

22/05/2008  
C102**SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 19**

**CATHOLIC EDUCATION SCHOOL SITE, GREENVALE**

This schedule applies to land known as part Lot 1 & part Lot 2 on Title Plan 830923G Volume 08263 Folio 589. The Development Plan is to provide for the coordinated development of the land for a private secondary school.

**1.0**22/05/2008  
C102**Requirement before a permit is granted**

A permit for development of the land may only be granted if the catchments risk assessment undertaken by Melbourne Water demonstrates that there will be no additional risk to the water quality within the Greenvale Reservoir and Melbourne Water has approved the proposed works.

Before deciding on any application the responsible authority must consider:

- The purpose of the zone;
- The approved Development Plan;
- The Hume Growth Area Plan (DSE 2005);
- The requirements of Melbourne Water with regard to runoff and stormwater management as identified in the *Greenvale Reservoir Catchment: Drinking Water Quality Risk Management Plan (March 2008)*;
- Any relevant agreement prepared under Section 173 of the Planning and Environment Act 1987; and

Any application to subdivide land must be in accordance with the approved Development Plan. Any planning permit for subdivision must be in accordance with the approved Development Plan.

Where no Development Plan has been approved, the Responsible Authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan and that Melbourne Water and VicRoads have approved any such works.

**2.0**22/05/2008  
C102**Conditions for development plan**

Before approving the Development Plan (including any landscape plan or any amendment to these plans) the responsible authority must consider:

- The views of VicRoads with regard to Aitken Boulevard (E14)
- The views of Melbourne Water and in particular the requirements identified in the *Greenvale Reservoir Catchment: Drinking Water Quality Risk Management Plan (March 2008)*
- Any relevant agreement prepared under Section 173 of the Planning and Environment Act 1987.

**3.0**22/05/2008  
C102**Requirements for development plan**

The Development Plan may consist of plan and/or other documents and, with the agreement of the Responsible Authority, may be implemented in stages. The Development Plan must show and include to the satisfaction of the responsible authority:

- A site analysis plan.

- Details of how the development will interface with the existing escarpment habitat along the south-eastern boundary of the site.
- The proposed use and development of each part of the land including details of the relationship of the land to existing or proposed use and development on surrounding land.
- The provision of a parking and transport plan, including:
  - The provision of adequate infrastructure to support pedestrian, cycle, car and public transport access to the school.
  - The provision of adequate on-site car parking, drop off and pick up areas for all proposed uses on the site.
  - A traffic management plan demonstrating that the proposed uses will not adversely impact on the operation of the surrounding roads or future roads, including details of road design.
- An overall landscaping strategy.
- A servicing report showing the connection of all lots to reticulated services.
- Details of an appropriate interface between the school site and Aitken Boulevard.
- Details of any staging proposal for the development of the school.
- The provision of open space including adequately sized sporting fields.
- Details of the maximum number of students permitted at the school.
- Any other matters which relate to the development of the land.
- Any protection mechanism for the Greenvale Reservoir catchment identified in the *Greenvale Reservoir Catchment: Drinking Water Quality Risk Management Plan (March 2008)*