

'ON LUCK' CHINESE NURSING HOME

JANUARY 2010

Land

This control applies to land comprising Lot 1 on Plan of Subdivision 504753P, at 177-179 Tindals Road, Donvale within the City of Manningham.

Control

‘ON LUCK’ CHINESE NURSING HOME

Despite any provision to the contrary in the Manningham Planning Scheme, land comprising Lot 1 on Plan of Subdivision 504753P may be developed and used without a permit for a nursing home. This includes the:

- Removal, destruction or lopping of vegetation.
- Demolition or removal of a building or works.
- Construction of a building or construction or carrying out of works.
- Construction or displaying of a sign.

However, prior to constructing a building or constructing or carrying out works associated with the nursing home on the land, a development plan must be submitted to and approved to the satisfaction of the Minister for Planning.

Development Plan

The development plan must comprise, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Existing and proposed ground levels of the site.
 - The layout and use of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Vehicle and pedestrian access to the site.
 - Proposed landscape areas.
 - All external storage areas.
 - Details of any signs to be displayed.
 - Any buildings to be removed.
 - Any areas not required for immediate use.
 - Details of any proposed excavation and fill.
- Elevation drawings to scale showing the colour and material of all buildings and works.
- Construction details of all drainage and effluent disposal works, driveways, and vehicle parking and loading areas.
- Details of any proposed environmental sustainable design elements incorporated into the development.
- A landscape plan which includes the description of any vegetation to be removed, vegetation to be planted, the surfaces to be constructed, site works specifications and the method of preparing, draining, watering and maintaining the landscape areas.
- A traffic and parking assessment prepared by a suitably qualified traffic engineer.

The development plan may be amended to the satisfaction of the Minister for Planning.

The buildings and works must be carried out in accordance with the development plan approved under this control.

Decision Guidelines

In determining whether or not to approve a development plan or whether an amendment to the development plan under this control, the Minister for Planning must consider, as appropriate:

- The social benefits of the use or development.
- The capability of the land to accommodate the proposed use and development.
- Whether the use or development protects and enhances the landscape qualities of the site and surrounds.
- Whether the site is suitable for the use and development and the compatibility of the proposal with adjoining land uses.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area.
- The retention or provision of landscape buffer strips adjoining ridges, natural drainage lines, roads and property boundaries.
- The views of Manningham City Council.

Expiry

The development plan approved under this control expires if any of the following circumstances applies:

- The development authorised by the control is not started within two (2) years of the approval date of the development plan.
- The development authorised by the control is not completed within four (4) years of the approval date of the development plan.

The Minister for Planning may extend the times referred to above.