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SCHEDULE 3 TO THE 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

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Purpose

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

2.0

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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

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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.

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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.

5.0

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Requirements for 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.