

19/01/2006
VC37

SCHEDULE 4 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

CARDINIA STRATEGY PLAN AREA

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide land to create a lot for an existing building.

2.0

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Conditions and requirements for permits

The following requirements should be met before a permit can be granted to subdivide land, to create an additional lot:

- A lot size for the subdivision that appropriately reflects the low density residential character envisaged in the development plan; or
- An average lot size of 1.2 hectares for all residential lots for land north of Grasmere Creek; and an average lot size of 0.7 hectares for all residential lots for land south of Grasmere Creek.
- All residential lots must be provided with reticulated sewerage, unless the land owner enters into a Section 173 Agreement under the *Planning and Environment Act 1987* with the authority responsible for effluent disposal in the area, which agreement ensures that any costs of extending and connecting the reticulated sewer to allotments are borne by the owner, should any septic tank system on these allotments prove to be inadequate.

Note 1: No lot created north of Grasmere Creek must be less than 1.0 hectare in area.

Note 2: No lot created south west of Grasmere Creek must be less than 0.4 hectares in area or greater than 1.0 hectares in area

3.0

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Requirements for development plan

The development plan should show:

- The existing and proposed road network.
- The location of existing and proposed open space including open space linkages.
- The location of any existing or proposed community facilities including school sites.