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SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO 11

This schedule applies to the eastern side of land known as 'Greenvale Rise'. The Development Plan is to provide for an integrated and properly coordinated residential development of the land. The plan is also intended to ensure that the development of the site is responsive to the physical and environmental issues affecting the site and surrounding land.

1.0

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Requirement before a permit is granted

Before deciding on any application the responsible authority must consider:

- The purposes of the zone
- The approved Development Plan

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Requirements for development plan

The Development Plan, including accompanying report, must show and include where appropriate:-

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General

- The proposed development and use of each part of the land.
- A proposed road layout that responds to environmental factors including stormwater, natural features and views to natural landmarks.
- Population and lot yield targets.
- Open space, recreation and leisure facilities including where relevant proposed playgrounds, walking and cycling links.
- Proposed retarding basins, watercourses and drainage lines.
- Physical and community infrastructure, including the arrangements for the provision and funding of development contributions.
- Proposed public transport routes and facilities.
- Sites of landscape and heritage significance.
- Overall landscaping proposals.
- Sites of landscape and heritage significance.
- Any other matters which relate to the development of the land.

2.2

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Open Space

- Subdivision will not occur above the 245 AHD Contour line or as determined by the responsible authority.
- External views from prominent roads and vistas must be considered to the satisfaction of the responsible authority with respect to the Development Plan.

- Prominent significant patches of native vegetation or grassland that contribute to the natural character of Mount Aitken must be protected to the satisfaction of the responsible authority.
- Prominent rocky outcrops or significant Geological features must be protected.
- The layout of streets must address topography and minimise visual impacts both external and from lookout points on Mount Aitken and surrounding areas.

2.3

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Neighbourhood Character

- Open space networks to enable regional links and connectivity to surrounding areas.
- Pedestrian and cycle paths to be identified and located in the Development Plan.
- Integration with the adjoining Craigieburn and Roxburgh Park neighbourhoods
- Building envelopes (3 dimensional) and site layout including setbacks to manage visual impact at Mount Aitken slopes.
- Car parking.
- The location of easements.
- Fencing between the Greenvale Reservoir and development site requirements of Melbourne Water.
- Relationship of the development to the existing or likely use and development of adjoining land.
- The staging of the area to take into account the effective provision of physical and social services.
- Traffic management plans detailing the anticipated vehicle movements generated internally and externally to the area, including links to Roxburgh Park, Craigieburn and the sub-regional community facilities of Roxburgh Park.

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Agreement

- The owner must enter into an agreement or agreements under Section 173 of the Act to the satisfaction of the responsible authority to provide for:
- The landscaping of all public open space areas in accordance with the responsible authority's objectives for the area, including the provision of playgrounds.
- Levies towards the appropriate provision of community facilities.
- Levies toward the upgrade and/or provision of arterial road networks.
- The gifted transfer of land within the Special Use Zone to Melbourne Water.