

For Public Notice via Internet

REASONS FOR DECISION UNDER *ENVIRONMENT EFFECTS ACT 1978*

Title of Proposal: Melaluka Rd Residential Development

Proponent: Urban Pacific Pty Ltd

Description of Project:

Proposed residential estate of 58.6ha in area at Melaluka Road in Leopold, which would comprise approximately 680 urban residential lots and associated roads, with over 8ha of open space to be used for active and passive purposes, including a football oval and a soccer pitch as well as land for car parks and associated pavilions.

Decision:

The Minister for Planning has decided that an Environment Effects Statement (EES) is not required for the Melaluka Rd Residential Development as described in the referral accepted on 10 September 2007.

Reasons for Decision:

- The proposed development site has been subject to extensive modification due to past agricultural practices and there is no native vegetation present on site;
- Potential effects of stormwater runoff on the ecological character of Reedy Lake State Wildlife Reserve (part of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site) are likely to be insignificant and can be addressed through the implementation of appropriate water sensitive urban design systems on site;
- Environmental investigations undertaken to date have been comprehensive, and provide an adequate basis upon which to assess potential environmental effects (in particular effects of stormwater runoff into Reedy Lake); and
- The site is within the settlement boundary identified in the Leopold Structure Plan which went through a planning scheme amendment process (C100) under the *Planning and Environment Act 1987*. The Structure Plan recommends the site be rezoned for future residential purposes which also involve a further public process under the *Planning and Environment Act*.

Date of Decision: 26 October 2007