

08/06/2006
C76

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

819 MELBOURNE ROAD AND 1 QUEENS ROAD, SORRENTO

The land at 819 Melbourne Road and 1 Queens Road, Sorrento has been identified as land suitable for infill development consisting of three dwellings that are designed to be consistent with the surrounding bayside and village neighbourhood character.

1.0

08/06/2006
C76

Requirement before a permit is granted

A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

2.0

08/06/2006
C76

Requirements for development plan

The development plan must show:

- The residential use and development of the land for no more than three dwellings and the subdivision of the land into three lots, each to contain a single dwelling, and no other use or development.
- The area and dimensions of the proposed lots shown, with no more than three lots being created and each lot having an area of at least 650 square metres.
- Vehicular access for each proposed lot being provided from Queens Road only.
- At least 35% of the area of each proposed lot to remain free from impervious surfaces.
- Building design including the use of building materials and roof and façade articulations that respect the prevailing built form and bayside village character of the neighbourhood.
- Landscaping of the land with a substantial amount of vegetation that is predominately indigenous to the locality and which contributes to:
 - Vegetation being the dominant visual and environmental feature of the local area.
 - Screen planting between dwellings and within the front setback of the proposed dwellings.
 - Creating a tree reserve along the Melbourne Road frontage to the satisfaction of the responsible authority.
- The use of ecological sustainable design (ESD) principles within the design of proposed development.