

28/01/2010
C131**SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO16****2079 POINT NEPEAN ROAD, RYE DEVELOPMENT PLAN**

The land at 2079 Point Nepean Road, Rye being Lot 1 on TP 199166M has been identified as a strategic redevelopment site that provides opportunities for residential development at a density greater than can be usually permitted under the Design and Development Overlay, Schedule 2 – Bayside and village design.

1.028/01/2010
C131**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority but only if one of the following requirements is met:

- The permit is to use an existing building.
- The permit is for the use, development or subdivision of the whole of the land affected by this Overlay Schedule and is to provide for a total of four or less dwellings.

2.028/01/2010
C131**Requirements for development plan**

The development plan must show:

- The area and dimensions of all proposed lots, with no more than eight lots and no more than eight dwellings.
- The number, setbacks and dimensions of building envelopes all in accordance with the following requirements:
 - The building envelopes must be setback at least 7.5 metres from Richardson Street and at least 10 metres from Point Nepean Road.
 - There must be no more than two building envelopes adjacent to the Point Nepean Road frontage
 - Building envelopes must have the following maximum building heights:
 - for envelopes that are adjacent to Point Nepean Road, 6.5 metres or less above natural ground level; and,
 - for all other envelopes, 8 metres or less with no more than 2 storeys above natural ground level.
- No roof decks or terraces other than any that maybe situated immediately above a single storey development component.
- All vehicular access and egress to be gained from Richardson Street.
- Pedestrian access only to be gained from Point Nepean Road.
- Existing crossovers to Point Nepean Rd removed and surfaces revegetated.
- A landscape plan which shows:
 - Vegetation that is predominantly indigenous to integrate the development with the surrounding environment.
 - Groupings of plants with a height at least greater than fence height within the setback from the Point Nepean Road frontage.