

19/01/2006
VC37**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO3

This Schedule applies to 20 Levanto Street, Mentone. The land is known as Lot 1 on Plan of Subdivision 315709V and is described in Certificate of Title Volume 10087 Folio 347.

The development of the land generally in accordance with the Building Envelope Diagram & Tree Retention Plan forming part of this Schedule provides an opportunity for development to occur while identifying the vegetation considered appropriate to retain and providing a positive contribution to the community through the provision of a substantial area of public open space.

The development plan will facilitate the development of the land by balancing competing planning objectives so as to ensure an appropriate and environmentally responsive form of development for the land.

The development plan will contain requirements which make appropriate arrangements for the retention of native vegetation on the land. The provision of the open space area to be transferred to Council will provide an opportunity for planting in this area to offset the loss of vegetation elsewhere on the land.

The part of the land which is not being transferred to Council as shown on the Building Envelope Diagram & Tree Retention Plan will be developed for medium density housing. As a consequence of the extent of the land which will not be developed, it will be necessary for there to be more flexibility in the application of the standards of Clauses 54, 55 and 56 of this Scheme to subsequent permit applications for the more concentrated development on the balance of the land to be developed for medium density housing.

It is also expected that, subject to compliance with the requirements contained in this Schedule, the majority of the volume of the building envelopes as shown on the Building Envelope Diagram & Tree Retention Plan will be occupied by buildings.

The reasonable amenity of existing residential properties adjacent to the site will be protected by the application of requirements in this Schedule to the interface of new dwellings with the existing residential properties to the east of the land.

1.019/01/2006
VC37**Permits before development plan approved**

Before a development plan has been prepared to the satisfaction of the responsible authority, a permit may be granted for:

- Buildings and works associated with the relocation and alteration of the existing Scout Hall.
- The removal of vegetation.
- The construction or removal of a fence.

2.019/01/2006
VC37**Conditions and requirements for permits**

Prior to the commencement of any development for the purpose of a dwelling, a detailed landscape plan providing a landscape concept for the residential lots, roads and public areas within the land must be approved to the satisfaction of the responsible authority.

During any period of construction of a building or the carrying out of works, a fence must be erected and maintained to the satisfaction of the responsible authority to prevent access by workmen and machinery from the construction area to the public open space.

During any period of construction of a building or the carrying out of works, any trees shown to be retained on the Building Envelope Diagram & Tree Retention Plan must be fenced to the satisfaction of the responsible authority to prevent damage to the tree and its roots which may adversely affect its safe useful life expectancy and a condition must be included in the permit to that effect.

Any planning permit must comply with the following requirements:

- No dwelling (excluding outbuildings) which would have a direct abuttal with an adjacent existing dwelling is permissible within 3 metres of the eastern property boundary at ground level and 4.5 metres at any upper storey level.
- The building height of any outbuilding (excluding a carport) within 3 metres of the eastern property boundary must not exceed 2.4 metres.
- A minimum of 75% of an adjacent existing dwelling's private open space area must receive five hours of sunlight between 9am and 3pm on 22 September unless a lesser amount is presently provided.
- Any habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space area of an adjacent existing dwelling within a horizontal distance of 9 metres must have fixed obscure screening to a height of 1.7 metres above the finished floor level.
- A solid boundary fence of no less than 1.7 metres in height above the ground floor finished floor level of any dwelling must be constructed directly adjacent to any existing private property boundary.

Any planning permit for the construction of dwellings must include a condition requiring a residents information kit to the satisfaction of the responsible authority which includes:

- A plan nominating the location of trees to be retained on any lots.
- Measures for ongoing vegetation management.
- A preferred tree planting list for private realm planting.
- Indicative landscaping and fence treatments for lot boundaries directly abutting the proposed public open space area.

Any planning permit application must identify the general location of proposed services on the land and proposed storm water management and water sensitive urban design techniques for the development.

Any planning permit application must identify the location(s) for garbage bin storage areas and/or collection area(s).

Any planning permit application must be accompanied by a traffic management report based on the Building Envelope Diagram & Tree Retention Plan detailing the design of the connections to the existing street network and making any recommendations for traffic calming measures within the site to the satisfaction of the responsible authority.

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Requirements for development plan

The development plan must be generally in accordance with the Building Envelope Diagram & Tree Retention Plan and otherwise to the satisfaction of the responsible authority.

The development plan must include:

- Details of the road layout pattern showing vehicular access points for the site from the existing road network.
- The location of all proposed allotments.
- Not more than 56 dwellings.
- Two dimensional building envelopes for all habitable structures.
- The setting aside of the land generally as shown on the Building Envelope Diagram & Tree Retention Plan to be transferred to Council.

