

13/03/2014  
C175**SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO18****1A and 1B Jetty Road, Rosebud**

The land at 1A and 1B Jetty Road, Rosebud is located within the Rosebud Activity Centre and adjoins medium density housing to the east. The purpose of the development plan is to recognise the constraints and opportunities associated with the location in terms of the provision of a 3 storey mixed use development. It is intended to facilitate the development of 1A and 1B Jetty Road, Rosebud for the purpose of a 3 storey building comprising basement parking, restaurant(s)/café(s) at ground level and medium density residential development at all levels. Given the location of 1A and 1B Jetty Road, it is essential that the design be of an exemplary standard that includes sensitive responses to its context and that minimises off-site amenity impacts. The building design is to include articulation of the development into a series of semi-distinct forms, through variations to setbacks, wall planes, building heights, materials, finishes and colours.

**1.0**13/03/2014  
C175**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared for any use or development allowable under the applicable zone or any other relevant provision of this scheme.

**2.0**13/03/2014  
C175**Conditions and requirements for permits**

A permit granted in accordance with the development plan must include the following requirement:

- The provision of any mitigation works at the Point Nepean Road and Jetty Road intersection recommended in the Transport Impact Assessment Report.

A permit granted in accordance with the development plan must include the following condition:

- Except with the further consent of the responsible authority:
  - (a) The restaurant(s) must operate only between the following hours:
    - (i) Monday to Sunday: 7:00 a.m. to 11:00 p.m. (indoors).
    - (ii) Sunday to Thursday: 7:00 a.m. to 9.00 p.m. (outdoors).
    - (iii) Friday to Saturday: 7:00 a.m. to 10.00 p.m. (outdoors).
  - (b) The café(s) must operate only between the following hours:
    - (i) Monday to Sunday: 7:00 a.m. to 11:00 p.m. (indoors).
    - (ii) Monday to Sunday: 7:00 a.m. to 9.00 p.m. (outdoors).
  - (c) Any bi-fold doors, doors and/or windows associated with the restaurant(s) and/or café(s) must be closed at the same time any outdoor area is not permitted to be used.

**3.0**13/03/2014  
C175**Requirements for development plan**

The development plan must provide for:

**Land use**

- Restaurant(s) and/or café(s) at ground level, with combined seating for not more than 200 patrons.
- Medium density residential development at all levels.

**Development**

- All the following design requirements:

**Building height and setbacks**

- A building must have a maximum wall height of no more than 11 metres, a maximum building height of no more than 13.5 metres and must contain no more than 3 storeys above natural ground level.
- The building setback to the eastern boundary must comply with Standard B17 in Clause 55.04-1.
- The building setback to the northern boundary (adjoining the foreshore) and the southern boundary (adjoining Point Nepean Road) must not be less than 7 metres and the average building setback of each storey to these boundaries must not be less than 10 metres. The setback to these boundaries of the basement wall must not be less than 5 metres.
- The average building setback to the western boundary (adjoining Jetty Road) must not be less than 2 metres.
- The above setbacks do not apply to eaves, balustrades, privacy screening devices and planter boxes; however, such building elements - except eaves - must not encroach into the road reserve of Jetty Road.

**Provisions to protect the amenity of adjoining land**

- Overshadowing Standard B21 in Clause 55.04-5.
- Overlooking Standard B22 in Clause 55.04-6.
- Provision of tree protection zones to the relevant Australian Standard to ensure protection of existing trees located in the coastal reserve to the land's northern boundary.

**Transport Impact Assessment Report and mitigation works**

- The vehicular access off Jetty Road in accordance with a Transport Impact Assessment Report that includes an assessment of the potential impact the development and the access arrangement would have on the Point Nepean Road and Jetty Road intersection, as well as any need for mitigation works at the intersection.

