

09/02/2017
C197**SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO22**.

Carrington Park, Rosebud**1.0**09/02/2017
C197**Requirement before a permit is granted**

A permit may be granted for any of the following before a Development Plan has been prepared to the satisfaction of the Responsible Authority, to use or subdivide land or to construct a building or construct or carry out works for the following:

- Planning Permit CP14/002 granted by the Minister for Planning pursuant to Section 96I of the *Planning and Environment Act 1987* on approval of Amendment C197 to the Mornington Peninsula Planning Scheme;
- Subdivision which will not prejudice the future use or development of the land;
- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Extension, alteration or modification of an existing use or development.

2.009/02/2017
C197**Conditions and requirements for permits**

All proposals to use or subdivide land, construct a building or construct or carry out works before the Development Plan has been prepared must be accompanied by a report, demonstrating that they will not prejudice the long-term future development of the land.

3.009/02/2017
C197**Requirements for development plan**

A Development Plan must be prepared to the satisfaction of the Responsible Authority, which is generally in accordance with the Development Concept Plan set out in Figure 1 and must include the following:

- Maintaining an appropriate setting for the existing building.
- Maintain public access to views of the existing building on the land.
- Create space to the north and west of the existing building that maintains views of its western façade and northwestern and southwestern corners from the primary access route to the land.
- Building envelopes in accordance with the Development Concept Plan shown at Figure 1 of this schedule.
- No more than 14 lots may be created in accordance with Figure 1 except the existing building on the land that is subject to a Heritage Overlay may be further subdivided for residential use with a maximum of four dwellings accommodated.
- Set maximum building heights for Lots 5, 6, and 7 to be expressed as levels to Australian Height Datum (AHD) to ensure the appropriate sharing of views from dwellings immediately to the east of the development plan area.
- The existing roofline of the clubhouse building must be retained in its original form.
- Define natural ground levels for each lot in accordance with the survey levels shown on Figure 4 to this schedule.
- Respects the surrounding subdivision pattern particularly the lot frontage width.

- Embraces the view lines shown at Figure 2 to this schedule.
- Recognises the constraints and opportunities shown at Figure 3 to this schedule.
- Designs new roads to reinforce the coastal village character of the area. In particular, shared surfaces are encouraged and the extent of roads should be minimised.
- The lot layout to optimise good solar orientation, minimise opportunities for overlooking and overshadowing and encourage housing to front common areas for surveillance and amenity purposes.
- Ensure that the design of development has adequate regard to fire risk and includes appropriate fire protection measures.
- Demonstrate the achievement of ESD Best Practice Outcomes insofar as practicable with the objective of:
 - Minimising greenhouse emissions associated with building energy use;
 - Minimising greenhouse emissions associated with energy systems and energy supply;
 - Encouraging the use of renewable energy systems;
 - Achieving sustainable water cycle management through:
 - Efficient use of potable water supplies;
 - Recycling and reuse of alternative water sources;
 - Integration of stormwater treatment into the design of the common property and landscaped areas; and
 - Optimising indoor environmental quality.

Design Guidelines to guide the future development of any lots resulting from the subdivision of the site. These guidelines shall not apply to the redevelopment of the existing building on the site and associated curtilage, which will be informed by the preparation of a Heritage Impact Statement and detailed Landscape Plan. The Design Guidelines must address the following matters and be generally in accordance with the design objectives set out below:

- Building setbacks;
- Building height;
- Built form character;
- Materials and finishes;
- Car parking;
- Driveways;
- Landform;
- Fencing;
- Outbuildings and Ancillary Items; and
- Landscaping.

Design Guidelines to promote the following design objectives:

- No more than one dwelling per lot excluding a dependent person's unit is to be constructed on a lot;

- To ensure that the height and bulk of new development responds to the existing built scale and neighbourhood character of the area with a maximum building height of no more than 8 metres with no more than 2 storeys above natural ground level;
- To ensure that the height of any dwelling on Lots 5, 6 and 7 is subject to the following restrictions:
 - No part of any dwelling on these lots shall exceed 8 metres with no more than 2 storeys above natural ground level;
 - A maximum building height of RL112m AHD will apply to Lot 5 and 6; and
 - A maximum building height of RL107m AHD will apply to Lot 7. The specified maximum building height for Lot 7 is subject to architectural features, masts, or building services that do not exceed the maximum building height by more than one metre.
- To encourage built form that does not cause unreasonable amenity impacts on adjacent residential areas and in particular minimises the impact of overlooking, overshadowing, and visual bulk;
- To ensure that future development of any lot attains and maintains best practice ESD outcomes in accordance with the approved ESD Framework;
- Adopts contemporary building styles that achieve design excellence;
- Locates and designs buildings and landscaping to share views of Port Phillip Bay from individual dwellings both within and around the land maximising westerly views towards the Sorrento foreshore as shown at Figure 2 to this schedule;
- Steps built form to respond to topography and minimise cut and fill;
- To ensure that setbacks are consistent with the prevailing neighbourhood character;
- To ensure that adequate provision is made for on-site parking for residents and visitors;
- Avoids high and solid fence lines alongside common property; and
- Unfenced front gardens.

