

19/01/2006
VC37

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

13 EMERALD-MONBULK ROAD, EMERALD

1.0

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Requirements and conditions for permits

A permit granted is subject to the following conditions:

- The land may only be subdivided into eight lots, seven of which must have a minimum area of 1000m² with a balance lot of approximately 4600m² in accordance with an approved development plan.
- No further subdivision of any lot is permitted.
- All lots created must be connected to reticulated sewerage.
- Developer must contribute to the upgrading of the full length of Cornish Road to include kerb and channel, underground drainage along the entire frontage of the subject land and sealed pavement to a minimum width of 5.5 metres.

2.0

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Requirements for development plan

The development plan must provide for:

- Retention of St. Joseph's Church on the balance lot with an approximate area of 4600m².