

19/01/2006
VC37

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**

PARK ROAD ESTATE REDEVELOPMENT PLAN

The Park Road Estate, Mt Martha is generally bounded by Park Road, Finlayson Avenue, the Joseph Harris Scout Camp, Churchill Road, Stanley Crescent, Seaside Parade and Wonderland Terrace, Mt Martha. This area was subdivided prior to the turn of the century, but has remained undeveloped. A development plan is considered appropriate to facilitate the redesign of the subdivision pattern to produce a more appropriate and environmentally responsive form of development, having regard to the topography of the site, existing vegetation and proximity to Seaside Creek.

1.0

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Requirement before a permit is granted

A permit may be granted to construct a single dwelling and associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been prepared.

2.0

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Requirements for development plan

The development plan must describe:

- An improved subdivisional layout with an average lot size of 1400 square metres in more environmentally sensitive areas. The responsible authority may vary this requirement.
- Five percent of the area north of Park Road as public open space.
- Siting and design provisions, including provisions relating to building heights and the protection of shared viewlines. The responsible authority may vary this requirement.