

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework (PPF)	
Clause 11 (Settlement)	<p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.</p> <p>This proposal would allow for the delivery of an essential road connection in an efficient, sensible and timely manner.</p>
Local Planning Policy Framework (LPPF)	
Clause 21 (Municipal Strategic Statement (MSS))	<p>The Melton City Council Municipal Strategic Statement contains a description of present day Melton City and then looks to the future to see what the City may be in 2015. It also explains Council's key planning objectives, and shows how these will be used to evaluate and assess all applications for use and development. The MSS provides strategic direction for various land use units and activity areas in the City. The MSS finally explains how the Melton Planning Scheme will be implemented, its linkages with other plans and policies and when it will be reviewed and re-evaluated.</p> <p>The proposal is consistent with the Municipal Strategic Statement.</p>
Clause 21.11 - (Infrastructure)	<p>The Infrastructure policy recognizes that as the City of Melton grows at a rapid rate, provision of development and community infrastructure in a timely manner is critical. All levels of government, including Council, must work together to ensure that residents have access to the development and community infrastructure that ensure the City's long-term liveability.</p> <p>Council's challenges include:</p> <ul style="list-style-type: none"> • Urban development needs to be properly staged and managed to ensure that development and community infrastructure are provided in an efficient, sensible and timely manner. <p>The provision of a second road connection from Exford Road to the Eynesbury Township is a requirement outlined in the Development Plan.</p> <p>The applicant has outlined that this section of Road is temporary (and follows the alignment of the existing Haulage Road, which it uses under existing agreements with the landowner (Fucheng).</p>

	<p>This proposal would allow for the delivery of an essential road connection in an efficient, sensible and timely manner.</p> <p>This is particularly important, given, that the landowner Fucheng has not actively engaged Council to discuss the development of their landholdings within the last 12 months.</p>
Clause 21.12-1 (Eynesbury Station)	<p>The Eynesbury Station Policy at Clause 22.09 provides key policy and objectives that will need to be achieved through the development of the Eynesbury Township. The policy is guided by the <i>Eynesbury Station Incorporated Plan, 2001</i>, which provides more detailed objectives relating to the development of parklands and public recreation facilities, community facilities, provision of service infrastructure, design and layout of street network, provision lot diversity, and the development of town centre.</p> <p>The proposal is considered to be generally in accordance with the Development Plan. The provision of second connection is vital, given, that that currently only road in and out of the Eynesbury Township is through the Grey Woodlands.</p>
Zone	
Clause 32.04 – Mixed Use Zone	<p>Pursuant to Clause 32.04-4, a permit is required to subdivide the land.</p> <p>The land is to be set aside for a road and reserve.</p>
Particular Provisions	
Clause 43.03 – Incorporated Plan Overlay (Schedule 1)	<p>Pursuant to Clause 43.03, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works. A permit must be generally in accordance with the Eynesbury Station Incorporated Plan, September 2001.</p> <p>The proposal is deemed to be generally in accordance with the objectives and requirements contained in the Incorporated Plan.</p>
Clause 43.04 - Development Plan Overlay (Schedule 6)	<p>Pursuant to clause 43.04, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority. A permit granted must be generally in accordance with the development plan.</p> <p>The current Development Plan was approved by Council on the 25 February 2013.</p> <p>The Development Plan requires the developer to provide a second road connection (known as Green Hill Road) into the Eynesbury Township from Exford Road. This second road connection is to be delivered prior to</p>

	<p>the issue of Statement of Compliance of the 1250th residential allotment.</p> <p>This requirement is reinforced through a S173 Agreement, which requires Green Hill Road to be constructed.</p> <p>The proposal is deemed to be generally in accordance with the Development Plan.</p>
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