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 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.