

17/03/2016
C131**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO12****ROWVILLE COMMERCIAL CORE INCLUDING STUD PARK SHOPPING CENTRE****1.0**17/03/2016
C131**Requirement before a permit is granted**

The Responsible Authority can consider an application to construct a building or construct or carry out works, prior to the approval of a Development Plan, provided it is limited to the following:

- Minor alterations to the facade of buildings, including canopies and entry and exit points.
- Minor building and works such as signage installation.
- Minor increases in leasable floor space within the Stud Park Shopping Centre, up to a maximum total leasable floor area for the entire shopping centre of 29,100 square metres.
- Use and development of the land for temporary uses, to the satisfaction of the Responsible Authority.
- Internal changes of use and internal floor space reconfiguration.
- Minor works to car parking areas.
- Minor landscape works.
- Upgrading of essential services, including roof plant, waste management facilities and other ongoing maintenance works.

2.017/03/2016
C131**Conditions and requirements for permits****Bus Interchange**

Prior to the granting of a permit for the development of any land within the Stud Park Shopping Centre that would result in a total leasable floor area for the entire shopping centre over 29,100 square metres, a legally binding agreement between the owner of the land and the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* must be entered into to the satisfaction of the Responsible Authority which requires that the owner provide for:

- The provision of a bus interchange in a highly accessible location as agreed by Public Transport Victoria (or equivalent) and the Responsible Authority.
- Details of any interim bus interchange facility, as agreed between the relevant parties
- The location of the bus interchange (including any agreed interim facility if required)
- The timing of the provision of the bus interchange (and any agreed interim facility if required)
- Details of the size and nature of the bus interchange facility to be secured through this Agreement

The cost of preparation and registration of the Section 173 agreement are to be borne by the owner. If a satisfactory bus interchange has already been delivered earlier through

agreement between the Responsible Authority and the relevant landowner, this requirement becomes redundant.

Rowville Library

Prior to the granting of a permit for the development of any land within the Northern Precinct as defined in Figure 1 that would increase the leasable floor space of the Stud Park Shopping Centre, a legally binding agreement between the owner of the land and the Responsible Authority under Section 173 of the Planning and Environment Act 1987 must be entered into to the satisfaction of the Responsible Authority which requires that the owner provides for:

- The provision of a fully functional public library with at least 850 m² of floor space, whether relocated or extended in its current location.
- The exact location of the expanded library, including any agreed interim facility if required
- The timing of the provision of an expanded library as consistent with the Development Plan, and any agreed interim facility if required
- Details of the nature of the expanded library to be secured through this Agreement

The Responsible Authority may defer this requirement for a development within the Northern Precinct that would not result in a total leasable floor area for the entire shopping centre exceeding 29,100 sqm, if the owner can also demonstrate to the satisfaction of the Responsible Authority that the development would not unreasonably prejudice options for the expanded or relocated library.

The cost of preparation and registration of the Section 173 agreement are to be borne by the owner. If a satisfactory replacement library has already been delivered earlier through agreement between the Responsible Authority and the relevant landowner, this requirement becomes redundant.

Other Requirements

The following requirements apply to all permits, as determined as appropriate to the application by the Responsible Authority:

Landscaping

A landscaping plan be prepared for the development, to the satisfaction of the Responsible Authority, showing the following:

- Landscaping along Stud Road to contribute to the 'Bush Boulevard' theme.
- Landscaped buffer strips along the boundaries of the land.
- The location, layout and planting details of landscaped areas.
- Integration of best practice Water Sensitive Urban Design principles.

Sustainable Design Assessment

A Sustainable Design Assessment be prepared for the development, to the satisfaction of the Responsible Authority.

Accessibility Assessments

A written response stating how the proposed design responds to Safety by Design principles to prevent hazards and unsafe space for the community.

A Disability Access Audit Report, prepared by a suitably qualified and registered disability auditor, assessing the access requirements for disabled persons.

3.017/03/2016
C131**Requirements for development plan**

A development plan must show the following, in accordance with Figure 1:

For all land:

Building massing and height.

