

02/10/2008  
C75**SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO 22**

**GREENVALE LAKES EAST**

This schedule applies to the land known as 'Greenvale Lakes East'. The Development Plan is to provide for an integrated and 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**02/10/2008  
C75**Requirement before a permit is granted**

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);
- 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.

Where no Development Plan has been approved, a permit of development of land that falls west of the current (June 2007) natural ridgeline (toward the Greenvale Reservoir) and lies east of Aitken Boulevard (E14) may only be granted if Melbourne Water has approved the design of the bund and construction of Aitken Boulevard (E14).

**2.0**02/10/2008  
C75**Conditions and requirements for development plan**

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

- A site analysis plan.
- 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.
- For land within the Greenvale Reservoir catchment that falls west of the current (June 2007) natural ridgeline, toward Greenvale Reservoir, written approval from Melbourne Water for the construction of a protective bund for Greenvale Reservoir and construction of Aitken Boulevard (E14) roadway including plans as required. The written approval and plans for the roadway must also be to the satisfaction of the Responsible Authority, and VicRoads.
- The proposed subdivision layout for the development which:

- Provides a wide variety of lot sizes and a wide range of densities allowing for a variety of housing types and other compatible land uses.
  - Takes into consideration the topography of the land and other constraints, particularly with regard to the provision of open space.
  - Indicates measures to protect the Greenvale Reservoir from storm water runoff, as required by Melbourne Water.
  - Provides for regional open space connections to Roxburgh Park and connections south to Somerton Road and beyond.
  - Details of how the land interfaces with Greenvale Reservoir.
  - Provides for vehicle, pedestrian and cycling links to adjoining land.
  - Provides population and lot yields.
  - Seeks to achieve a development density of 15 lots per hectare on the net developable residential land. The net developable residential land excludes land set aside for open space, schools, and community facilities, roads, public utilities, drainage reserves and the like.
- Details of lot mix, orientation and any areas proposed for medium density development including alternative accommodation.
  - An assessment of all proposed residential subdivision against the requirements of Clause 56 as specified in the zone.
  - Proposed retarding basins, lakes, watercourses and drainage lines.
  - The proposed road layout, including all vehicular access points to the land which:
    - Provides convenient internal and external access for residents
    - Allows for the provision of public transport
    - Provides road links to adjoining areas
  - Provision of well distributed open space which is not flood affected or constrained consistent with the Hume City Council Development Principles for Recreation and Community Facilities.
  - Details of any proposed public open space, recreation and leisure facilities, including where relevant, proposed playgrounds, walking and cycling links.
  - Provision and development of land in accordance with any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.
  - Details of vegetation proposed for retention including a condition report and management recommendations from a qualified arborist on any trees identified for retention.
  - A drainage plan including Q100 flood levels, proposed retarding basins and wetlands, watercourses and drainage lines including creek reserves including consideration of the views of Melbourne Water.
  - Proposed physical and community infrastructure.
  - Proposed public transport routes and facilities including how the site can be provided with access to public transport within reasonable walking distance of each dwelling developed in conjunction with the Public Transport Division of the Department of Infrastructure.
  - Any potential overall landscaping proposals.
  - A servicing report to show the connection of all lots to reticulated services.

- Sites of vegetation, landscape, heritage and archaeological significance.
- How the development addresses the draft E14 Urban Design Guidelines, Version: October 2005 or any other guidelines produced for the Aitken Blvd (E14).
- Any other matters which relate to the development of the land.

### **Traffic Management Report**

A traffic management report to the satisfaction of the responsible authority must be submitted to the responsible authority. The report must include:

- An assessment of the proposed road layout and expected traffic and safety impacts of the development.

### **Precinct Structure Planning Guidelines (DSE 2006)**

The Development Plan must take into account the Precinct Structure Planning Guidelines. The Development Plan must include a report to the satisfaction of the responsible authority outlining how the development plan has demonstrated the following analysis has taken place and been documented:

- Regional context analysis – transport / land use / environment.
- Transport assessment – integrated transport needs.
- Social impact assessment and demographic profiles and projections.
- Native vegetation assessment, as required.
- Heritage assessments – European and Aboriginal.
- Landscape assessments – including precinct feature plan (topography).
- Land capability assessment (as relevant including land stability and urban salinity risk).
- Environmental audit – contaminated land.
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- Environmental audit – contaminated land.
- Surface water management assessment.
- Existing and approved development – buffers, interfaces and constraints.
- An economic assessment for activity centres and employment land.
- An economic assessment of residential density necessary to support viable public transport, activity centres and services.
- Assessment of consistency with the Growth Area Framework Plan.

### **Melbourne 2030 Neighbourhood Principles**

The Development Plan must take into account Melbourne 2030 Neighbourhood Principles. The Development Plan must include a report to the satisfaction of the responsible authority outlining how the development plan represents the characteristics of liveable neighbourhoods including how development:

- Contributes to an urban structure of networks of neighbourhoods clustered to support larger activity centres.
- Supports the creation of compact neighbourhoods orientated around walkable distances between activities and Neighbourhood centres.
- Fosters reduced dependence on car use.
- Provides a range of lot sizes.
- Provides for the integration of housing, workplaces, shopping, recreation and community services.
- Provides a range of open spaces.
- Creates a strong sense of place.
- Is environmentally friendly.
- Protects and enhances native habitat.

### 3.0

#### Decision Guidelines

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

- The Comprehensive Development Plan for the area
- The views of VicRoads
- The views of Melbourne Water
- For land within the Greenvale Reservoir catchment that falls west of the current (June 2007) natural ridgeline, toward Greenvale Reservoir Melbourne Water's written approval and approved plans for:
  - The bund required for protection of Greenvale Reservoir and construction of the Aitken Boulevard/(E14) roadway before any development commences in the catchment that falls west of the current (June 2007) natural ridge line, towards the Greenvale Reservoir, within the Greenvale Lakes East site.
- Any relevant agreement prepared under Section 173 of the *Planning and Environment Act* 1987.