

MELTON PLANNING SCHEME

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Incorporated Document

RDAV Rockbank Facility

Incorporated Document, July 2013

[\(amended July 2024\)](#)

This document is an incorporated document in the Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

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INTRODUCTION:

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Melton Planning Scheme (the Scheme).

Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme, the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document.

In the event of any inconsistency between the specific controls contained in this document and any provision of the Scheme, the specific controls contained in this document will prevail.

ADDRESS OF THE LAND:

The control in this document applies to a 1 hectare parcel of land at the south-west corner of Lot 2 on TP821581, adjacent to Leakes Road, Rockbank (the land), as shown in Appendix 1 of this document.

APPLICATION OF PLANNING SCHEME PROVISIONS:

The following provisions (both clauses and schedules) do not apply to the use and development of the land for the purpose only of a horse riding school as allowed by the control in this document:

- Clause 37.07 – Urban Growth Zone
- Clause 45.06 – Development Contributions Plan Overlay

THIS DOCUMENT ALLOWS:

Despite any provisions of the Melton Planning Scheme, no permit is required for use and development of a 1 hectare parcel of land at the south-west corner of Lot 2 on TP821581, adjacent to Leakes Road, Rockbank, for the purpose of a horse riding school, generally in accordance with the following 'Endorsed Plans' and including any amendment of the plans as required under the conditions of this Incorporated Document. Once approved, these plans will be the endorsed plans, and may be amended from time to time by the Responsible Authority.

The horse riding school is to be used exclusively by members of the Riding for the Disabled Association of Victoria.

Drawing Number	Drawing Title
LSK01	Concept Plan, prepared by MDG
LSK02	Site Plan, prepared by MDG

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THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

1. Prior to any works commencing, elevation plans for all buildings must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this document. The plans must be drawn to scale with dimensions and three copies must be provided.
2. The use and development must be carried out generally in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

Landscaping

3. Prior to any works commencing, a landscape plan must be submitted to and approved by the Responsible Authority.
4. The landscaping as shown on the approved landscape plans must be maintained to the satisfaction of the Responsible Authority.

Car Parking and Access

5. Prior to the use commencing, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
 - a) constructed with gravel or crushed rock to the satisfaction of Council
 - b) line marked to indicate each car space and all access lanes
 - c) clearly marked to show the direction of traffic along access lanes and drivewaysto the satisfaction of the Responsible Authority.
6. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
7. At the time of duplication of Leakes Road, amended plans must be submitted to and approved by VicRoads and the Responsible Authority providing for revised vehicular access to the site.

Noise, Lighting and Amenity

8. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - d) presence of vermin
 - e) others as appropriate.
9. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

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10. Any Council assets affected by the development works must be reinstated at no cost and to the satisfaction of the Responsible Authority.
11. The use must only operate between the hours of:
 - a) 7am to 9pm, Monday to Sundayunless otherwise agreed by the Responsible Authority.

Expiry

12. The development permitted by this Incorporated Document will expire if the use and development is not started within two (2) years of the date of the gazettal of the planning scheme amendment. The Responsible Authority may extend the periods referred to if a request is made in writing before these controls expire or within three months afterwards.
13. Except with the written consent of the Responsible Authority, the use of the land for the purpose of a horse riding school must cease on or before 30 June ~~2026~~[2043](#).

