

19/01/2006
VC37

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

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

KANGAROO GROUND COMMERCIAL PRECINCT

1.0

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Requirement before a permit is granted

A permit must not be granted to construct a building or to construct or carry out works or subdivide land (other than a re-alignment which does not create an additional lot) until a development plan has been prepared to the satisfaction of the responsible authority.

2.0

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Conditions and requirements for permits

- A permit may be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority, provided:
 - The subdivision is the re-subdivision of existing lots. The number of lots must not be increased; or,
 - The subdivision is by a public authority or utility service provider to create a lot for a utility installation.
- A permit may be granted for the development of buildings or works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the buildings and works are associated with an existing lawfully established use.

3.0

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Requirements for Development Plan

A Development Plan must be prepared to the satisfaction of the responsible authority and must show the following:

- specification of the number of buildings and the maximum leasable floorspace for each building.
- the layout of all buildings and works (existing and new).
- vehicular and pedestrian access to the site.
- car parking layout and internal access arrangements.
- indicative landscaping.

In preparing the development plan, specific attention should be given to:

- The need for any new development to be respectful of and in keeping with the existing Kangaroo Ground Supply Store.
- The need for the new development to be respectful of the rural character of the surrounding area.
- the need for any new development to be respectful of the landscape values of surrounding areas.

- the need to maintain the safety of Eltham-Yarra Glen Road.
- the relationship of the proposal with the Kangaroo Ground Primary School and the tennis courts, on the west side of Eltham-Yarra Glen Road.

A public consultation period and an invitation for submissions from the community will form part of the process before the responsible authority decides on the suitability of a Development Plan.