**Car and bicycle parking**

- On site car and bicycle parking provision including at least all of the following:
  - 1 car parking space for each one and two bedroom dwelling;
  - 2 car parking spaces for each three bedroom dwelling;
  - 1 visitor car parking space for every 5 dwellings;
  - car parking for the restaurant(s)/café(s) to the satisfaction of the responsible authority, with at a minimum 14 car spaces; and
  - 5 bicycle parking spaces.

**Building design**

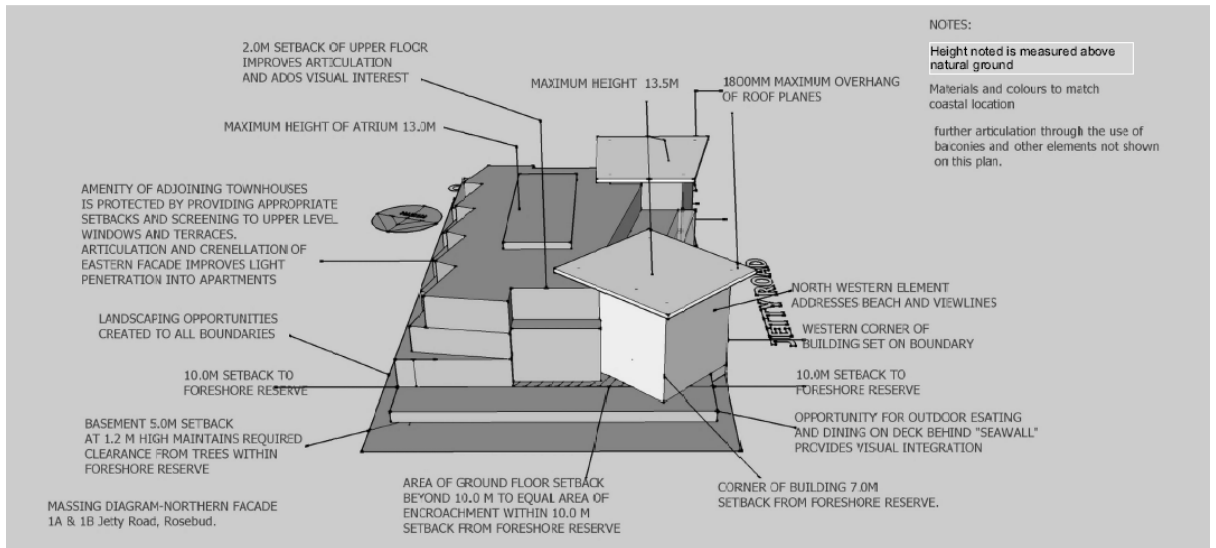
- A layout and elevations plan substantially in accordance with Figure 1 of this clause.

- Stormwater treatment in accordance with a Storm Water Management Plan prepared to the satisfaction of the responsible authority, having regard to water sensitive urban design principles.
- Measures to optimise access to natural light and where possible natural ventilation.
- Measures to ensure avoidance of off-site impacts.

