

11/07/2014
C91

SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

FORMER HEATHMONT COLLEGE RESIDENTIAL DEVELOPMENT

1.0

11/07/2014
C91

Requirement before a permit is granted

A permit may be granted prior to the approval of the development plan provided that:

- The permit application has been lodged pursuant to Section 96A of the Planning & Environment Act 1987.
- The responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land set out in the requirements to this schedule.
- The permit includes any conditions or requirements set out in this schedule.

2.0

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Conditions and requirements for permits

A permit must include the following conditions or requirements:

- A Section 173 Agreement or other mechanism to:
 - Ensure that public access rights for non vehicular traffic from Heathmont Road through the site to the adjoining school is made available and maintained in perpetuity.
 - Advise owners that internal waste collection, internal street lighting and internal road maintenance are matters that are provided, controlled, operated and maintained by the owners corporation for the site.
- For subdivision permits, a requirement for the payment of 5% of the value of the land as a cash in lieu Public Open Space contribution to Council.
- For allotments or dwellings along the Heathmont Road frontage a maximum front fence height of 1200mm.

3.0

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Requirements for development plan

The development plan must be generally in accordance with the Site Master Plan prepared by Gunn Drying Architects P/L, Drawing No. TP3 and the Landscape Concept prepared by Urban Initiatives/Sinatra Murphy, Drawing No. LA-01, but modified to reflect the requirements of this schedule and must show the following:

Dwelling siting, lot size and layout

All dwellings, including upper storeys and balconies, must be setback a minimum of 5 metres from title boundary with the abutting residential development to the north and south of the subject land.

The maximum number of lots fronting Heathmont Road must not exceed 9.

Provision for public pedestrian access through the site to the adjoining school.

An indicative lot layout for the site including a range of lot sizes to accord with a medium density development not exceeding 66 lots or dwellings.

A plan showing areas of cut and fill based on the indicative layout.

Indicative building envelopes for all lots.

Access

The road and path network proposed for the site.

MAROONDAH PLANNING SCHEME

Provision for pedestrian access at all time through the site between Heathmont Road and Great Ryrie Street.

A single vehicle entry point into the site located at the south east Heathmont Road frontage.

Landscaping

A full vegetation survey and condition statement as part of the landscape concept for the site.

Retention of canopy vegetation and remnant native vegetation to the maximum extent practicable.

A landscape design and theme for the site, including private lots and common property areas, taking into account existing vegetation, net gain and the desire to maintain the vegetated character of MaroonDAH's residential areas.

A vegetation management plan including mechanisms for the protection of retained vegetation during construction and development of the site.