

Appendix 3 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
There is no specific policy in relation to removal of reserve status.	
Local Planning Policy Framework	
There is no specific policy in relation to removal of reserve status.	
Zone	
Clause 32.08 (General Residential Zone)	<p>The purpose of this zone is to:</p> <ul style="list-style-type: none"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • To encourage development that respects the neighbourhood character of the area. • To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. • To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. <p>No planning permit is required under the zone to remove the reserve status of land.</p>
Clause 36.01 (Public Use Zone)	<p>The purpose of this zone is to:</p> <ul style="list-style-type: none"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • To recognise public land use for public utility and community services and facilities. • To provide for associated uses that are consistent with the intent of the public land reservation or purpose. <p>No planning permit is required under the zone to remove the reserve status of land.</p>
Particular Provisions	
Clause 52.02 (Easements, Restrictions and Reserves)	<p>The purpose of this clause is to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.</p> <p>The proposal is considered to accord with the decision guidelines of Clause 52.02.</p>
General Provisions	
Clause 65 (Decision Guidelines)	Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

Item 12.14 Planning Application PA 2017/5918 - Removal of Reserve Status from a portion of the reserve adjoining properties off Pinnacle Crescent in Brookfield to facilitate its consolidation with a site At 54 Pinnacle Crescent

Appendix 3 Assessment against Planning Scheme - undated.

	<ul style="list-style-type: none"> • The matters set out in Section 60 of the Act. • The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The purpose of the zone, overlay or other provision. • Any matter required to be considered in the zone, overlay or other provision. • The orderly planning of the area. • The effect on the amenity of the area. • The proximity of the land to any public land. • Factors likely to cause or contribute to land degradation, salinity or reduce water quality. • Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site. • The extent and character of native vegetation and the likelihood of its destruction. • Whether native vegetation is to be or can be protected, planted or allowed to regenerate. • The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard. • The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts. <p>The proposal is considered to accord with the decision guidelines of Clause 65.</p>
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