

17/03/2016
C131

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

WELLINGTON VILLAGE SHOPPING CENTRE

1.0

19/01/2006
VC37

Conditions and requirements for permits

The following requirements apply to all permits:

Traffic and car parking

- Construction and signalisation of the intersection of Wellington Road with Silkwood Way to the satisfaction of the responsible authority and the Roads Corporation before any floor area part of the development is used.
- Construction of Yvette Drive connection to the satisfaction of the responsible authority before any floor area part of the development is used.
- An appropriate treatment of the Gearon Avenue/Wellington Road intersection and provision for restriction of access to Gearon Avenue following duplication of Wellington Road to allow left in/left out only.
- Construction of a footpath along the west side of Gearon Avenue for the length of the shopping centre frontage.
- Traffic management and traffic control works considered necessary, in adjoining or nearby roads, as a result of the proposed development.
- The completion of traffic works and provision of car parking in phase with the staging of buildings and works.

Management

- General amenity provisions.
- Provision of a management plan implementing construction and operational matters relating to such things as control of hours of operation, noise, lighting, deliveries, security, waste collection, vehicle loading and unloading times, management and maintenance of landscaping and car parking areas (including provision of emergency egress) and trolley control. Prior to approval of the management plan, notice of the proposed plan must be provided to all potentially affected land owners and occupiers with an opportunity to comment upon the plan within a minimum of 14 days.
- Implementation of the management plan in conjunction with a Section 173 agreement confining advertising on the shopping centre buildings to locations nominated for each tenancy. Except for a sign above the main entry canopy, signs must not be located on or above the roof of the building unless they are integrated with an element of the building structure. Signs on the louvre structure must be integrated with that structure and must be located at the north-east and north-west corners of the main shopping centre building.

Landscaping

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

Flooding

- Construction of drainage works within the drainage easement located at the north-western corner of the site at the developer's cost, to the satisfaction of Melbourne Water, prior to commencement of use of that land.

2.0

17/03/2016
C131

Requirements for Development Plan

The development plan must incorporate:

- The location of all buildings and works.
- The size, layout and elevations of all buildings.
- A total of not less than 380 car parking spaces.
- The layout of car parking and loading areas.
- All accessways and loading bays.
- Road, footpath and bikepath/shared pathway and open space connections with the surrounding area.
- Landscape details, including the buffer areas adjoining a Residential Zone.
- Urban design aspects of the development explained in a 'word picture'.
- The staging of development.
- Pedestrian safety and personal safety in accordance with the Crime Prevention Through Environmental Design Principles to include elements such as adequate lighting and passive surveillance.