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## **SCHEDULE 3 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY**

Shown on the planning scheme map as **IPO3**.

### **ASPENDALE GARDENS INCORPORATED PLAN, 1 NOVEMBER 1999**

### **WELLS ROAD, ASPENDALE GARDENS LANDSCAPE CONCEPT PLAN FOR OUTLINE DEVELOPMENT PLAN, SEPTEMBER 1999**

#### **1.0**

19/01/2006  
VC37

#### **Purpose**

To provide for an urban residential development of the site which is comprehensively planned and integrated with the surrounding urban area.

#### **2.0**

19/01/2006  
VC37

#### **Requirement before a permit is granted**

A permit must address the following issues:

- The construction of noise attenuation measures to achieve compliance with the relevant Vic Roads noise standards.
- The construction and funding of appropriate vehicle access treatments, including deceleration lanes, median treatments and, where necessary, signalised access at access points along Wells Road.
- The provision of pedestrian and cycle paths, drainage reserves and public open space areas.

#### **3.0**

19/01/2006  
VC37

#### **Permits not generally in accordance with incorporated plan**

A permit may be granted for any use or development that is not generally in accordance with the incorporated plan. In considering any such planning permit application, the responsible authority must have regard to the objective and key elements of the incorporated plan overlay.

#### **4.0**

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#### **Conditions and requirements for permits**

None specified.

#### **5.0**

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#### **Decision guidelines**

Before deciding on an application for subdivision, use, or buildings or works the responsible authority must consider the requirements of Melbourne Water and VicRoads where relevant.

#### **6.0**

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#### **Preparation of the incorporated plan**

The Incorporated Plan must include:

- The location of any areas proposed for medium density development.
- The proposed location of all vehicular access points.
- The proposed location of pedestrian and cycle paths.
- The proposed location of public open space.
- The maximum number of residential lots to be developed.