

INCORPORATED DOCUMENT

SITE SPECIFIC CONTROL:

Section of Napoleon Road, Lysterfield

January 2013

This is an Incorporated Document under the Knox Planning Scheme.

Section of Napoleon Road, Lysterfield

This document is an incorporated document in the Schedule to Clause 81.01 of the Knox Planning Scheme.

The document affects a section of Napoleon Road, Lysterfield which has been rezoned by Amendment C110 to the Knox Planning Scheme from a Green Wedge Zone – Schedule 2 with a minimum subdivision lot size of 4 hectares, to a Road Zone Category 1, which does not have a minimum subdivision lot size.

Pursuant to Clause 52.03 of the Scheme, the land described below and shown in Figure 1 may be subdivided, developed and used in accordance with the specific controls contained in this document.

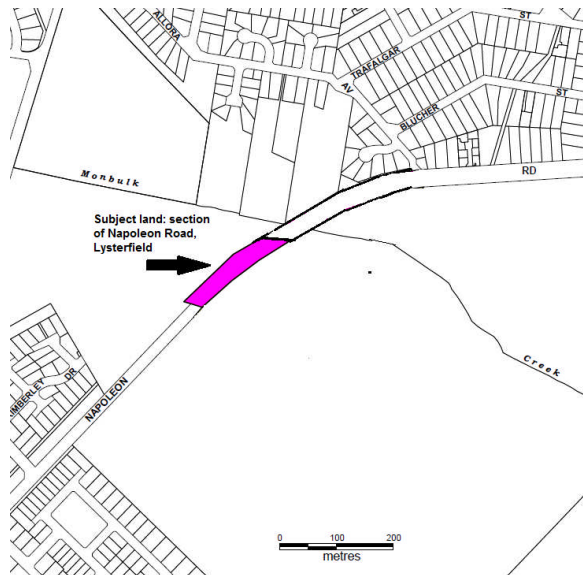
If there is any inconsistency between these specific controls and the general provisions of the Scheme, the specific controls will prevail.

Purpose:

To control subdivision and re-subdivision arrangements of the subject land.

Land description:

This control applies to the section of Napoleon Road along the northern boundary of 33-35 Napoleon Road, Lysterfield previously within a Green Wedge 2 Zone as identified below:



Subdivision requirements:

A permit is required to subdivide land.

Each lot must be at least 4 hectares.

The subdivision of land to create a lot that is smaller than 4 hectares is prohibited unless:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

Expiry:

This control will not expire.