

19/10/2006
C35**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO7****1.0 Conditions and requirements for permits**19/10/2006
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A permit granted to subdivide the land must include conditions to the following effect:

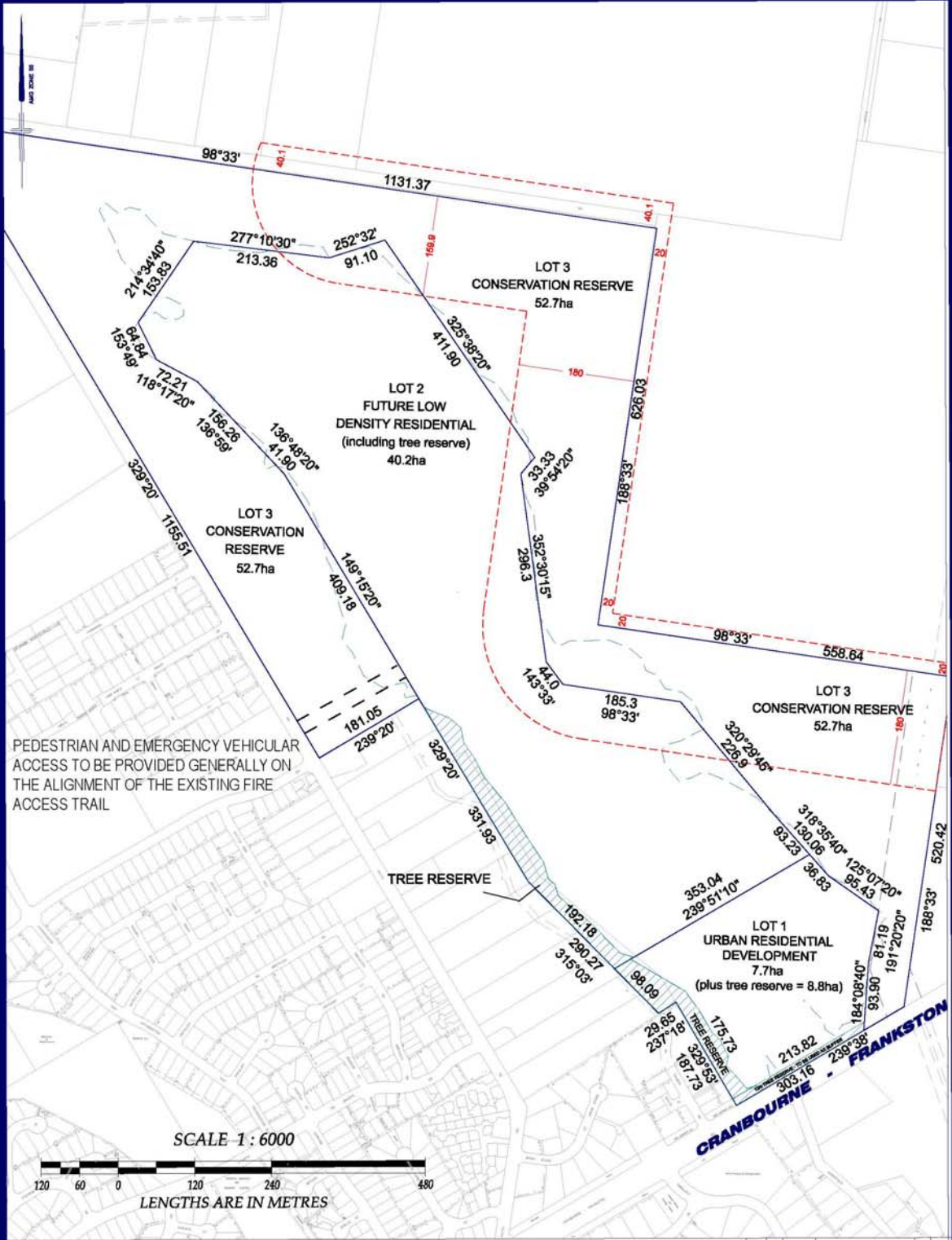
- Prior to the issue of a statement of compliance for a lot to be used for residential purposes, arrangements for the transfer of the land shown on the attached indicative plan of subdivision as Lot 3 (conservation reserve) to the Crown must be completed to the satisfaction of the responsible authority.
- The transfer of Lot 3 (conservation reserve) to the Crown meets all requirements for open space provision and future residential development of the land will not evoke the need for further open space contributions or provisions.
- A section 173 agreement must be entered into between the owner of the land and the responsible authority in respect of:
 - The delineation of building envelopes for dwellings within Lot 2 and the siting of dwellings within building envelopes.
 - The keeping of cats and dogs on the land within Lot 2.

2.0 Requirements for development plan19/10/2006
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The development plan must be generally in accordance with the attached indicative plan of subdivision and must show:

- The location of all proposed land uses.
- No more than 25 lots for residential use within Lot 2.
- Lot 3 (conservation reserve) to be transferred to the Crown.
- The orientation and size of all lots.
- A variety of lot sizes within Lot 2 with the smaller lots generally located in the southern part of the lot.
- How the subdivision responds to the varying interfaces with adjoining land.
- The native vegetation to be retained on the residential lots within Lot 2.
- The delineation of building envelopes for dwellings within Lot 2 to:
 - Maximise the retention of the existing native vegetation.
 - Ensure that dwellings are not located within the buffer area to 60-65 Harold Road shown on the attached indicative plan of subdivision.
 - Minimise the risk of wild fire to the satisfaction of the Country Fire Authority.
- Vehicular access to Cranbourne-Frankston Road to the satisfaction of the Roads Corporation.
- Pedestrian and emergency vehicular access between Lot 2 and Potts Road provided generally on the alignment of the existing fire access trail.

- Pedestrian linkages and bicycle access.
- Arrangements for services and utilities to all residential lots including reticulated sewerage to all lots to be used for a dwelling.
- Arrangements for the retention of the tree reserve on the south-west boundary of Lots 1 and 2.
- Appropriate fencing at the interface of Lots 2 and 3 to enable the free passage of native wildlife.



NOTATIONS	APPROX TOTAL SITE AREA: 101.6ha	200M EXTRACTIVE INDUSTRY BUFFER
	TREE LINE	- 20m PROVIDED BY NEIGHBOUR
	TREED AREA TO BE MAINTAINED WITH REDEVELOPMENT	- 20.1m FROM ROAD RESERVE (Nth Boundary)
		- 159.9m OR 180m PROVIDED BY BURDETTE (depending on section of fence/line)

INDICATIVE PLAN OF SUBDIVISION