

MARIBYRNONG PLANNING SCHEME

WHITTEN OVAL REDEVELOPMENT

OCTOBER 2007

This document is an incorporated document in the Maribyrnong Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act (1987)*

INTRODUCTION

This document is an incorporated document in the Schedule to Clause 81 of the Maribyrnong Planning Scheme. The land identified in the document may be used in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the Scheme.

The purpose of this document is to ensure that use of the land for office is only allowed for the purpose of a medical centre, or community based organisations, to the satisfaction of the responsible authority. The document does not intend to allow commercial offices which would be more appropriately located in an Activity Centre.

If there is any inconsistency between the specific controls and the general provisions of the Scheme, the specific controls will prevail.

ADDRESS OF THE LAND

The Whitten Oval Grandstands, specifically the EJ Whitten Stand and the John Gent Stand, as shown on the plans endorsed pursuant to Planning Permit No 06/0176 for the “use of land and alterations and additions to the existing major sports and recreations facility comprising the construction of a new indoor recreation facility and children’s hub and an increase in capacity of the function centre, car parking area and offices and retail spaces associated with the sports club and a reduction to the car parking requirement” at 417 Barkly Street Footscray and more particularly described as Crown Allotment 2012, Parish of Cut-Paw-Paw.

THIS DOCUMENT ALLOWS:

The use of the land for the purposes of Office (other than related to the sports ground) and Medical Centre subject to conditions.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT

- 1 Before the use of the land for the purposes of “Office” or “Medical Centre” commences, the following must be submitted to and approved by the Responsible Authority:
 - a. Three copies of plans, drawn to scale with dimensions, showing the areas in which the uses “Office” and “Medical Centre” are to be conducted, to the satisfaction of the Responsible Authority.
 - b. A schedule of the proposed occupants of the floor area to be used for office and the respective floor area for each. These occupants must be not for profit organisations with ties to the community and the region, to the satisfaction of the Responsible Authority or as otherwise approved by the Responsible Authority as being appropriate to the locality and the sports ground.

When approved the plans and schedule will be endorsed and will then form part of Planning Permit No. 06/0176.
- 2 The schedule setting out occupants of the floor area to be used for office must not be altered without the written consent of the Responsible Authority.
- 3 The layout of the uses (Office and Medical Centre) on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 4 The use Office must not exceed a maximum floor area of 2500 square metres.
- 5 No more than five (5) practitioners operating within the Medical Centre may be on site at any one time without the written consent of the Responsible Authority.

End of Document