

**Appendix 3 – Relevant Planning Policy provisions****Melton Planning Scheme****Planning Policy Framework (PPF)***Clause 11 (Settlement)*

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Planning is to recognise the need for, and as far as practicable contribute towards a high standard of urban design and amenity.

*Clause 11.02-1S (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.

*Clause 15.01-1S (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.

*Clause 15.01-2S (Building Design)*

The objective of this clause is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

## Strategies:

- Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.
- Encourage development to retain existing vegetation.

*Clause 15.01-5S (Neighbourhood character)*

The objective of this clause is to recognise and protect cultural identity, neighbourhood character and sense of place.

*Clause 15.03-1S (Heritage conservation)*

The objective is to ensure the conservation of places of heritage significance.

*Clause 17.02-1S (Business)*

The objective of this clause is to encourage development which meets the communities' needs for retail, entertainment, office and other commercial services.

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*Clause 18.02-4S (Car parking)*

The objective of this clause is to ensure adequate supply of car parking that is appropriately designed and located.

*Clause 19.02-2S (Education facilities)*

The objective of this clause is to assist the integration of education and early childhood facilities with local and regional communities.

Strategies:

- Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
- Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
- Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.
- Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.
- Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

*Clause 19.03-5S (Waste and resource recovery)*

The objective of this clause is to reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts. The strategy to achieve the objective is to encourage development that facilitates sustainable waste and resource recovery.

**Local Planning Policy Framework (LPPF)**

*Clause 21.01-2 (Key influences)* - Relevant key influences listed under this Clause for this application:

- Reducing greenhouse gas emissions
- Infrastructure provision to service existing and future residents
- Housing diversity and housing character
- Liveability and resident wellbeing
- Urban design and image

*Clause 21.01-5 (Strategic framework plan)*

The Strategic Framework Plan identifies the major strategic directions for the municipality. This plan sets out the general pattern for land use and development to respond to the key influences and issues to achieve Council's strategic vision for the municipality.

*Clause 21.02-2 (Established Residential Areas)* - The objectives of this clause are:

- To ensure a range of housing is available to meet changing demand and improve affordability and accessibility in established suburbs.
- To identify and protect the preferred neighbourhood character of residential areas.

*Clause 21.07-1 (Local character and sense of place)*-The objectives this clause that are relevant includes:

- To create healthy and safe communities.

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- To protect the preferred neighbourhood character in established residential areas of the municipality.
- To create communities that are attractive and desirable places in which to live, work and visit.

*Clause 21.07-2 (Environmental Sustainable Design)*

The objectives of this clause is to facilitate environmentally sustainable development.

*Clause 21.09-1.3 (Economic growth)*

The objective of this clause is to create a diverse economy that fosters business growth, encourages new investment and leads and responds to change.

*Clause 22.17 Advertising Signs Policy* - The objectives of this policy are to:

- Allow for the reasonable identification and marketing of businesses in the City of Melton.
- Require advertising signage to respond to and enhance the character, scale, architectural quality and appearance of a building, site and landscape setting.
- Support signs that contribute to the interest, vitality and improve the quality of commercial and industrial areas.
- Maximise the effectiveness of signs by minimising and consolidating signage to avoid visual clutter.
- Enhance the character and amenity of the City of Melton's gateways.

**Policy**

It is policy that advertising signs should meet the relevant requirements set out below:

Signage should:

- Advertise and identify the business and service provided on the site and not details of product/s sold.
- Avoid repetitive signage on a building or site.
- Be located within the site the business operates on.
- Provide adequate space for all occupancies to display signage where a building or site is occupied by more than one business.
- Complement the architectural design, form and scale of the host building or land.
- Not obscure a building's architectural form, features or glazed surfaces.
- Not protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.
- Be designed so a sign's supporting structure does not visually detract from the façade of the building.
- Conceal electrical services to a sign.
- Be designed and placed in a manner that accounts for the long-term maintenance needs and the ease of changing messages when reusing the existing mountings and service installations.
- Be compatible with and complement the type, design and character of existing signs in the streetscape and surrounding area.

**Zoning**

*Clause 32.09.9 Neighbourhood Residential Zone (Schedule 1)* - The purpose of the *Neighbourhood Residential Zone (Schedule 1)*:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.

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- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

*Clause 32.09-13 (Decision guidelines)*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Non-residential use and development- In the local neighbourhood context:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

**Overlay**

*Nil*

**Particular Provisions**

*Clause 52.06 (Car parking)* - The purpose of this clause is to:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- 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.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- 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.

*Clause 52.34 (Bicycle facilities)*

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.

**General Provisions**

*Clause 65.01 (Approval of an application or plan)*

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.

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- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

**Relevant Council Policies and Guidelines**

**Council's Advertising Signage Design Guidelines**

The City of Melton Advertising Signage Design Guidelines were adopted by Council on 18 September 2017. The Guidelines guide the design, siting, and size of advertising signage.