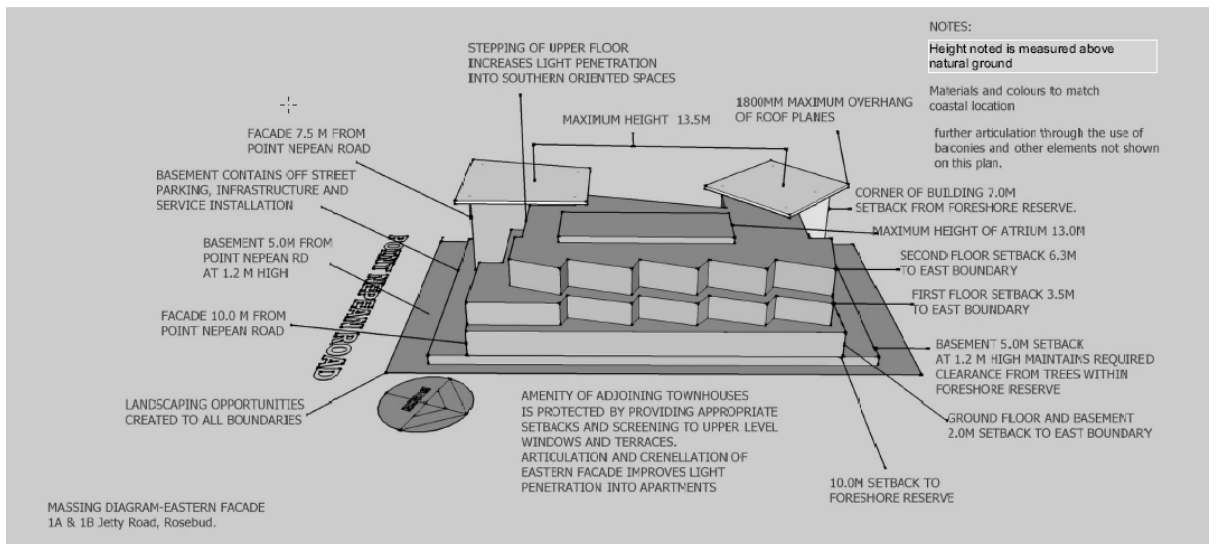
**Landscaping**

- All the following landscaping requirements:
  - Nomination of the areas set aside for landscaping of the land;
  - A schedule of all proposed and existing trees to be retained, shrub and ground cover, including the location and size at maturity of all plants, and botanical names;
  - More than 80% indigenous planting on the site;
  - Sight distance for vehicles and pedestrians not to be unduly restricted at the exit from the site by fencing or landscaping works; and
  - The location and type of fencing.

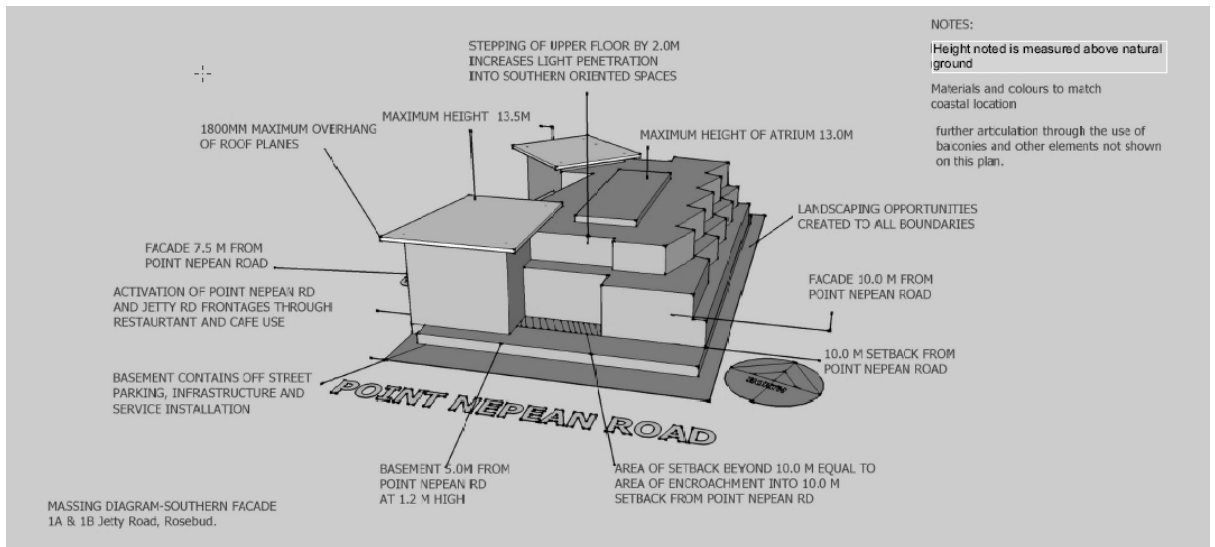
**Figure 1**  
**Massing Diagram to the North**



**Massing Diagram to the East**



### Massing Diagram to the South



### Massing Diagram to the West

