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SCHEDULE 48 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO48**.

672-690 AND 692-700 PORTARLINGTON ROAD, LEOPOLD

1.0

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Design objectives

To facilitate the orderly and integrated development of the area.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas.

To manage site constraints with appropriate built form and urban design measures.

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Buildings and works

A permit is not required to construct a building or to construct or carry out works.

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Subdivision

A permit to subdivide land must meet the following requirements:

Stormwater Management

- Subdivision and development must be informed by a Stormwater Management Plan that takes an integrated approach to flooding, stormwater and drainage management, considers the whole of the catchment, and includes:
 - Measures to ensure peak discharge rates of all stormwater leaving the site post-development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates, with reference to *Flood Assessment 672-690 Portarlington Road, Leopold* (Cardno, Nov 2021, NW30247).
 - Treatment to achieve best practice pollutant removal targets in accordance with relevant standards and guidelines (including Design Note 3 and Melbourne Water guidelines).
 - No adverse impacts to any surrounding land, upstream or downstream.
 - A single detention / treatment facility to service all of the land affected by this schedule. New drainage infrastructure effectively co-located with the existing municipal drainage reserve to the south must be investigated.

Movement and Access

- An internal road network which utilises existing access connections from the adjoining street network.
- Direct access points or vehicular entrances to residential subdivision should be from Melaluka Road only.
- Construction of a concrete footpath to the frontage of the site (on Melaluka Road) to link the existing path south of the land to the existing path at the Portarlington Road / Melaluka Road signalised intersection.
- Provision of a public pedestrian connection to Melaluka Road, close to the Portarlington Road intersection, from the internal road network.

Urban Design

- A mix of lot sizes and dwelling types which include designs to achieve passive surveillance of the municipal drainage reserve to the south and any future on-site drainage reserve.
- Road layout and arrangement of lots should provide for lots to front Portarlington Road and Melaluka Road.

- Creation of a 5 metre wide landscape land buffer to the Portarlington Road interface.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Signs

None specified.

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The following must be accompanied by a Transport Impact Assessment and subject to further review and approval by the Head, Transport for Victoria:
 - Any access proposed at Melaluka Road.
 - Consideration of any potential Commercial Activity on the corner of Portarlington and Melaluka Roads and any access proposed to Portarlington Road as a result.
- An acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:
 - Applies the following noise objectives:
 - 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.
 - 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.
 - For areas other than sleeping and living areas, applies the median value of the range of recommended design sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
 - Includes recommendations for any noise attenuation measures required to meet the applicable noise level objectives.
 - Includes additional considerations, where relevant, to address:
 - potential noise character (tonality, impulsiveness or intermittency);
 - noise with high energy in the low frequency range; and
 - transient or variable noise.

Where the report recommends any noise attenuation measures, permit conditions should be applied to that effect.

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Decision guidelines

None specified.