

19/01/2006
VC37**SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO10**

611-613 POINT NEPEAN ROAD, MCCRAE DEVELOPMENT PLAN

The land at 611-613 Point Nepean Road, McCrae – being Lot 7 PS11038 and PC361036B – has been identified as a strategic redevelopment site that provides opportunities for residential development at a density greater than can be permitted under the Design and Development Overlay, Schedule 3 – Coast and landscape design. A development plan is required to ensure that the development approved for the site respects the neighbourhood character of the adjoining residential areas and the site's landscape setting adjacent to the foreshore reserve and the McCrae escarpment.

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

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.

If a development plan generally conforming to the requirements of this schedule has not been prepared for the land to the satisfaction of the responsible authority within two years of the approval date, a permit may be granted for any use that could be approved under the Residential 1 Zone, taking into account the Overlays that apply to the site.

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

Any planning permit issued for development (including subdivision) of the site must include a requirement for the owners of all lots to enter into a section 173 Agreement with Council to ensure ongoing monitoring of ground water quality through a Groundwater Quality Management Plan.

3.019/01/2006
VC37**Requirements for development plan**

The development plan must describe:

- The area and dimensions of all proposed lots, with not more than five lots and not more than five dwellings.
- A maximum coverage by buildings (including garages), paving and other hard surfaces of 60 per cent of the site area.
- Building envelopes showing setbacks and building heights that meet the following requirements:
 - No more than three building envelopes adjacent to the Point Nepean Road frontage with a building height not exceeding 4.5 metres above natural ground level.
 - No more than three building envelopes adjacent to the rear (south) boundary of the land with a building height not exceeding 8.0 metres above natural ground level and containing two storeys or less above natural ground level.
 - Staggered setbacks from Point Nepean Road, with a minimum setback of not less than 7.0 metres.
 - Setbacks from the rear (south) boundary of a minimum of 3.0 metres.
 - East-west separation of at least:
 - 6.0 metres between building envelopes adjacent to Point Nepean Road.

- 10.0 metres between building envelopes adjacent to the rear (south) boundary of the land.
- Use of building materials and roof and façade articulations that respect the prevailing built form in the neighbourhood and the coastal character of the site.
- Appropriate acoustic screening of dwellings fronting Point Nepean Road.
- Landscaping of the site with indigenous species to create substantial screen planting at the front and establishment of significant vegetation within the site.
- A maximum of one carriageway accessing the site from Point Nepean Road. The eastern leg of Penny Lane may also be used to access up to two lots. Pedestrian access from Point Nepean Road may be provided in addition to the vehicle carriageway.
- Any other matters required by the responsible authority.