All buildings and works (including landscaping) must be in accordance with the plan.

The plan may be amended to the satisfaction of the Responsible Authority.
In determining whether the plan or an amendment to it is satisfactory, the Responsible Authority must consider:

- The contribution the development makes to urban design and the streetscapes of the area, including pedestrian and carparking areas.