

08/11/2012
C158**SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO17**.

No 23 – 25 ROSEBUD PARADE, ROSEBUD

No. 23 – 25 Rosebud Parade, Rosebud is located within the Rosebud Activity Centre and adjoins medium density housing to the north and east. The purpose of the development plan is to recognise the constraints and opportunities associated with this location in terms of the provision of retirement living. It is intended to facilitate the use and development of 23 – 25 Rosebud Parade, Rosebud for the purpose of a Retirement Village to service the ‘aging in place’ needs of Rosebud residents and the broader Peninsula district. Given the location of 23 – 25 Rosebud Parade, Rosebud within an established residential area with adjoining existing dwellings, it is essential to ensure an integrated design and the minimisation of off-site amenity impacts.

1.008/11/2012
C158**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared for any use or development allowable under the Residential 1 Zone or any other relevant provision of this scheme.

2.008/11/2012
C158**Requirements for development plan**

The development plan must provide for the use and *development* of 23 – 25 Rosebud Parade, Rosebud for the purpose of a retirement village that:

- is generally in accordance with the objectives;
- includes the plans; and
- meets the performance standards

all as set down below.

Use and design objectives

- To recognise the site as an appropriate location for a Retirement Village.
- To promote well designed aged accommodation that meets the needs of future occupants.
- To ensure that the height and bulk of new development responds to the existing built scale and neighbourhood character of the area.
- To encourage built form that does not cause unreasonable amenity impacts on adjacent residential areas and in particular minimises the impact of overlooking, overshadowing, noise and visual bulk.
- To ensure that adequate provision is made for on-site parking for residents, staff and visitors.
- To ensure that the development provides appropriate facilities and amenities for residents.

Operational and services plan

An operational and services plan, including details in regard to the level of care to be provided to residents and the range of services and facilities to be provided.

Neighbourhood context and site description plan

A neighbourhood context and site description plan including all of the following:

- The built form, scale and character of surrounding development, including front fencing.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of all existing buildings on site.
- The location of adjoining secluded private open space and habitable room windows which have an outlook to the site within 9 metres of the site.

- Location of any significant trees on the site.
- Street frontage features such as poles, street trees and kerb services.
- Any other notable features or characteristics of the site.

Design response plan

A design response plan which explains how the proposed design derives from and responds to the neighbourhood and site description, and meets the objectives of clause 55 of this planning scheme, including plans drawn to scale showing all of the following:

- Site layout and floor plans.
- Building setbacks.
- Building heights.
- Elevations.
- Proposed landscaping of the site.
- The location and width of all vehicle and pedestrian paths.
- Car parking and loading areas.
- Storage areas.
- Waste collection areas.

Car Parking and traffic management plan

A car parking and traffic management plan in accordance with the performance standards specified in this schedule.

Landscaping plan

A landscaping plan including the identification of all species, landscaping treatments and the location of fencing.

Waste management plan

A waste management plan indicating arrangements for the storage, collection and disposal of all wastes.

Stormwater management plan

A stormwater management plan having regard to water sensitive urban design principles.

Performance standards

The development plan must provide for a development which will meet the following performance standards:

Building envelope

- A building envelope substantially in accordance with the plan shown at Figure 1 of this schedule.

Building height

- A maximum building height of 13.5 metres.
- No more than 3 storeys above the natural ground level.

Side, rear and upper storey setbacks

- The side and rear setbacks standard B17 in clause 55.04-1 of this planning scheme provided that no setback is less than a minimum setback shown in the following table:

Boundary	Minimum setback
Northern side boundary adjoining 72 Jetty Road	6 metres
Eastern side boundary	6 metres
Southern side boundary	4 metres

Interface with neighbours

- Each side of the building designed to respond to the direction it faces and providing for a sensitive interface with adjoining occupancies including the articulation of elements and variations of wall planes to provide a degree of visual interest.

Overlooking

- The eastern façade to be architecturally sensitive to the direct view from the private open space along the eastern boundary, including a setback on the upper storey.
- The overlooking standard B22 in clause 55.04-6 of this planning scheme.

Light and ventilation

- Measures to optimise access to natural light and where possible natural ventilation.

Overshadowing open space

- The overshadowing open space standard B21 in clause 55.04-5 of this planning scheme.

North facing windows

- The north-facing window standard B20 in clause 55.04-4 of this planning scheme.

Noise impacts

- Avoidance or mitigation of off-site impacts particularly from loading activities.
- The noise impacts standard B24 in clause 55.04-8 of this planning scheme.

Public realm

- Communal facilities located at the front of the building and landscaping to address the public realm of Rosebud Parade.
- A footpath on Rosebud Parade extending from the land to Mc Dowell Street.

Car parking

- The provision of a separate loading area.
- The following car parking requirements:
 - 0.85 car spaces per each unit for residents;
 - 1 car space per every 8 units for visitors;
 - 1 car parking space per full-time employee on site at any one time;
 - A minimum of 3 spaces for staff/visitors;
 - 13 spaces for bicycle parking; and
 - 6 spaces for mobility scooters.
- The responsible authority may waive or reduce the number of required car spaces, having regard to the decision guidelines in clause 52.06-1 of this planning scheme.

Landscaping

- The provision for planting a minimum of eight canopy trees, providing raised garden beds for resident use, and outdoor footpaths.
- The use of local indigenous species where appropriate.
- The provision of outdoor recreation areas, including a sheltered area.

Figure 1 – Building Envelope Plan

