

19/01/2006
VC37

SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8

CASSINIA DRIVE NEIGHBOURHOOD DEVELOPMENT PLAN

1.0 Requirement before a permit is granted

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide land into lots with an average area of 1 hectare and a minimum area of 0.4 hectare which does not prejudice the lot layout in the development plan area.

2.0 Conditions and requirements for permits

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A permit must not be granted to subdivide land until the responsible authority is satisfied that there is less than five years supply of residential land in the Strathdale/Spring Gully area.

3.0 Requirements for development plan

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The development plan must:-

- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Describe the staging (including contributions to the upgrade of the St. Vincent Drive/McIvor Highway intersection in consultation with VicRoads, and link to the Strathfieldsaye-Junortoun Road) to the satisfaction of the responsible authority.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation and for the provision of additional vegetation.
- Provide for a treed open space “spine” and other open space areas.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Protect against any impact on the environmental integrity of adjoining public land especially by the provision of larger lots.
- Provide for the orderly staging of development and supply of services.