

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

METHODIST LADIES COLLEGE

1.0

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Conditions and requirements for permits

A permit must include the following conditions or requirements, as appropriate to the application:

- The maximum building height must be:
 - No greater than 2 storeys for the residential buildings.
 - No greater than single storey for the childhood facility and no higher than the apex of the existing roof of No 3 Rossfield Avenue.
 - No greater than 2 storeys for the junior school and multi-purpose space and no higher than the apex of the roof of the existing school.
- The facades and front gardens of Nos 3 and 5 Rossfield Avenue must be preserved as necessary in order to present a residential streetscape to Rossfield Avenue.
- Fencing along the northern boundary must include a landscaped buffer to ensure amenity, privacy and security to adjoining residential properties. Any fencing along Rossfield Avenue must be consistent with its character as a residential street.
- No vehicular or pedestrian access may be provided to the College property from Rossfield Avenue except for emergency purposes.
- Car parking must be single level at grade.

2.0

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Requirements for development plan

The development plan must show:

- The location, layout, height, dimensions and floor area of all buildings and works.
- The location, layout, dimensions and external surface treatment of all works, including materials, finishes and colours.
- The proposed use of each building.
- The location of all vehicle and pedestrian ways.
- The location and layout of all car parking areas and access to and from them, and a management plan for operating and maintaining the areas.
- The location of all open space, including areas available to the public.
- Proposed landscaping and a management plan for controlling and maintaining open space.
- The stages, if any, in which the land is to be developed with starting and completion dates for each stage.

The development plan and any amendment to the plan must be exhibited for a period of two weeks. The responsible authority must take into account any comments received when considering the development plan or any amendment to the plan.