

Assessment of the Application Against the Melton Planning Scheme

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 13.04 – Noise and air	Strategically, planning should ensure that community amenity is not reduced by noise emissions. To that end and in accordance with policy guidelines, <i>A Guide to the Reduction of Traffic Noise (VicRoads 2003)</i> was considered. <ul style="list-style-type: none"> ➤ It is considered the speed of the traffic is reasonable and sufficient to reduce excessive noise emissions.
Clause 15 – Built environment and heritage	Planning should ensure all new land use and development appropriately responds to its landscape. <ul style="list-style-type: none"> ➤ It is considered that this proposal is appropriate for the area, the development is minimal and will not negatively impact the landscape.
Clause 17 – Economic development	Planning is to foster economic growth and facilitate decisions and support all sectors of the economy, which is critical economic prosperity. <ul style="list-style-type: none"> ➤ The business will support a local family and assist other business through the provision of accessible and fairly priced overnight truck storage.
Local Planning Policy Framework	
Clause 21.01 – Snapshot of Melton City in 2014	Development on land in the Urban Growth Boundary is subject to the West Growth Corridor Plan and needs to be in accordance with Precinct Structure Plans. <ul style="list-style-type: none"> ➤ While no PSP has been created for Warrensbrook, an approved use and development should not be to the detriment of future plans for the area. ➤ Thus the requirement of a five year permit.
Zone	
Clause 37.07 – Urban Growth Zone	Planning should ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land. <ul style="list-style-type: none"> ➤ It is considered that a temporary permit to the timeframe of 5 years will not prejudice future PSP plans. ➤ The minimal amount of infrastructure satisfies the assessing officer that the use will not dictate or impinge on future PSP plans.
Particular Provisions	
Clause 52.06 – Car parking	The purpose of Clause 52.06 includes the need to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality. <ul style="list-style-type: none"> ➤ The site area set aside for the vehicle store is approximately 805sqm;

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	<ul style="list-style-type: none"> ➤ There are 20 trucks parking overnight and it is reasonable to assume every driver will arrive in their car separately; ➤ It is considered that the site is of sufficient size to accommodate 20 cars, which is significantly more than the requirement. A reduction is not actually required. ➤ It is recommended that a condition be included on any issued permit that 20 car spaces must be accommodated for within the site.
General Provisions	
Clause 65 – Decision Guidelines	The reasons laid out in the Council report are comprehensive and cover the criteria required to be considered.