

20/03/2008
C67**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO1

STUD PARK SHOPPING CENTRE**1.0**20/03/2008
C67**Requirements for development plan**

The development plan must show:

- The layout of all buildings and works.
- Associated landscaping, with particular emphasis on the interface with Stud Road and the manner in which landscape management will be implemented.
- Car parking and loading areas.
- Access within and to and from the site, including pedestrian, cycle and motor vehicle access.
- Elevations.
- Provision for car parking in the ratio of at least 6 spaces to each 100 square metres of leasable floor area used for the purpose of shop (other than restricted retail premises), or to the satisfaction of the Responsible Authority. Any proposed reduction or waiving of this requirement for the Stud Park Shopping Centre land at 1101 (Lot 1) Stud Road, Rowville must be justified by an Integrated Transport Plan that addresses the following principles for integrated transport, as appropriate:
 - All works to comply with the intent of the Disability Discrimination Act.
 - Pedestrian and bicycle access should be designed to encourage the use of walking, cycling and public transport, including addressing the needs of those with limited mobility and including improved connections from the Community Centre, schools and from Fulham and Stud Roads.
 - Car parking is provided to improve accessibility to the centre, including provision of parking for people with special needs.
 - The development should contribute to improving public transport connections between the site and the network of other activity centres and key destinations in the region and improving the attractiveness of using public transport.
 - Sufficient space should be provided for the provision of an integrated transport interchange, in partnership with the relevant authorities, considering the requirement for 8 bus bays, access needs for public transport vehicles, and the need to avoid conflict between services and private transport. Establish allocation for any alterations to Fulham Road, such as road widening, as a result of the ultimate development of the Stud Park Shopping Centre prior to any development of the land fronting Fulham Road, to ensure that the amenity of this location is not compromised.
 - Providing car parking areas that are well located and provide adequate short and longer term parking to enable safe, secure and convenient access to key components of the centre, including provision for those with limited mobility. These shall include pedestrian entry/exits from the car park areas directly to Main Street and the outdoor public space system.

- The environmental factors (e.g. noise and pollution) of access and egress needs should be mitigated, particularly from service vehicles, freight and commercial delivery vehicles.
 - Provide dedicated access for walkers (and cyclists where appropriate) between the site and public transport stops and separated pedestrian and cycle links, where possible, to reduce risk factors for pedestrians and people with disabilities.
 - Minimise the conflicts between service vehicles, freight and commercial delivery vehicles.
 - Appropriate signage shall be provided at all entrances and throughout parking areas indicating continuous accessible paths of travel for all users, as well as the location of designated accessible parking bays and overhead clearance available to and at these bays.
 - Provision of weather protected public spaces and external pedestrian links.
- A major public transport interchange on site that includes storage for bicycles designed to meet current and future needs.