LOCAL PROVISION

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8

PORT PHILLIP PLAZA DEVELOPMENT PLAN

The Port Phillip Plaza development, on land bounded by Boneo Road, Nepean Highway, Rose Avenue, McCombe Street, Rosebrook Street, Hope Street, Donald Street and Maysbury Avenue, Rosebud consists of a comprehensive retail centre. A development plan is considered appropriate to provide for the ongoing structure and coordination of development on the site.

1.0 Requirement before a permit is granted

A permit may be granted for a change of use within an existing building or the display of advertising signs before a development plan has been prepared.

2.0 Conditions and requirements for permits

The boundary of the site abutting Maysbury Avenue, Donald Street and Rosebrook Street, together with other boundaries abutting private residential properties must be fenced or landscaped to prevent vehicular and pedestrian access to the development and to provide an effective screen of the development form these streets and nearby properties to the satisfaction of the responsible authority.

3.0 Requirements for development plan

The development plan must describe:
- A discount department store of approximately 10,000 square metres total floor space.
- A hardware store of approximately 2,300 square metres total floor space.
- Speciality shops of approximately 2,300 square metres total floor space.
- A minimum of 600 car parking spaces in conjunction with the development.
- Provision for viable ongoing management control that will ensure the proper operation of the centre.
- The location of all existing and proposed buildings and their use.
- Building elevations and treatments which enhance the identity of the existing centre.
- The location of car parking, storage and loading areas.
- The number and layout of car parking spaces and access lanes.
- The separation of pedestrian and vehicular traffic movements.
- Access to surrounding roads.
- Streetscape and landscaping treatments.
- The location and size of advertising signs.
- The provision of all necessary infrastructure.