

15/11/2007
C72**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****1040 – 1090 MICKLEHAM ROAD GREENVALE**

This schedule applies to land known as 1040-1090 Mickleham Road, Greenvale. The Development Plan is to provide for the integrated and properly coordinated residential development of the land.

1.015/11/2007
C72**Requirement before a permit is granted**

Before deciding on any application the responsible authority must consider:

- The purpose of the zone
- Any approved Development Plan
- The relevant Melbourne 2030 Growth Area Plan
- Any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

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.

2.015/11/2007
C72**Conditions and requirements for development plan**

The Development Plan may consist of plans 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.
- 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, particularly with regard to the provision of open space.
 - Provides an appropriately designed interface to the Greenvale Reservoir and Aitken College including pedestrian and cycling links where appropriate.
 - Assessment and provision where appropriate of connections to the Greenvale Reservoir including consideration of the views of Parks Victoria and Melbourne Water.
 - Provides for vehicle, pedestrian and cycling links to the land to the north.

- 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, community facilities, roads, public utilities, drainage reserves and the like.
- Details of lot mix, orientation and any areas proposed for medium density development.
- An assessment of all proposed residential subdivision against the requirements of Clause 56 as specified in the zone.
- The proposed road layout pattern, 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
 - Incorporates the views of VicRoads with respect to Mickleham Road, including provision of appropriate intersection treatments and any other works and/or contributions required.
- Provision of well distributed local open space which is not flood affected or constrained.
- 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 accessible public transport routes and facilities developed in conjunction with the Public Transport Division of the Department of Infrastructure, including demonstration that 95% of dwellings can be located within 400m of a bus stop.
- Any potential overall landscaping proposals.
- A servicing report to show the connection of all lots to reticulated services, including consideration of the views and land requirements of the relevant authorities.
- Any other matters which relate to the development of the land.

Environmental Report

An Environmental desktop study, to the satisfaction of the responsible authority, must be submitted to the responsible authority that assesses any potential soil contamination affecting the site.

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.
- An assessment of the design and operation of a service road along the frontage to Mickleham Road.
- Assessment of the impacts of the development on the existing traffic associated with the operation of Aitken College to the south and associated impacts on the intersection of Mickleham and Somerton Roads.