

Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.02 -1 (Settlement - Supply of Urban Land)	<p>The policies in this section of the Melton Planning Scheme seek to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.</p> <p>The proposed location of the proposal takes full advantage of similar existing food and drink premises. This ensures a sufficient supply of similar land uses within this industrial area.</p>
Clause 17.01-1 (Economic Development – Business)	<p>This policy seek to encourage development which meets the communities needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.</p> <p>The mobile food van is located in the vicinity of existing food and drink premises. Kebabs and drinks will be sold from the van, this will provide a variety of food choices for customers.</p>
Clause 17.02-1 (Economic Development – Industrial)	<p>This policy seek to ensure availability of land for industry.</p> <p>The business operates in a mobile van and can be taken away when the business cease to operate. Therefore it will not prejudice the availability of the land for future industrial uses.</p>
Clause 18.02-5 (Transport – Car parking)	<p>The objective of this policy is to ensure an adequate supply of car parking that is appropriately designed and located.</p> <p>There is sufficient existing on-site parking available. The concept of the business operates on the principle of providing a take away service. There is no need for long term customer car parking.</p> <p>Therefore it is anticipated that the proposed use will be able to operate efficiently without detriment to other uses on the site.</p> <p>In addition the food van will start to operate after normal business hour of most of the tenants within the subject site.</p>
Local Planning Policy Framework	
Clause 22.04 (Urban Development Policy)	<p>This policy discourages industrial land uses have off-site impacts on the amenity of sensitive uses.</p> <p>The concept of the business operates on the principle of providing a take away service only. The opening hours have been changed to after business hours. This is to ensure that the proposed use will be able to</p>

	operate efficiently without detriment to other uses on the site.
Zone	
Industrial 3 Zone	<p>The purposes of the Industrial 3 Zone includes to allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate location. And to ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.</p> <p>Although the proposed mobile food van is located within an industrial area it is located in close proximity to other existing food and drink premises. Thus resulting in the co-location of non-industrial uses.</p> <p>The food bought from the food van is consumed off the premises. Hence it is considered that the use will not affect the safety and amenity of adjacent land uses.</p>
Other	
Clause 52.05 (Advertising Sign)	The proposed signage is generally compliant with this Clause. The proposed signs are of similar form and scale to business signs within the area.