

19/01/2006
VC37

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**

LYSTERFIELD SOUTH

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:

- A lot size for the subdivision that appropriately reflects the low density residential character envisaged in the development plan; or,
- A minimum lot size of 2,000 square metres for all residential lots that do not abut Hallam North Road and Lysterfield Park; and
- A minimum lot size of 4,000 square metres for all residential lots abutting Hallam North Road and Lysterfield Park.
- An application for subdivision of land be referred to the Department of Natural Resources and Environment for comment.

3.0

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Requirements for development plan

The development plan should show:

- Landscape buffers of planted indigenous vegetation of local provenance that surround proposed development, including to Lysterfield Park and the row of existing lots fronting Churchill Park Drive.
- A central 'spine' through the development that incorporating the extension of Churchill Park Drive to Hallam North Road, a public open space feature and significant landscaping on public land using indigenous vegetation of local provenance.
- The location of any existing or proposed community facilities including school sites.