

19/06/2008
C72

SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15**

Western Highway Restricted Retail Site

1.0

19/06/2008
C72

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 and VicRoads.

The Development Plan must show:

- Detailed plans of sub areas within the plan as well as supporting documentation, which assists to clarify the nature of the uses and development, proposed.
- The proposed subdivision lot layout, the road network, pedestrian and bicycle network and open space and drainage reserves.
- The location of all vehicle, pedestrian and cycle access ways within, to and from the development including pedestrian permeability and connectivity to other sites within the Neighbourhood Activity Centre and the adjoining pedestrian areas.
- 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 stages (if any) by which the development of the land is proposed to proceed.
- Appropriate interface treatments and relationship to residential uses to north and west.
- Appropriate interface treatments and relationship to Mixed Use Zone land to east.

2.0

19/06/2008
C72

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.
- The views of VicRoads