

19/01/2006
VC37**SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO12**.

3405 POINT NEPEAN ROAD, SORRENTO

This schedule applies to the land located at 3405 Point Nepean Road, Sorrento. A development plan is considered appropriate to provide for the co-ordinated development of the land, consistent with the character of the area and heritage values of the site.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted before a development plan has been approved for any of the following:

- Buildings and works in accordance with a planning permit application lodged with the responsible authority prior to August 2003.
- The construction of a single dwelling and associated outbuildings on the land provided all new development on the site has a maximum building height of no more than 8 metres and contains no more than 2 storeys above natural ground level, excluding plumbing and other fittings. This does not apply to alterations or extensions to an existing building on the site if all of the following requirements are met:
 - The existing building has a building height of more than 8 metres.
 - The maximum building height of the existing building is not exceeded.
 - The external bulk of the building is not significantly increased.

2.019/01/2006
VC37**Requirements for development plan**

The development plan must include:

Dwelling density, design and private open space

- Provision for no more than 19 dwellings, generally in accordance with Drawing No. DA-01 Sorrento House Development Jan. 2005.
- Each dwelling to be provided with private open space in compliance with the standards (or alternatively to satisfy the relevant objectives) of Clause 55 of the Planning Scheme.
- Window treatments to all dwellings to provide an outlook and allow for natural ventilation.
- A private courtyard to be provided on the west side (rear) of each of the dwellings in 'Sol Green House'.
- Separation of the private open space of the three dwellings in 'Sol Green House' not to include screens perpendicular to the front face of the building.

Maximum building height

- All new development on the site to have a maximum building height of no more than 8 metres and must contain no more than 2 storeys above natural ground level, excluding plumbing and other fittings. This does not apply to alterations or extensions to an existing building on the site if all of the following requirements are met:
 - The existing building has a building height of more than 8 metres.
 - The maximum building height of the existing building is not exceeded.
 - The external bulk of the building is not significantly increased.
 - The footprint of the upper storey, existing at the approval date, is not increased by more than 10%.

Front setback

- All dwellings to be set back a minimum of twenty two (22) metres from the Point Nepean Road frontage, as measured from the eastern boundary, so as to preserve the neighbourhood context and maximise views into the site and of the Vicarage on the adjoining property. No substantial buildings or structures should be sited within this front setback.

Building setbacks

- Any new buildings to be set back a minimum of seven (7) metres from the Boroondara Road frontage, and designed to address Boroondara Road, so as to protect the heritage value of the Cottage.
- Separation between the west wall of the Cottage and any new development of at least 2.24 metres and this area to be landscaped.
- A minimum setback of 11 metres from the south west corner of the site, with new development generally located above the embankment in this corner of the site.

Floor plans and elevations

- The location of all existing buildings, their floor plans and elevations, including details of any proposed external demolition.
- Plans of the proposed buildings, including building design, scale, floor plans, elevations, materials and finishes.
- The layout and number of car parking spaces and access ways.
- Landscaping treatments to individual dwellings as well as common areas which include the retention of all Canary Island Palms and the English Elm treeline along Point Nepean Road.
- The provision of all necessary infrastructure.

Heritage conservation

- A Conservation Management Plan to be prepared under the guidance of an experienced heritage practitioner to ensure appropriate conservation and enhancement of the existing heritage buildings.
- The leadlight window at the south east corner of ‘Sol Green House’ to be retained and any required new entry door to be relocated, possibly to the south face of the building, to the satisfaction of the responsible authority.
- New development to be designed so that the original fabric is distinguishable from the new elements in the heritage buildings.
- All new development to be designed to reflect the heritage character of the precinct, generally in accordance with Drawing Nos. DA-02 and DA-02.1, Sorrento House Development Jan. 2005.
- Any new entry treatment to be respectful of the heritage value of the site.
- The design of the new dwellings to reflect the historical context, in respect to forms, repetition of elements, design detail, scale and materials selection.

Fencing

- Perimeter fencing to be between 1.5 metres and 1.9 metres in height along Point Nepean Road and Boroondara Road, up to the car park area for the Cottage.
- Fencing along Boroondara Road, in front of the Cottage and extending to the west (side) boundary of the site, to be a maximum of one metre high. Details of the fence design is to be to the satisfaction of the responsible authority.

MORNINGTON PENINSULA PLANNING SCHEME

- Acoustic treatment of the southern fence to be provided to protect neighbouring properties, to the satisfaction of the responsible authority.

Provision and location of parking areas, driveways and vehicular access points

- Car spaces fronting Point Nepean Road to be located and treated so as not to interrupt views or detract from the heritage building or affect the health of the Elms. If this parking is in proximity of the Elms, a report is to be prepared by a suitably qualified and experienced arboriculturist and lodged with the responsible authority for approval.
- The car spaces provided for the Cottage to have a pervious surface treatment, such as gravel, and to not be enclosed or covered.
- Visitor car spaces to be provided on the site, with appropriate direction signage, in accordance with the provisions of Clause 55 of the Planning Scheme.
- The width of a driveway, if adjacent to the southern boundary, to be revised to maximise opportunity for planting along the southern boundary of the site.
- Entry and exit points off Point Nepean Road to be located so as to protect the mature Elms, based on a report of a qualified and experienced arboriculture consultant and to the satisfaction of the responsible authority.
- Vehicle access points to comply with VicRoads conditions.

Sewerage

- All new dwellings on the site to be connected to reticulated sewerage or an alternative system approved by the responsible authority.