

12/07/2012
C111**SCHEDULE 30 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO30**.

GREENHILLS ROAD RESIDENTIAL DEVELOPMENT PLAN**1.0****REQUIREMENT BEFORE A PERMIT IS GRANTED**12/07/2012
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The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a development plan only where it is satisfied that the proposed subdivision, use or development will not prejudice the orderly use and development of the subject land for the purpose of the zone and the requirements of this development plan.

2.0**REQUIREMENTS FOR DEVELOPMENT PLAN**12/07/2012
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A development plan must consider the views of the Department of Innovation, Industry and Regional Development, VicRoads and Melbourne Water, and incorporate changes where possible to address the views of these authorities.

A development plan must be informed by detailed site analysis of the natural, cultural and strategic context of the site and immediately adjoining land. The development plan must be prepared to the satisfaction of the Responsible Authority and include:

- Provision of a safe pedestrian-orientated road network providing a high degree of permeability and internal and external connectivity.
- Typical road cross sections.
- A traffic management plan.
- An acoustic report prepared by a suitably qualified consultant, to the satisfaction of the Responsible Authority, which recommends, if necessary, noise attenuation measures.
- A visual impact assessment prepared by a suitably qualified consultant, to the satisfaction of the Responsible Authority, which addresses the relationship between the site and surrounding land uses.
- A preliminary site assessment of the potential for contaminated land as a result of previous agricultural or other land uses carried out by a suitably qualified person. The landowner must submit the results and comply with any additional requirements or testing identified in the Site Assessment to the satisfaction of the Responsible Authority, having regard to the guidance set out in the General Practice Note on Potentially Contaminated Land June 2005 (DSE).
- Provision of interface treatments with:
 - Darebin Creek to the east;
 - the existing residential development and the Melbourne Water pipetrack reservation to the south;
 - the industrial land to the west, and more generally the Thomastown Industrial Area, which incorporates any recommendations from the required acoustic report and visual impact assessment; and
 - the Metropolitan Ring Road the proposed E6 interchange to the north, which incorporates any recommendations from the required acoustic report and visual impact assessment.
- The designation of tree protection zones for all indigenous trees on the land and the integration of the trees within an appropriate development/open space context.
- A detailed archaeological survey and heritage assessment. The archaeological survey and heritage assessment of the land must identify and define places of cultural heritage and archaeological significance, including recommendations for the protection, restoration and integration of significant individual sites.

- Conservation, protection and interpretation of cultural heritage places in accordance with the detailed archaeological survey and heritage assessment.
- Provision of landscape and urban design concept plans for all proposed public open space areas and streetscapes to the satisfaction of the Responsible Authority.
- A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality, reduction of run-off and peak flows and water sensitive urban design.
- The stages, if any, by which the development is to proceed.