

25/10/2007
C78**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****1889 TO 1897 POINT NEPEAN ROAD, TOOTGAROOK**

The land at 1889 to 1897 Point Nepean Road, Tootgarook being Lots 60, 61 and 62 on LP9388 has been identified as land suitable for strategic infill development which is responsive to the bayside and village coastal character of Point Nepean Road, Tootgarook.

1.025/10/2007
C78**Requirement before a permit is granted**

A permit may be granted to use any existing building on the land before a development plan has been prepared to the satisfaction of the responsible authority.

2.025/10/2007
C78**Requirements for development plan**

The development plan must show:

- Land at 1895 to 1897 Point Nepean Road being used for residential use and development that, in total, comprises of no more than six dwellings with six associated lots.
- The exclusive commercial use of the ground floor of 1889 Point Nepean Road other than the provision for access to any dwellings on the first floor.
- The setback of buildings at 1895 to 1897 Point Nepean Road gradually staggered from the commercial development at 1889 Point Nepean Road to provide for a transition of the development. The frontage setback of the western most unit on 1897 Point Nepean Road must be no less than 9 metres from the frontage. Porches, pergolas and verandahs less than 3.6 metres high may encroach not more than 2.5 metres into the frontage setback.
- The height of buildings must not exceed:
 - 6 metres within 7.5 metres of the western boundary; and
 - 8 metres in other parts of the site.
- Weather protection along retail frontages adjoining Point Nepean Road and Carmichael Street.
- Roof decks or terraces may only be incorporated over any single storey component of the development and should provide satisfactory privacy screening and setbacks.
- Development designed to reinforce the established rhythm of development in Point Nepean Road, avoid a continuous and repetitive built form, minimise building bulk, and avoid external views of blank walls. This should be achieved through the use of setbacks, façade articulations, landscaping and the incorporation of a variety of building materials, roof forms and fence treatments.
- All vehicular access/egress to be gained from Carmichael Street including a right of access to 1899 Point Nepean Road.
- The number and layout of car parking spaces and loading areas.
- A landscape plan which shows:
 - Vegetation that is predominately indigenous to integrate the development with the surrounding environment.
 - Screen planting with advanced plants along the southern boundary.

- Planting within the building setback from the western boundary of advanced plants that will grow to at least the height of the building.
- Groupings of plants with a height at least greater than fence height within the setback from the Point Nepean Road frontage.