

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>Locating the proposed childcare on Brooklyn Road takes advantage of the existence of a number of non-residential uses that are already located within 1.5km radius of the subject land. This ensures a sufficient supply of non-residential uses within a predominantly residential area.</p>
Clause 15.01-1 (Urban Environment – Urban Design)	<p>This policy seek to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.</p> <p>Having regard to the context of this site and the surrounding area, the development will still maintain the single storey residential built form. The childcare centre will be co-located with other facilities along Brooklyn Road.</p> <p>In addition the owner of the property is willing to accept a condition requiring the provision of an acoustic fencing along the western and southern boundaries to minimise off-site amenity impact caused by noise on neighbouring properties.</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>The proposal provides adequate car parking spaces within the subject land. This will reduce the demand for on-street car parking.</p>
Clause 19.02 (Infrastructure – Education Facilities)	<p>The objective of this policy is to assist the integration of education facilities with local and regional communities.</p> <p>Co-locating social infrastructure such as childcare close to a residential area enables the services to be easily and quickly accessible.</p>
Local Planning Policy Framework	
N/A	N/A
Zone	
Neighbourhood Residential Zone (Schedule1)	<p>The purposes of the Neighbourhood Residential Zone includes to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p>

	<p>The proposed childcare centre is located amongst a combination of residential land use and a few non-residential uses. Thus resulting in the co-location of non-residential uses.</p> <p>Childcare centres positively support families in nurturing young children while enabling the parents to participate in work and community life.</p>
<p>Other</p>	
<p>Clause 52.05 (Advertising Sign)</p>	<p>The proposed signage is generally compliant with this Clause. The proposed signs are of similar form and scale to signage erected by educational facilities within the area.</p>