

30/10/2008  
C101

## **SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO18**

### **ROXBURGH PARK SHOPPING CENTRE**

This schedule applies to the Roxburgh Park Shopping Centre, corner Somerton Road and David Munroe Drive, Roxburgh Park.

#### **1.0**

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#### **Requirement before a permit is granted**

Before deciding on any application the Responsible Authority must consider:

- The purposes of the zone
- The approved Development Plan

Where no Development Plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan.

#### **3.0**

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#### **Requirements for development plan**

A development plan must be prepared to the satisfaction of the responsible authority and must show:

- A layout of the building and car park areas which is generally in accordance with, or deliver the principles of 'Plan V07-062 Roxburgh Park Redevelopment – MASTERPLAN' (dated 19 May 2008 prepared by i2C Design and Management).
- The use, location and approximate retail floorspace of existing and proposed buildings and car parking areas on the site.
- No more than one full line Discount Department Store at the site prior to 2014.
- A high quality built form which is responsive to the site, provides high amenity interfaces between buildings and adjacent uses and builds on and further complements the existing character of the centre.
- Active frontages to key pedestrian interfaces where appropriate.
- Development which provides appropriate weather protection for pedestrians at key entry points.
- Activation of the David Munroe Drive, Thomas Brunton Parade and Somerton Road streetscapes through the siting of built form and landscaping where practicable and appropriate.
- A built form which encourages natural surveillance of the surrounding streets, car parks, Roxburgh Park Train Station and primary pedestrian linkages through the site.
- Safe, direct and attractive pedestrian linkages through the site from key access points including connections to car parking, public transport, residential land (where practicable and appropriate) and the Roxburgh Park Railway Station.
- The development of a 'street' or 'mall' environment that promotes good pedestrian connections and accessibility throughout the centre.
- Consideration of the vision, principles and directions for Activity Centres contained within *Melbourne 2030: Planning for sustainable growth, October 2002*, including the performance criteria for activity centres.
- The staging and anticipated timing of development.

- The use of environmentally sustainable principles into the design of new built form, car parks and landscapes.
- Linkages from car parks to the shops they serve by pedestrian routes which are landscaped and lined by active frontages.
- The use of design features for people of all abilities in compliance with the Disability Discrimination Act standards.

*Traffic Management Plan*

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

- Vehicle, pedestrian and bicycle access through the site and to the surrounding transport and footpath network.
- 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, pedestrian and bicycle movement and connections.
- An integrated approach to accessible public transport, pedestrian, bicycle connections and other private vehicular transport.

A copy of the traffic management plan must be provided to VicRoads and the responsible authority must consider any comments in deciding whether the development plan (including the traffic management plan or any amendment to these plans) is satisfactory.

*Landscape Concept Plan*

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

- Identification of any native vegetation to be retained and to be removed. The plan should specify how a 'net gain' outcome, as defined in Victoria's Native Vegetation Management Framework, can be implemented having regard to the high conservation value of scattered old trees and the small patches of understorey. A 'Net Gain Offset Management Plan' is required for the removal of existing Red Gum Trees.
- Proposed landscape treatments with a view to incorporating landscaping into the centre to create attractive site interfaces and encourage a pedestrian scale to the centre.
- Protection of the existing River Red Gum Trees identified as those numbered 3, 5, 6 and 7 in accordance with Figure 2 of the Ecology Partners Report, October 2007, unless with the consent of the responsible authority.