

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework	
Clause 11.01-1R (Green wedges – Metropolitan Melbourne).	<p>The objective of this clause is to protect the green wedges of Metropolitan Melbourne from inappropriate development.</p> <p>The potential for the subject land to be used for agricultural related purposes remains unchanged.</p>
Clause 12.05-2S (Landscapes)	<p>The objective of this clause is to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.</p> <p>There are similar sized sheds within the immediate surrounding area, which are used in conjunction with rural dwellings.</p>
Clause 14.01-1S (Protection of agricultural land)	<p>The objective of this clause is to protect the state's agricultural base by preserving productive farmland.</p> <p>The potential for the subject land to be used for agricultural related purposes remains unchanged.</p>
Clause 14.01-1R (Protection of agricultural land – Metropolitan Melbourne)	<p>The strategy of this clause is to protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.</p> <p>The potential for the subject land to be used for agricultural related purposes remains unchanged.</p>
Clause 15.01-6S (Design for rural areas)	<p>The objective of this clause is to ensure development respects valued areas of rural character.</p> <p>There are similar sized sheds within the immediate surrounding area, which are used in conjunction with rural dwellings.</p>
Clause 15.03 -1S (Aboriginal Cultural Heritage)	<p>The objective of this clause is to ensure the protection and conservation of places of Aboriginal cultural heritage significance.</p> <p>A cultural heritage management plan is not required as the proposed activity area is not located within an area of cultural heritage sensitivity.</p>
Local Planning Policy Framework	
Clause 21.02-3 (Non – Urban Land)	<p>The non-urban areas in the City of Melton lie outside the Urban Growth Boundary.</p> <p>Council has two Green Wedges, with the Western Freeway forming the boundary between the Western Plains North Green Wedge (which is wholly in the City of Melton), and the Western Plains South</p>

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	<p>Green Wedge (which is shared with the City of Wyndham). A mixture of rural living and farming activities take place in the Green Wedges and these areas play an important role in protecting habitat and preserving the natural landscape character.</p> <p>The proposal generally satisfies the strategic direction outlined in the policy.</p>
Clause 21.05-1 (Agriculture)	<p>The city's rural areas have traditionally been used for grazing and cropping (primarily cereal production such as wheat, barley and oats) and agriculture continues to remain the dominant use of the rural areas. Opportunities for more intensive agriculture are presented by the increasing availability of recycled water and also emerging opportunities for new niche agricultural production.</p> <p>The potential for the subject land to be used for agricultural related purposes remains unchanged.</p>
22.10 (Stores and Outbuildings Policy)	<p>The Stores and Outbuildings Policy at Clause 22.10 provides guidance in terms of siting, setbacks from adjoining properties, the provision of adequate landscaping and the scale and height of buildings. The purpose of the policy is to ensure that potential adverse amenity impacts, in particular visual amenity, is minimised.</p> <p>The proposal is considered to be generally consistent with Council's Store and Outbuilding Policy and Guidelines.</p>
Zone	
Clause 35.04 (Green Wedge Zone)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To implement the Municipal Planning Strategy and the Planning Policy Framework. • To provide for the use of land for agriculture. • To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources. • To encourage use and development that is consistent with sustainable land management practices. • To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses. • To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.

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	<ul style="list-style-type: none"> To protect and enhance the biodiversity of the area. <p>The proposal is generally consistent with the purpose of the Green Wedge Zone.</p>
Overlay	
Clause 42.01 (Environmental Significance Overlay, Schedule 2)	<p>The environmental objective of this clause is to:</p> <ul style="list-style-type: none"> To protect and conserve wetlands and to discourage inappropriate use and development. The role and function of wetlands will be taken into account in respect to any proposed use or development on or adjacent to a wetland area. To protect and conserve the riparian habitat and associated escarpment and to discourage inappropriate development. To identify, conserve and enhance the character of significant landscapes. To recognise areas of high fire hazard, and to ensure all development acknowledges any potential risk. <p>No building and works are proposed within the area covered by the Environmental Significance Overlay.</p>
Clause 43.01 (Heritage Overlay)	<p>The purpose of the Heritage Overlay is:</p> <ul style="list-style-type: none"> To implement the Municipal Planning Strategy and the Planning Policy Framework. To conserve and enhance heritage places of natural or cultural significance. To conserve and enhance those elements which contribute to the significance of heritage places. To ensure that development does not adversely affect the significance of heritage places. To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place. <p>No building and works are proposed within the area covered by the Heritage Overlay.</p>
General Provisions	
Clause 65.01 (approval of an application or plan)	<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate, whether the proposal will produce</p>

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	acceptable outcomes in terms of the decision guidelines of this clause. The proposal complies with the decision guidelines of Clause 65.01
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