High quality urban design.

Setbacks to property boundaries.

The protection of existing and future residential amenity through the careful planning of car parking, loading bays and service areas.

Access within and to and from the area, including pedestrian, cycle, motor vehicle and public transport access.

How conflicts will be minimised between delivery vehicles and pedestrian, cycle, motor vehicle and public transport access.

Areas designated for landscaping.

Development fronting Fulham Road to show a 'main street' concept along Fulham Road.

Appropriate interfaces to be provided across adjoining property boundaries as shown on Figure 1, including provisions for pedestrian connectivity and provisions to avoid unreasonable detriment to the privacy and amenity of residential areas.

Integration of best practice Water Sensitive Urban Design and Environmental Sustainable Design principles.

Through activation of street frontages and passive surveillance at upper levels, how new development will enhance personal safety and property security and creates spaces where people feel safe to live, work, shop and move in at any time.

Specific requirements for Stud Park Shopping Centre:

Details of proposed staging and anticipated timing of development.

The delivery/provision of public spaces including a town square/event space.

The location and size of an expanded or relocated public library in a visually prominent and highly accessible location, which:

- Has a strong relationship to the town square/event space or other significant public space
- Is in close proximity to the associated parking
- Is conveniently accessible to the bus interchange

Significant reduction of ground level car parking within the centre.

The location and general layout of an expanded bus interchange that meets the design specifications and operational requirements of Public Transport Victoria (or equivalent) to the satisfaction of the Responsible Authority, and which will also include:

- A safe, comfortable, high-amenity covered pedestrian link to/from the shopping centre and community uses
- Bicycle parking

Land allocation for future provision of the Rowville Rail, providing opportunities for a station and associated facilities that can easily be linked to the bus interchange:

- If details on the rail station are not known at the time of preparing a Development Plan, an appropriate allocation of land must be provided in order to demonstrate to the satisfaction of the Responsible Authority in consultation with Public Transport Victoria

(or equivalent) that opportunities for the future provision of the Rowville Rail are not prejudiced by the Development Plan.

- If Public Transport Victoria (or equivalent) has identified that it no longer requires provision for a rail station at the Stud Park Shopping Centre at the time the development plan application is lodged, this condition becomes redundant.

Improved pedestrian connectivity throughout the Stud Park Shopping Centre and with its northern, southern, eastern and western interfaces, including key pedestrian connections shown in Figure 1.

A Transport Management Plan addressing the following, to the satisfaction of the Responsible Authority in consultation with VicRoads and Public Transport Victoria (or equivalent):

- Analysis of current and projected traffic volumes.
- Analysis of projected traffic volumes on the operation of the Stud Road/Fulham Road intersection and Fulham Road. Identification and staging of any mitigation works to the intersection and Fulham Road.
- Pedestrian traffic movements throughout the centre and connecting to Fulham Road.
- Priority to be given to pedestrian movements over vehicular traffic.
- Vehicular priority to be given to buses.
- Traffic management and traffic control works on the land and affected roads to mitigate the expected traffic impacts of the proposed development.

How any development will address and improve interface treatments between the Stud Park Shopping Centre and adjoining land. In particular:

- how any development will address adjoining property interfaces including the avoidance of blank walls.
- the topography (level change) on the southern boundary;
- improved access from existing pedestrian paths along the boundary to residential areas;
- providing access to the community facilities and the sports oval to the east of the shopping centre.

Specific requirements for land to the north of Fulham Road:

Minimum 5 metre setback to the northern and eastern boundaries adjoining residential uses.

Minimum 5 metre setback to the western boundary adjoining Stud Road, incorporating 'Bush Boulevard' theme planting.

An active street frontage to Fulham Road. Solar access to these areas must be considered.

How any development will address sensitive interfaces to the north and east including the avoidance of any 'blank' walls.

A mixed use development which should include a mixture of retail, office and accommodation and active uses at ground level.

A Transport Management Plan which considers the site's relationship with Stud Road and the main street concept along Fulham Road.

