

Item 12.8 Amendment to Development Plan DP2008/12/7 to facilitate consideration of a planning application for a triple storey development with six retail shops and associated reduction in car parking At 114b Gourlay Road, Caroline Springs

Appendix 3 Assessment against Planning Scheme - undated

**Appendix 3 – Assessment against relevant Planning Scheme controls**

<i>Planning Scheme Reference</i>	<i>Assessment</i>
<b>Planning Policy Framework</b>	
Clause 11 (Settlement)	<p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.</p> <p>The proposal is consistent with this clause.</p>
Clause 11.02-1S (Supply of urban land)	<p>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.</p> <p>The proposal is consistent with this clause.</p>
Clause 11.03-1S (Activity Centres)	<p>The objective of this clause is to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.</p> <p>The proposal is consistent with this clause.</p>
Clause 11.03-1R (Activity Centres – Metropolitan Melbourne)	<p>The relevant strategy of this is to support the development and growth of Metropolitan Activity Centres by ensuring they:</p> <ul style="list-style-type: none"> <li>• Are able to accommodate significant growth for a broad range of land uses.</li> <li>• Are supported with appropriate infrastructure.</li> <li>• Are hubs for public transport services.</li> <li>• Offer good connectivity for a regional catchment.</li> <li>• Provide high levels of amenity.</li> </ul> <p>The proposal is consistent with this clause.</p>
Clause 13.07-1S (Land use compatibility)	<p>The objective of this clause is to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.</p> <p>The proposal is consistent with this clause.</p>
Clause 15.01-1S (Urban Design)	<p>The objective of this clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p> <p>The built form of the proposal is consistent with the existing buildings in the surrounding area.</p>
Clause 15.01-1R (Urban design - Metropolitan Melbourne)	<p>The objective of this clause is to create a distinctive and liveable city with quality design and amenity.</p> <p>The proposal is consistent with this clause.</p>
Clause 15.01-2S (Building design)	<p>The objective of this clause is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.</p>

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	The proposal is consistent with this clause.
Clause 17 (Economic Development)	<p>Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.</p> <p>Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.</p> <p>The proposal is consistent with this clause.</p>
Clause 17.01-1S (Diversified Economy)	<p>The objective of this clause is to strengthen and diversify the economy.</p> <p>The proposal is consistent with this clause.</p>
Clause 17.02-1S (Business)	<p>The objective of this clause is to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.</p> <p>The proposal will serve a community need, create employment and foster economic growth.</p>
Clause 17.01-2 (Out-of-centre development)	<p>The objective of this clause is to manage out-of-centre development.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Ensure that proposals or expansion of single use retail, commercial and recreational facilities outside activity centres are discouraged by giving preference to locations in or on the border of an activity centre.</li> <li>• Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.</li> </ul> <p>The proposal generally complies with this clause.</p>
Clause 18.02-4S (car parking)	<p>The objective of this clause is to ensure an adequate supply of car parking that is appropriately designed and located.</p> <p>The proposal generally complies with this condition subject to conditions.</p>
<b>Local Planning Policy Framework</b>	
Clause 21.01-4 (Vision)	The Melton City Council is committed to strategically and inclusively planning for the future. Council's vision is to create a thriving community where everyone belongs.

	<p>The proposal generally complies with this clause.</p>
<p>Clause 21.06-1 (Activity centres and retail provision)</p>	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To establish and support a network of viable activity centres that provide access to a wide range of goods and services appropriate to their role and function within the hierarchy.</li> <li>• To ensure activity centres develop as genuine mixed use areas.</li> <li>• To ensure all residents have access to a range of essential services and convenience goods including fresh produce within a reasonable distance of their homes (and preferably within walking distance).</li> <li>• To direct the appropriate provision of restricted retail to identified locations.</li> <li>• To support retailing within rural or tourism enterprise areas of economic importance.</li> </ul> <p>The proposal generally complies with this clause.</p>
<p>Clause 21.09-1 (Economic Growth)</p>	<p>The objective of this clause is to create a diverse economy that fosters business growth, encourages new investment and leads and responds to change.</p> <p>The proposal generally complies with this clause.</p>
<p><b>Zone</b></p>	
<p>Clause 34.01 (Commercial 1 Zone)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.</li> <li>• To provide for residential uses at densities complementary to the role and scale of the commercial centre.</li> </ul> <p>The proposal complies with this clause.</p>
<p><b>Overlay</b></p>	
<p>Clause 43.04 (Development Plan Overlay 1)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.</li> <li>• To exempt an application from notice and review if a</li> </ul>

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	<p>development plan has been prepared to the satisfaction of the responsible authority.</p> <p>The proposal complies with the requirements of the Development Plan Overlay.</p>
<b>Particular Provisions</b>	
Clause 52.06 (Car parking)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.</li> <li>To support sustainable transport alternatives to the motor car.</li> <li>To promote the efficient use of car parking spaces through the consolidation of car parking facilities.</li> <li>To ensure that car parking does not adversely affect the amenity of the locality.</li> <li>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</li> </ul> <p>For a combined floor area of 2212m<sup>2</sup> for both the existing and proposed retail tenancies, 77 car spaces are required at a car parking rate of 3.5 car spaces to each 100m<sup>2</sup> of leasable floor area. The application proposes 76 car spaces. This is considered acceptable.</p>
Clause 52.34 Bicycle facilities	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To encourage cycling as a mode of transport.</li> <li>To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.</li> </ul> <p>The total number of bicycle spaces required for a retail premises is the sum of the employee/resident bicycle rate and the visitor/shopper/student bicycle rate. The bicycle spaces rates are:</p> <ul style="list-style-type: none"> <li>Employee: one to each 300m<sup>2</sup> of leasable floor area.</li> <li>Shopper: one to each 500m<sup>2</sup> of leasable floor area</li> </ul> <p>For the proposed floor area of 922m<sup>2</sup>, a total 5 bicycles spaces are required. The requirement is met as 12 bicycle spaces are proposed.</p>