A Landscape Master Plan to realise the following objectives in developing the site:

- Protect the predominant landscape features of the surrounding locality;
- Ensure that landscaping appropriately addresses the purpose of the Bushfire Management Overlay provisions applying to the site;
- The landscape master plan must address the following matters:
 - Retention of significant trees and other vegetation that warrants protection and retention subject to achieving an appropriate outcome in terms of bushfire management; and
 - The adoption of a planting schedule for the land for the purpose of creating a cohesive planting theme across the site, and to ensure the protection and maintenance of existing significant trees on the land.

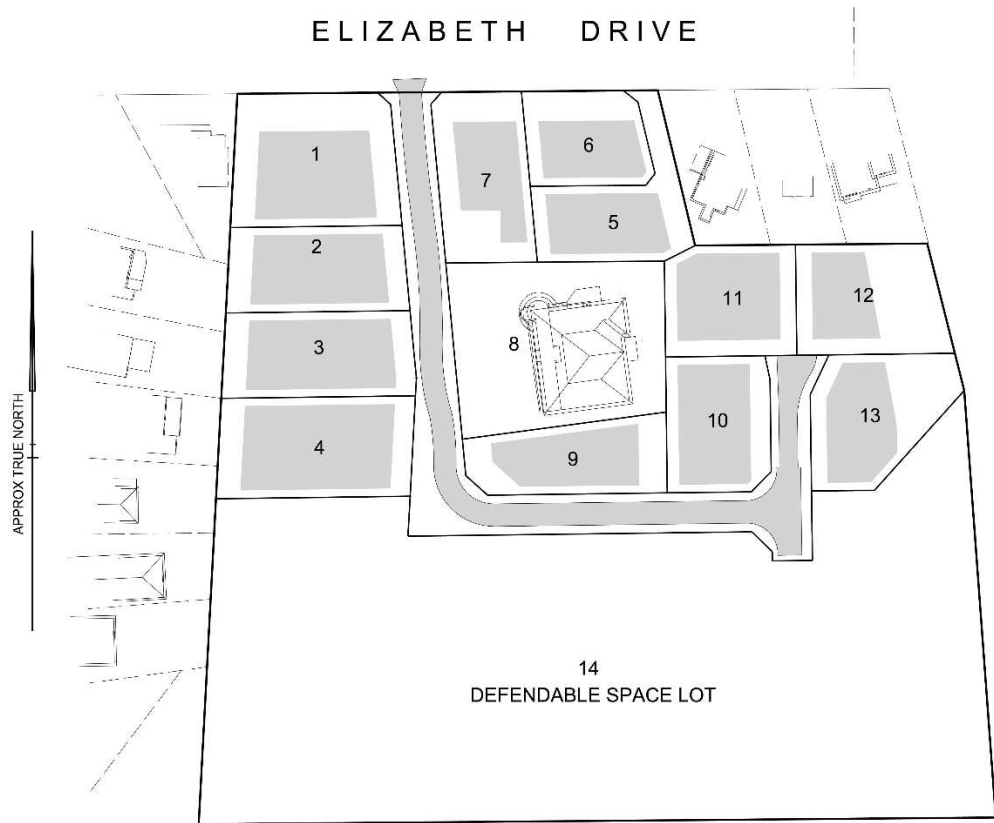


Figure 1 – Development Concept Plan

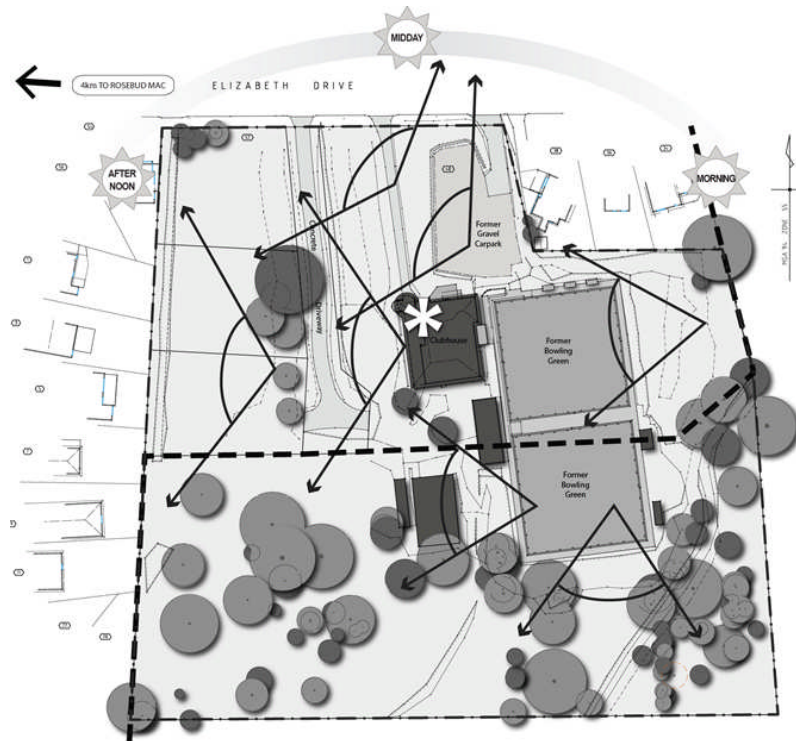
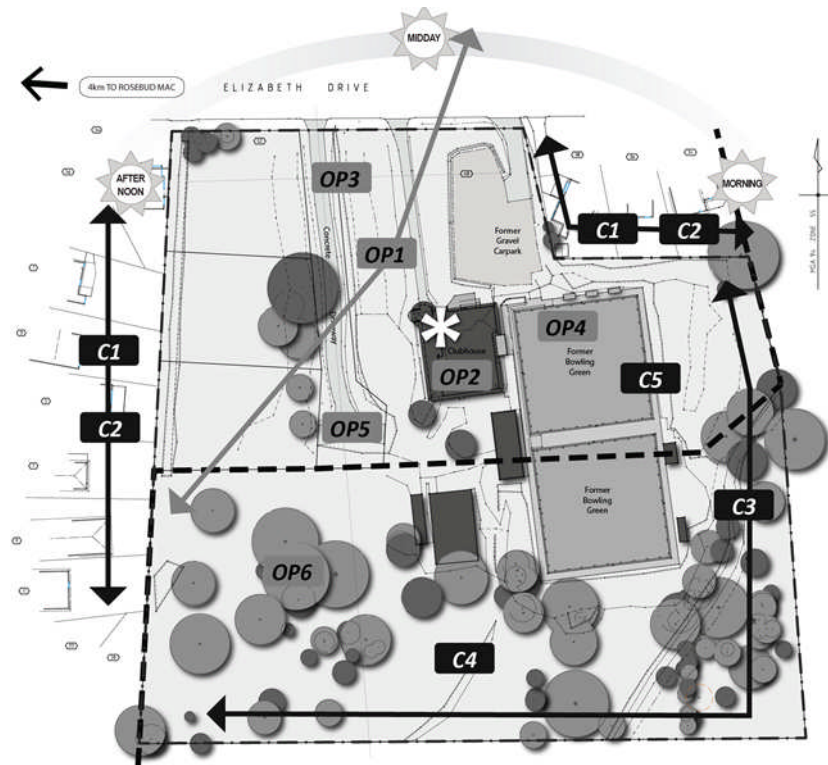


Figure 2 - Viewlines



- Opportunities**
- OP1** OP1 – Capitalise on the expansive views and vistas across Port Phillip Bay and along the Mornington Peninsula.
 - OP2** OP2 – Retain and enhance the local landmark of the former Clubhouse building.
 - OP3** OP3 – Complete the southern streetscape of Elizabeth Drive by filling in the current gap in streetscape built form.
 - OP4** OP4 – The subject site is relatively large compared with the surrounding properties and therefore, represents an opportunity for infill development in keeping with the prevailing neighbourhood character.
 - OP5** OP5 – Provide a pedestrian link across the subject site from Elizabeth Drive to the Two Bays Walking Track.
 - OP6** OP6- Retain significant trees of value.
- Constraints**
- C1** C1 – Respond to the existing neighbourhood character to the north and west.
 - C2** C2 – Avoid unreasonable impacts on the amenity of existing neighbouring dwellings.
 - C3** C3 – Respond to the potential risk of bushfire and provide sufficient defensible space.
 - C4** C4 – Limit development to land within the Urban Growth Boundary.
 - C5** C5 – Minimise cut and fill

Figure 3 – Opportunities and Constraint