

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2

KNOX CITY/TOWERPOINT SHOPPING CENTRE

1.0
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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 if the proposal will not result in the leasable floor area for shop exceeding 86,500 square metres.

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Conditions and requirements for permits

A permit granted must provide for:

Traffic and car parking

- Traffic management and traffic control works considered necessary, in adjoining or nearby roads, as a result of the proposed development or the stage of the development shown on the development plan.
- The completion of traffic works in phase with the staging of buildings and works.
- The location of the bus interchange.
- Car parking in the ratio of 6.6 spaces to each 100 square metres of leasable floor area for a shop (other than restricted retail premises) and 1.5 to 3.5 spaces to each 100 square metres of leasable floor area (as required by the responsible authority) for other uses. The responsible authority may reduce or waive these requirements. The provision of 1,690 car parking spaces for Towerpoint is satisfactory for the use of all buildings existing on the Towerpoint site as at 1 August 1997 in accordance with Plan Ref. No 97/293 dated August 1997.

Management

- General amenity provisions.
- Operational matters relating to such things as control of nuisance, waste collection, vehicle loading and unloading times, management and maintenance of car parking areas and trolley control.

Landscaping

- Landscaped buffer strips along the boundaries of the land.
- The location, layout and planting details of landscaped areas.

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Requirements for development plan

The development plan must provide for:

- A three-dimensional building envelope showing RL levels.

- Building setbacks from the boundaries of the land.
- Appropriate landscape buffer strips along the Stud Road and Burwood Highway boundaries and interfaces with residential areas.
- Vehicle access to and from the land.

The development plan may only be amended with the consent of the owners of the land.