

19/01/2006  
VC37

## **SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**

### **Melton East Growth Area**

**1.0**  
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#### **Requirement before a permit is granted**

Prior to the issue of a planning permit for any use or development, a Development Plan must be prepared to the satisfaction of the Responsible Authority.

A Development Plan must show:

- Detailed plans of sub areas within the plan as well as supporting documentation which assists to clarify the nature of development proposed.
- The relationship of the land to existing or proposed land uses on adjoining land.
- The proposed subdivision lot layout, the road network, pedestrian and bicycle network and open space and drainage reserves.
- The layout of any proposed Activity Centre.
- The proposed land uses for sub areas within the locality.
- The location of all vehicle and pedestrian access ways within, to and from the development.
- The location and layout of all car parking areas, loading bays and access to and from these areas.
- Details of all landscaping development proposed, including the types and species of plants and any arrangements for the maintenance of the landscaping after it has been established.
- The management of vegetation to minimise fire hazard and to ensure the safety of people and property.
- The stages (if any) by which the development of the land is proposed to proceed.

**2.0**  
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#### **Requirements for development plan**

Before deciding to approve a Development Plan, the responsible authority must consider:

- The existing and possible future development and use of the land and of contiguous or adjacent land.
- The need for appropriate setbacks from residential areas.
- The provision of water, sewerage, drainage and electricity services.
- The orderly planning of the zone, including the management of traffic, the provision of pedestrian ways and open space.
- The need for financial or other contributions towards the provision of reticulated service infrastructure, community and social facilities and services, transport infrastructure and services.
- The provisions of the Melton East Strategy Plan and municipal planning policy.