



LEGEND

- Site Boundary
- Indicative Public Open Space
- Pocket Park/ Pedestrian Link
- Drainage Reserve
- Residential
- Defendable Space
- TPZ of Trees to be Retained

SUMMARY LAND USE BUDGET AND LOT YIELD

DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA
TOTAL SITE AREA (ha)	5.28	100.00%	
OPEN SPACE			
Public Open Space	0.82	15.51%	18.86%
Pocket Park Pedestrian Link	0.06	1.16%	1.41%
Drainage Reserve	0.06	1.05%	1.27%
SUB-TOTAL	0.94	17.73%	21.54%
TOTAL OPEN SPACE	0.94	17.73%	21.54%
NET DEVELOPABLE AREA (NDA) HA	4.35	82.27%	

NET DEVELOPABLE AREA (NDA)

DESCRIPTION	Area (Ha)	% of Total Site Area	% of NDA
ROADS			
Access Street (including landscaping)	1.08	20.48%	24.90%
SUB-TOTAL	1.08	20.48%	24.90%
RESIDENTIAL			
Residential	3.27	61.79%	75.10%
SUB-TOTAL	3.27	61.79%	75.10%

RESIDENTIAL LOT MIX

DESCRIPTION	Area (Ha)	No. of Lots	Average Lot Size (m2)
RESIDENTIAL			
Residential	3.27	44	742

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FRANKSTON PLANNING SCHEME

Plan endorsed as part of Planning Permit No 182/2020/P

Delegate: Oliver Rees Date: 23 February 2024 Page 1 of 3

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- Site Boundary
- Indicative Public Open Space
- Pocket Park/ Pedestrian Link
- Drainage Reserve
- Indicative Building Envelope
- Fixed Crossovers for Tree Retention Purposes
- Indicative Crossovers Envelopes
- Defendable Space
- TPZ of Trees to be Retained

Note:
·Building envelopes may be mirrored.
·Except where fixed, cross overs may be mirrored.



A minimum 1.5m setback from the side boundary is required on at least one side of the building to enable firefighter access. This side setback is shown indicatively on the plan but can be provided from the south-eastern or north-western side boundary.

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Defendable space

- a) All residential lots must be managed as defendable space where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

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Building envelopes

No building shall be constructed outside of the building envelopes shown. For lots 1015-1023,

A minimum 1.5m setback from the side boundary is required on at least one side of the building to enable firefighter access. This side setback is shown indicatively on the plan but can be provided from the south-eastern or north-western side boundary.

Construction standards

Any dwelling on any lot must be constructed to the minimum Bushfire Attack Level (BAL) specified on this plan.

FIREFIGHTING WATER SUPPLY

For each lot a firefighting water supply must be available and accessible in accordance with subclause 53.02-5 Table 4 Water supply requirements.

Water supply

- c) 5,000 litres of effective water supply for fire fighting purposes must be provided on all residential lots which meets the following requirements:
- It must be stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.

