

Historic
11/01/2024
C247gben

SCHEDULE 20 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO20** .

MARKETPLACE DEVELOPMENT PLAN

1.0
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18/12/2020
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Objectives

None specified.

2.0
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Requirement before a permit is granted

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

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a development plan and future use and development of the land in an integrated manner.

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A Construction Management Plan must be submitted and approved, to the satisfaction of the responsible authority, before the commencement of works or development.

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Requirements for development plan

Purpose

The purpose of the development plan is to ensure that future use and development of the land is generally consistent with the Map 1 to this schedule and achieves a high quality built form and urban environment.

Development plan requirements

A development plan must include the following requirements:

- The use, location, height and approximate retail floorspace of existing and proposed buildings and car parking areas on the site.
- The levels of the site and the difference in levels between the site, proposed buildings and surrounding land.
- An interface with Precinct D (Crystal Ice and Gillies Pie Factory sites) that provides for future integration of the two precincts and does not compromise the continuation of the current uses within Precinct D.
- The protection of heritage buildings on the site and adjacent to the site.
- The provision of improved integration and linkage between the site and the broader CBD – in particular Precinct A (Specialty retail core).
- The provision of enhanced pedestrian links within the site and between the bus/railway interchange and Precinct A (Specialty retail core).
- The provision of enhanced pedestrian access between the Bendigo Bus/Rail interchange and the entrance to the Marketplace shopping centre.
- Building form in the Garsed/Mitchell/Mollison Street area that:
 - Achieves architectural excellence and a high degree of articulation;
 - Enhances the linkages and the integration between Marketplace and the broader CBD and particularly Precinct A (Specialty retail core); and

- An active building interface to Garsed and Mitchell Streets in the vicinity of the Garsed and Mitchell Street intersection.

Contamination assessment

An assessment prepared by a suitably qualified environmental professional to be approved by the responsible authority must be submitted with a development plan and include:

- The nature of the previous land use or activities on the area affected by the development;
- The length of time the activity took place;
- What is known about contamination;
- The amount of contamination present; and
- How the contamination is distributed.

This requirement does not apply to buildings and works that are minor in nature and/or involve no disturbance to the topsoil.

Traffic management plan

A traffic management plan to be approved by the responsible authority must be submitted with a development plan and indicate:

- Estimated vehicle, pedestrian and bicycle generation levels.
- Ingress and egress points and the estimated levels of usage.
- Any proposed off-site traffic management treatments.
- The level, allocation and location of car parking on the land.
- Provision for the loading and unloading of vehicles.
- Access to public transport, and pedestrian and bicycle movement and connections
- The provision of vehicular (including semi trailer) access to Precinct D (Crystal Ice and Gillies Pie Factory Sites) via Arthur Street.
- The impact on the arterial and surrounding road network and any mitigating works required, particularly at the Mitchell Street/Railway Place, Wills Street/Edwards Street and Wills Street/Arthur Street intersections.

The responsible authority must consult with the relevant roads authority prior to approving the traffic management plan.

Landscape concept plan

A landscape concept plan to be approved by the responsible authority must be submitted with a development plan and include:

- A description of the landscape design approach that is to be applied.
- The identification of sensitive interfaces and proposed landscape treatments.
- The provision of a landscape buffer along the western boundary of the site between Edward and Arthur Streets that includes appropriate vegetation to screen views to Marketplace from Garsed Street and the properties along the Garsed Street eastern frontage, and to filter distant views to the Marketplace from the west.

Construction management plan

The construction management plan must include a construction staging program and make provision for:

GREATER BENDIGO PLANNING SCHEME

- The temporary provision of additional car parking during the construction phase.
- Vehicular and pedestrian access during the construction period, including vehicular (including semi trailer) access to Precinct D via Arthur Street.
- Storage of all plant and equipment during the construction period.
- Addressing site contamination (if relevant).
- Protecting the amenity of the surrounding area through the construction period, including dust, noise and stormwater control, working hours and security lighting.

Map 1 to Schedule 20 to Clause 43.04

Bendigo Marketplace

