

19/01/2006  
VC37

## **SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**

### **SOUTH MORANG DEVELOPMENT PLAN**

#### **1.0**

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

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone or any other aspect of the Municipal Strategic Statement.

#### **2.0**

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

If two or more dwellings on a lot are subdivided, any conditions or restrictions on the dwellings continue to apply.

#### **3.0**

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#### **Requirements for development plan**

The development plan must include sufficient area to demonstrate that development of the area to be subdivided is so far as practicable integrated with the immediately surrounding area, and must show:

- General consistency with the South Morang Local Structure Plan.
- The local road, pedestrian and bicycle network, including links to adjoining land and networks and provision for access to proposed public transport routes.
- Concept design of the proposed subdivision including proposed landscape treatments.
- Location and layout of non-residential uses, including activity centres and open space.
- Relevant topographical and landscape details, including identification of significant environmental and cultural features and measures to preserve and enhance those features.
- Opportunities for a diverse range of allotment sizes and dwelling types.