

05/06/2014
GC6**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO5****MORNINGTON COMPREHENSIVE REDEVELOPMENT AREA**

The Main Street Shopping Centre Structure Plan (1987) identified areas for new retail and commercial facilities within the Mornington Town Centre. Following a more recent review of commercial centre planning in Mornington a development plan is required to provide for the integrated development of a retail shopping centre in the identified area. The plan must make provision for associated car parking, in conjunction with the provision of further car parking, pedestrian walkways and plaza areas on adjoining Council land.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted for a change of use within an existing building or the display of advertising signs before a development plan has been prepared.

2.005/06/2014
GC6**Requirements for development plan**

The development plan must describe:

- The layout and design of the development generally consistent with Mornington Development Plans 1 (site plan), 2 (elevations and signage), and 3 (landscaping) dated October 22 1998 and Council Car Park Concept Plan (drawing no 110998 DWG) dated September 11 1998. Which provide for:

- 523 car parking spaces.

The responsible authority may vary this requirement.

- The layout of all buildings and works.
- The shopping centre comprised in the development centre (other than any verandah, awning architectural feature or the like) contained wholly within land bounded by Gordon Street, Franklin Street, Railway Grove and Barkly Street, Mornington.
- A maximum overall height of any building not exceeding 33.1 metres AHD, excluding architectural features, plant, machinery and equipment, unless otherwise approved by the Responsible Authority.
- Provision for the construction by Council of not less than 272 car parking spaces and a plaza on land bounded by Barkly Street, Blake Street, McLaren Place and Railway Grove Mornington. This land may be used for no other purpose.
- The layout of the public car park and plaza area including provision for pedestrian links to ensure that new development is linked as closely as possible with the existing Main Street Shopping Centre.
- The basement, mezzanine office and storage areas being excluded from use for the direct display and retail sales of goods.
- The number location and layout of car parking spaces.
- Loading bays and waste collection areas.
- Materials of construction, finishes and colours to be used.
- Paving and street lighting details.
- Public amenities including any baby change facilities and any community facilities.

- Any major external advertising and directional signs on the facade of buildings.
- Splays on the corner of Barkly Street and Gordon Street, and Barkly Street and Railway Grove.
- Details of proposed landscaping in and around the proposed development.
- Provision for commencement of development within 5 years from the approval date.
- A management plan which provides for:
 - Protection of amenity during construction, including hours of construction work, control of noise and external lighting.
 - Operational matters relating to bulk waste collection, vehicle loading times, trolley control and other like matters.
 - The lighting, landscaping, maintenance, hours of access controls on parking and after hours security of the car parking areas.
- The matters to be included in an agreement under Section 173 of the Act to facilitate the transfer of land required for road widening and access roads shown on the development plan.