

19/01/2006  
VC37

## **SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO12

### **MERRI GROWTH CORRIDOR: ADAMS LOCAL STRUCTURE PLAN – SOUTH WEST CORNER**

**1.0**  
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#### **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

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#### **Requirements for development plan**

A Development Plan must show, where appropriate:

- The proposed development and use of each part of the land.
- A proposed major layout pattern, including the location of the pipe-track which traverses the site.
- Population and lot yield targets.
- The relationship of the land to the Greenvale Reservoir catchment.
- The alignment of the proposed E14 arterial road.
- The relationship of any proposed development to existing or approved adjacent land.
- The location of the Melbourne Water pipe-track.
- Open space, recreation and leisure facilities including where relevant proposed walking and cycling links.
- Proposed retarding basins, lakes, watercourses and drainage lines.
- Physical and community infrastructure, including the arrangements for the provision and funding of development contributions.
- Proposed public transport facilities.
- Overall landscaping proposals.
- Sites of vegetation, landscape and heritage significance.
- Any other matters which relate to the development of the land.

In deciding whether the Development Plan (including any landscape plan or any amendment to these plans) is satisfactory, the responsible authority must consider:

- The approved Local Structure Plan for the area.
- The views of VicRoads and Melbourne Water.
- The location of the existing pipe-track, and the integration of development either side.

### **Section 173 Agreement**

Prior to the approval of any development plan, the owner must enter into and execute an agreement with the Responsible Authority and Melbourne Water, pursuant to Section 173 of the Planning and Environment Act 1987. This agreement must provide for:

- The surface stormwater infrastructure which drains the land within the Greenvale Catchment to be designed to cater for flows from a 1 in 1 million average recurrence interval (ARI) storm event to the satisfaction of Melbourne Water. The system is to be gravity based and designed so that stormwater pumps, pondages etc will not be required. Pondages outside of the Greenvale Catchment to attenuate stormwater flows to the stormwater system would be considered.
- Areas that are designated Public Open Space to be bunded and fenced securely consistent with the requirements outlined above.
- All sewers within the Greenvale Catchment to be gravity flow and no emergency relief structure to be located within the Greenvale Catchment.
- The estimation of the 1 in 1 million peak, the proposed construction design and final siting of the drainage and sewage systems to be to Melbourne Water's satisfaction.
- Development within the Greenvale Catchment to only occur in those areas that are incorporated in the 1 in 1 million year bund.
- All properties are to be connected to a reticulated sewage system and no septic tanks or similar on-site waste water treatment systems will be allowed within the Greenvale Catchment.