

BIOSCIENCES RESEARCH CENTRE

INCORPORATED DOCUMENT

JUNE 2008

1 INTRODUCTION

This document is incorporated into the Darebin Planning Scheme (the Scheme). The land identified in this document may be developed and used in accordance with the specific controls contained in this document. The specific controls may exclude any other control in the Scheme.

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

2 ADDRESS OF THE LAND

The land north west of the intersection of Ring Road and Research Drive, Bundoora as shown on the map at Appendix 1 to this document, which forms part of Lot 1 on Plan of Subdivision 443004V, together with other land required for utility connection.

3 DEFINITIONS

In this document:

- **building** includes:
 - a structure and part of a building or a structure; and
 - fences, walls, out-buildings, service installations and other appurtenances of a building;
- **development** includes:
 - the construction or exterior alteration or exterior decoration of a building; and
 - the demolition or removal of a building or works; and
 - the construction or carrying out of works; and
 - the subdivision or consolidation of land, including buildings or airspace; and
 - the placing or relocation of a building or works on land; and
 - the construction or putting up for display of signs or hoardings;
- **land** includes:
 - buildings and other structures permanently fixed to land; and
 - land covered with water; and
 - any estate, interest, easement, servitude, privilege or right in or over land;
- **use** in relation to land includes use or proposed use for the purpose for which the land has been or is being or may be developed;
- **works** includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.

4 SPECIFIC CONTROLS

Irrespective of any other provisions of the Scheme, the land may be developed and used for a Biosciences Research Centre. The development and use includes (but is not limited to):

- a core facility consisting of offices, meeting rooms and general and specialised laboratory accommodation, among other elements;
- an external facility consisting of glass houses, poly houses, shade houses, laboratories, head house and an animal facility among other elements;
- temporary buildings;
- utilities and their connections;
- fencing;
- the display of advertising signs;
- car parking;
- loading and unloading areas;
- bicycle facilities;
- roadworks and access to the land;
- the removal of native vegetation;
- any other development and use generally associated with the operations of a Biosciences Research Centre.

No planning permit is required for the development and use of the land in connection with a Biosciences Research Centre, subject to the following issues being addressed.

- A minimum of 90 car parking spaces must be provided on the land and located conveniently.
- The five remnant or possibly remnant Victorian trees shown on the map at Appendix 1 to this document must be retained.
- If the saplings and nine remnant or possibly remnant Victorian trees shown on the map at Appendix 1 to this document are removed, the vegetation loss must be offset in an appropriate location in accordance with the replacement ratios for scattered trees smaller than medium old trees specified in the *Port Phillip and Western Port Native Vegetation Plan*.

The development and use may proceed in stages.

5 EXPIRY

Irrespective of any other provisions of the Scheme, the specific controls contained in this document will expire if one of the following circumstances applies:

- the development is not started within three years of the date the Notice of Approval of Amendment C94 to the Scheme is published in the Victoria Government Gazette;
- the development is not completed within 30 years of the date the Notice of Approval of Amendment C94 to the Scheme is published in the Victoria Government Gazette.

The Minister for Planning may extend the periods referred to above if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific controls contained in this document, the land may be developed and used only in accordance with the provisions of the Scheme.

APPENDIX 1

LEGEND

Remnant or possibly remnant Victorian trees to be retained

- 1 *Eucalyptus camaldulensis* (River Red Gum)
- 2 *Eucalyptus camaldulensis* (River Red Gum)
- 3 *Eucalyptus camaldulensis* (River Red Gum)
- 4 *Eucalyptus camaldulensis* (River Red Gum)
- 5 *Eucalyptus camaldulensis* (River Red Gum)

If removed, remnant or possibly remnant Victorian trees and saplings to be offset in an appropriate location in accordance with the replacement ratios for scattered trees smaller than medium old trees specified in the *Port Phillip and Western Port Native Vegetation Plan*

- 6 *Acacia implexa* (Lightwood)
- 7 *Eucalyptus camaldulensis* (River Red Gum)
- 8 *Eucalyptus camaldulensis* (River Red Gum)
- 9 *Eucalyptus camaldulensis* (River Red Gum)
- 10 *Eucalyptus camaldulensis* (River Red Gum)
- 11 *Eucalyptus camaldulensis* (River Red Gum)
- 12 *Eucalyptus camaldulensis* (River Red Gum)
- 13 *Eucalyptus camaldulensis* (River Red Gum) saplings
- 14 *Eucalyptus camaldulensis* (River Red Gum)
- 15 *Eucalyptus camaldulensis* (River Red Gum)



