DEVELOPMENT STANDARDS

1. Planning Area:
   (a) The zone is subject to assessment and advertising under any relevant planning policy.

2. Environmental Impact:
   (a) Where the location has the potential for significant environmental impact, the proponent shall include a statement setting out the potential environmental impact and the measures proposed to mitigate it.

3. Development Scheme:
   (a) Development shall be designed to comply with the Building Requirements and the Environmental Requirements of the Development Scheme.

4. Environmental Impact:
   (a) Any adverse environmental impacts shall be mitigated by the implementation of the Development Scheme.

5. Building Height:
   (a) Building heights shall not exceed the Building Regulations.

6. Environmental Impact:
   (a) The proponent shall undertake any necessary environmental impact assessment and mitigation measures as required.

ENVIRONMENTAL NOTE

This area is subject to environmental guidelines and regulations. Any development in this area shall be subject to environmental assessment and approval as required by law. The proponent shall ensure that all necessary environmental impacts are mitigated and that the area is developed in an environmentally sustainable manner.

LEGEND

- **Precinct Boundary:** Metropole Precinct
- **TOWN PLANNING SCHEME NO.1 BURSWOOD PRECINCT**

PRECESSION PLAN SHEET A

- **Scale:** 1:5,000

GEOGRAPHY AND LANDSCAPE

- **Geographical Features:** Topography, vegetation, water bodies, and coastal areas.

- **Land Use:** Residential, commercial, industrial, and recreational areas.

- **Vegetation:** Trees, shrubs, grasses, and other vegetation types.

- **Water Bodies:** Lakes, rivers, and wetlands.

PARKS AND PATHWAYS

- **Parks:** Public open spaces for recreation and relaxation.

- **Pathways:** pedestrian and cycling routes.

ENVIROMONAL NOTE

This area is subject to environmental guidelines and regulations. Any development in this area shall be subject to environmental assessment and approval as required by law. The proponent shall ensure that all necessary environmental impacts are mitigated and that the area is developed in an environmentally sustainable manner.
Special Use Area

The Precinct Plan for the area of some 16 hectares is summarised on the following pages under the following Section:

Covered Area

Local Planning Policy.

Considerations for excavation under these provisions, the Council have regard to:

- The provision of cyclist paths and pedestrian ways in accordance with the 'Design Guidelines for Parks and Open Space'.
- Applications for planning approval for all dwellings may consider it an unlisted (i.e., complying) development.
- The approved structure plan may be adjusted to suit the terms of a planning approval.

PRELIMINARY

Note: The approved design covers 16 hectares. The Plan Plan to those policies.

HAMPDEN P2 METROPOLITAN REGION SCHEME RESERVES

- The provision of cyclist paths and pedestrian ways in accordance with the 'Design Guidelines for Parks and Open Space'.
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