

26/07/2012
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SCHEDULE 2 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO2**.

THE NOVA CENTRE INCORPORATED PLAN

1.0

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Purpose

The purpose of the Nova Centre Incorporated Plan is:

- To provide for the comprehensive and integrated redevelopment of the land for a mix of accommodation uses such as dwellings (including student housing, affordable housing), a residential building (including serviced apartments/residential hotel), retail premises such as shops (including factory outlets) and restricted retail premises and offices.
- To encourage land uses and development that complement and support the core functions of the Monash Specialised Activity Centre and the local residential neighbourhood.
- To enhance local employment opportunities and promote economic development.
- To encourage sustainable development that is energy efficient, promotes reduced reliance on private car usage and minimizes water consumption;
- To provide appropriate traffic management infrastructure to facilitate the development.

2.0

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Decision guidelines

Before deciding on a permit, the responsible authority must consider:

- The Nova Centre Incorporated Plan – March 2012.
- The efficient utilisation of the land for an integrated activity centre containing convenience shopping, community facilities, factory outlets, restricted retail premises and higher density housing.
- Surrounding land uses and development.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.

3.0

06/08/2009
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Conditions and Requirements for Permits

A permit must include the following condition, as appropriate to the application:

- The factory outlet centre must be comprised of a group of stores located under one roof in an integrated factory/warehouse style building. Each outlet tenancy is to be themed to a particular brand manufacturer and must contribute to a discount clothing, accessories and homewares theme with at least 65% of the stock for sale being samples, seconds and discontinued or other items at prices at least 20% below normal recommended retail prices. The design of the centre, the store fit-out and advertising must reflect this approach.

4.0

06/08/2009
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Requirements for incorporated plan

The incorporated plan must consist of principles and concept plans to guide the use and development of the land.