

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**

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#### **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**

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#### **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.