

04/12/2008
C148

SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO17**

128 – 168 CHRISTIES ROAD, LEOPOLD

This schedule applies to land at 128 – 168 Christies Road, Leopold. It is required to provide for the integrated and properly coordinated and planned residential development of the land.

1.0

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Requirement before a permit is granted

No permit is required to construct a building or to construct or carry out works in association with a lawfully existing use on the land.

2.0

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Requirements for development plan

The development plan must include the following:

Community Design

- The subdivision must provide for diverse housing choices, including multi-dwelling development.
- The subdivision design must provide a positive identity and contribute to the amenity of Christies Road by ensuring residential development addresses Christies Road.
- The subdivision design must provide for the potential provision of non-residential or mixed use development (eg. convenience shop, child care centre etc.) particularly on the Christies Road frontage.
- A professional assessment of the vegetation on the site prepared by a suitably qualified person which also addresses whether existing vegetation can be retained within future public open space areas, road reserves or residential areas.

Public Open Space

- Provision must be made for a minimum 10% open space comprising of land and/or cash in lieu of land.
- The subdivision design must indicate means by which direct pedestrian /bicycle connectivity to the Bellarine Rail Trail will be achieved, for example by fronting lots onto the retarding basin and/or providing a direct bicycle/pedestrian link from the Rail Trail into the proposed subdivision.

Movement Network

- An integrated street network which provides vehicular access to the site from Christies Road and provides adequate linkages to the existing and proposed residential development to the north and east.

Stormwater Management

- The drainage system must be designed to comply with Clause 56.09 of the Planning Scheme.

The Development Plan may be approved in stages, as appropriate, in recognition of the different land ownerships.