

05/06/2014  
GC6**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**19/01/2006  
VC37**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for any of the following:

- A change of use within an existing building or the display of advertising signs.
- Buildings and works affecting the land, which are the subject of a planning permit application made to the responsible authority and lodged prior to 1 January 2004.

**2.0**19/01/2006  
VC37**Conditions and requirements for permits**

The boundary of the site abutting Maysbury Avenue, Donald Street and Rosebrook Street, Rosebud, 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 from these streets and nearby properties to the satisfaction of the responsible authority. This requirement may be varied with a permit.

**3.0**05/06/2014  
GC6**Requirements for development plan**

The development plan must describe:

- The detailed distribution of floorspace indicating leasable areas, common or public areas and service areas.
- A total of 861 car spaces to be provided in association with leasable floor area up to 17,860 square metres with any additional leasable floor area to have a car parking rate of not less than 4 spaces per 100 square metres.
- An appropriate active frontage to the south side of McCombe Street.
- The location of all existing and proposed buildings and their use.
- A building height of not more than 8 metres, except that the location of any identification/advertising structure and architectural features with a height in excess of 8 metres is to be shown.
- 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 provision of all necessary infrastructure including traffic signals at the Boneo Road/McCombe Street intersection.