

Appendix 4 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
Clause 11.02-1 Supply of urban land	The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. The proposal complies with this clause.
Clause 15.01-1(Urban Design)	The objective of this clause is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. The proposal generally complies with this clause.
Clause 15.01-2 (Urban design principles).	The objective of this clause is to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties. The design and scale of the development is acceptable.
Clause 17.01-1 (Business)	The objective of this clause is to encourage development which meet 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. The proposal will provide food and drink premises and a service station to meet the needs of the local population.
Clause 17.02-1 (Industrial Land Development)	The objective of this clause is to ensure availability of land for industry. The proposal generally complies with this clause.
Clause 17.02-2 (Design of industrial development)	The objective of this clause is to facilitate the sustainable development and operation of industry and research and development activity. The proposal generally complies with this clause.
Local Planning Policy Framework	
Clause 21.03 (Planning Visions and Objectives for Melton)	This clause specifies employment and retailing objectives which are: <ul style="list-style-type: none"> • To create an environment conducive to economic growth and wealth generation. • To encourage the growth and development of vibrant and dynamic retail centres. The proposal generally complies with this clause.
Clause 22.05 (Employment)	This clause seeks to create an environment conducive

Policy)	<p>to economic growth and wealth generation. More specifically, this clause seeks to attract a range of new industry and employment generating uses to the municipality.</p> <p>The proposal generally complies with this clause as it will create employment.</p>
Zone	
Clause 33.01 (Industrial 1 Zone)	<p>Clause 33.01 Industrial 1 Zone</p> <p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies; • To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities. <p>The proposed uses and built form generally comply with this clause.</p>
Particular Provisions	
Clause 52.05 (Advertising Signs)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To regulate the display of signs and associated structures. • To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character. • To ensure signs do not contribute to excessive visual clutter or visual disorder. • To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road <p>The proposed advertising signs are considered to accord with the decision guidelines of Clause 52.05.</p>
Clause 52.06 (Car parking)	<p>Prior to a new use commencing the required parking spaces must be provided on the land, or to the satisfaction of the Responsible Authority.</p> <p>The provision of 16 car parking spaces is considered acceptable for the proposed use and development.</p>

<p>Clause 52.07 (Loading and unloading of vehicles)</p>	<p>The purpose of this clause is to set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety.</p> <p>The proposed loading/unloading area located within the site is considered satisfactory.</p>
<p>Clause 52.12 (Service Station)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To ensure that amenity, site layout and design are considered when land is to be used for a service station, especially if the site adjoins a residential zone. • To ensure that use of land for a service station does not impair traffic flow or road safety. <p>Clause 52.12 (Service Station) is the primary planning scheme tool to assess an application for the use and development of a service station. Clause 52.12 offers the requirements to be met for land to be used and development for a service station. A permit may be granted to vary any of these requirements, if the Responsible Authority considers a better design solution will result. A detailed assessment against these requirements is provided in table 1.</p>
<p>Clause 52.34 Bicycle facilities</p>	<p>The purpose of this clause is to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.</p> <p>For a floor space of 103m², a food and drink premises requires one bicycle space. This requirement is met as two bicycle spaces are provided.</p> <p>No provision of bicycle facilities is required for a service station under this clause.</p>
<p>Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road)</p>	<p>Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road.</p> <p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To ensure appropriate access to identified roads. • To ensure appropriate subdivision of land adjacent to identified roads. <p>The proposal meets the purpose of this clause. VicRoads has no objection to the proposal.</p>

Table 1 – Clause 52.12 (Service Station) Assessment

Requirement	Comment
<p>Site area and dimensions The site must be at least 1,080 square metres. The frontage must be at least 36 metres (30 metres if the site is on a corner) and the depth at least 30 metres.</p>	<p>Complies.</p> <p>The site is 5786m². The frontage is 131.5m. The site has a depth of at least 30m.</p>
<p>Crossovers No more than 2 vehicle crossovers may service the site from a road and at the road alignment a crossover must be:</p> <ul style="list-style-type: none"> No wider than 7.7 metres. At least 4.5 metres from another crossover on the site. At least 4.5 metres from another road or if a splayed corner, at least 7.7 metres from the splay. At least 1.8 metres from a crossover on another property. 	<p>Complies.</p> <p>The proposed two crossovers are no wider than 7.7m.</p> <p>The separation distance between the two proposed crossovers is more than 4.5m.</p> <p>The proposed ingress crossover is at least 7.7m from the splay corner of Norton Drive.</p> <p>The proposed egress crossover is at least 1.8m from the adjoining crossover at 2/99 – 113 High Street.</p>
<p>Kerb or barrier Except at crossovers, a kerb or barrier must be built along the road alignment to prevent the passage of vehicles.</p>	<p>Complies subject to conditions.</p>
<p>Road setbacks</p> <p>A wall of a building must be at least 9 metres from a road.</p> <p>A canopy must be at least 2.5 metres from a road.</p> <p>Petrol pumps, pump islands, water and air supply points and storage tank filling points must be at least 3.6 metres from a road.</p> <p>Petrol tankers must be wholly on the site when storage tanks are being filled.</p> <p>Driveway space must be sufficient to enable a vehicle 13.8 metres by 2.5 metres to enter and leave the site without reversing.</p> <p>No vehicle may be serviced unless it is wholly on the site.</p>	<p>Complies</p> <p>The front wall of the convenience store and Tenancy One is at least 9m from High Street.</p> <p>The canopy is at least 2.5m from High Street.</p> <p>Petrol pumps, pumps islands, water and air supply points and storage tank filling points are located at least 3.6m from the road.</p> <p>The swept path descriptions in the traffic assessment illustrate that a long, large vehicle can enter and exit the site comfortably.</p> <p>There is sufficient space on the site to service vehicles comfortably.</p>
<p>Discharge of waste Waste from a vehicle wash area must drain into a public sewer or a settlement and oil</p>	<p>No car wash is proposed as a part of this application.</p>

separation system. The system must comply with the Environment Protection Act 1970 and be installed to the satisfaction of the responsible authority.	
Amenity requirements The amenity of the locality must not be adversely affected by activity on the site, the appearance of any building, works or materials, emissions from the premises or in any other way.	Complies. Amenity related conditions will form part of the permit.
Trailers for hire If trailers are for hire on the site: <ul style="list-style-type: none"> • The site must be at least 1,080 square metres. • All trailers must be wholly on the site and must not encroach on landscaping or car parking areas or accessways. • On a corner site, a trailer higher than 1 metre must be parked at least 9 metres from the corner. 	No trailer hire is proposed in association with this application.
Adjoining residential zone If the site adjoins a residential zone: <ul style="list-style-type: none"> • A landscape buffer strip at least 3 metres wide along the common boundary must be planted and maintained to the satisfaction of the responsible authority. • External lights must be directed away from the residential zone to prevent light spill and glare. 	Not applicable.