

24/07/2014  
C157

## **SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**

### **511-531 TAYLORS ROAD, BURNSIDE**

This schedule applies to the undeveloped residential zoned land identified for potential residential development of approximately 100 – 140 lots. The aim of the schedule is to ensure development occurs generally in accordance with the Melton East Strategy Plan and to require a range of detailed planning issues to be resolved prior to commencement of development in the area.

#### **1.0**

19/01/2006  
VC37

#### **Requirements for Development Plan**

A Development Plan must:

- Include an overall design that illustrates the location and areas set aside for lots, housing types, roads and integration with the adjoining residential areas in a layout that responds to the features of the land.
- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land.
- Indicate provision for a vehicle and pedestrian network that ensures a high level of access within the development for all vehicular and non-vehicular traffic including actual or indicative linking points to the surrounding land.
- Describe any existing cultural heritage features and the means by which they will be managed.
- Describe the existing flora and fauna environment and the means by which they will be managed.
- Provide a Landscape Masterplan showing the location of existing vegetation to be retained and proposed vegetation.
- Illustrate the stages and anticipated timing of development.
- Demonstrate that there will be adequate provision of services infrastructure including water, sewerage, drainage and electricity services to cater for the proposed development.