A Waste Management Plan which must address the storage and collection of waste on the site.

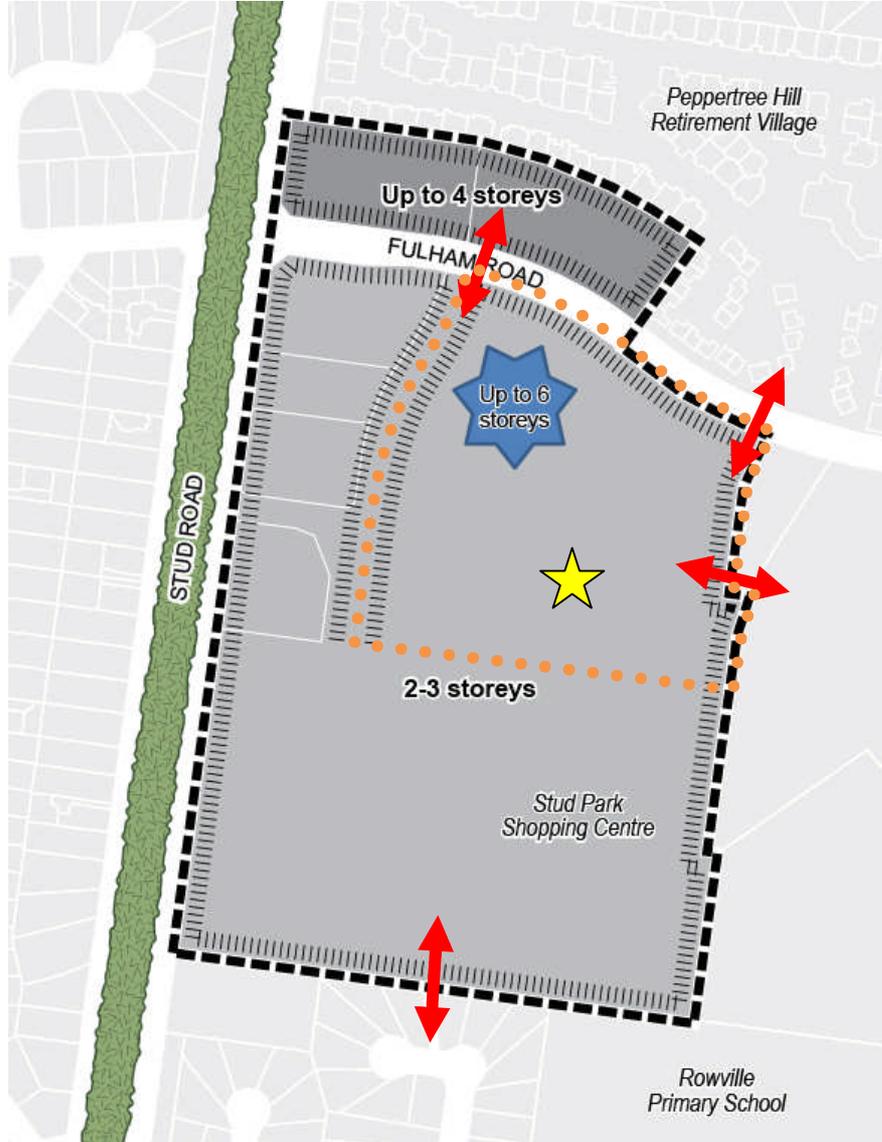
Specific requirements for the redevelopment of land adjoining Stud Road (1085 – 1091 Stud Road)

Pedestrian access to bus interchange.

How the development will address each public interface. Development must not turn its back on street frontages or interfaces with the shopping centre land.

Orientate built form towards Stud Road/Fulham Road frontages.

Figure 1



LEGEND

- Commercial Core
-  Bush Boulevard Theme Planting along Stud Road Frontage
- ||||| Sensitive Built Form Interfaces
-  Safe, High-Quality Pedestrian Connections
-  Existing Location of Rowville Public Library
-  Northern Precinct