

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
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 relevant strategy under this clause is to ensure that sufficient land is available to meet forecast demand.</p> <p>The proposal does not comply with clause.</p>
Clause 13.02-1S (Bushfire Planning)	<p>The objective of this clause is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>It is considered that if approval is to be granted, appropriate bushfire protection measures can be implemented to address the bushfire risk.</p>
Clause 13.07-1S (Land use compatibility)	<p>The objective this clause is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.</p> <p>The relevant strategies under this clause are to ensure that use or development of land is compatible with adjoining and nearby land uses and avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.</p> <p>It is considered that the proposal is not appropriately located and will compromise the viability of the area for industrial use.</p>
Clause 17.01-1S (Diversified economy)	<p>The objective of this clause is to strengthen and diversify the economy.</p> <p>The relevant strategy to this clause is protect and strengthen existing and planned employment areas and plan for new employment areas.</p> <p>The proposal does not comply with clause.</p>
Clause 17.03-1S (Industrial Land supply)	<p>The objective of this clause is to ensure availability of land for industry.</p> <p>The relevant strategies under this clause are:</p> <p>Identify land for industrial development in urban growth areas where:</p> <ul style="list-style-type: none"> • Good access for employees, freight and road transport is available. • Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive

	<p>land uses.</p> <p>Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.</p> <p>The proposal does not comply with clause.</p>
Clause 18.02-4S (Car Parking)	<p>The objective of this clause to ensure an adequate supply of car parking that is appropriately designed and located.</p> <p>The proposal satisfies car parking requirements.</p>
Clause 19.02-3S (Cultural facilities)	<p>The objective of this clause is to develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.</p> <p>The strategies of this clause:</p> <ul style="list-style-type: none"> • Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres. • Reinforce the existing major precincts for arts, sports and major events of state wide appeal. • Establish new facilities at locations well served by public transport. <p>It is considered that the proposal is not appropriately located and will compromise the viability of the area for industrial use.</p>
Clause 19.02-2S (Education facilities)	<p>The objective of this clause is to assist the integration of education and early childhood facilities with local and regional communities.</p>
Local Planning Policy Framework	
Clause 21.01-4 (Vision)	<p>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. Council seeks to achieve the following outcomes for its community:</p> <ul style="list-style-type: none"> • A City of people leading happy and healthy lives. • A City that preserves and enhances its natural environment for future generations. • A City with a clear vision to manage growth in a sustainable and accessible way. • A City rich in local employment and education opportunities. • An organisation operating with innovation, transparency, accountability and sustainability. <p>The proposal is contrary to this clause.</p>

<p>Clause 21.02-1 – (Urban Growth Areas)</p>	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> • To manage urban growth in a planned and orderly manner. • To manage urban growth so that services are available from early in the life of new communities. <p>The proposal is contrary to 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 relevant strategies under this clause are:</p> <ul style="list-style-type: none"> • Support the co-location of business, education and research. • Support the preparation of Precinct Structure Plans for employment areas and the release of additional land for employment purposes. <p>It is considered that the proposal is not appropriately located and will compromise the viability of the area for industrial use.</p>
<p>Clause 21.09-3 (Industry)</p>	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> • To ensure sufficient industrial land is available and there are ample opportunities for industry to invest to support the growth and resilience of the local economy. • To provide attractive built form in industrial areas. • To minimise conflict between industrial and other uses. <p>The relevant strategies under this clause are:</p> <ul style="list-style-type: none"> • Avoid non-industrial uses on industrial land that will compromise the viability of the area for industrial use. • Require the development of sensitive uses to be directed away from industrial areas. <p>The proposal is contrary to this clause.</p>
<p>Zone</p>	
<p>Clause 37.07 Urban Growth Zone</p>	<p>The purpose of this zone is:</p> <ul style="list-style-type: none"> • To implement the Municipal Planning Strategy and the Planning Policy Framework. • To manage the transition of non-urban land into urban land in accordance with a precinct structure plan. • To provide for a range of uses and the development of land generally in accordance with a precinct structure plan. • To contain urban use and development to areas identified for urban development in a precinct

	<p>structure plan.</p> <ul style="list-style-type: none"> To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs. To 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. <p>The proposal is not generally in accordance with the Mt Atkinson and Tarneit Precinct Structure Plan (PSP) in that it is inconsistent with the future use and development of the site for industrial purposes.</p>
Clause 33.01 (Industrial 1 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 manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities. <p>The proposal does not comply with this clause.</p>
Clause 36.04 (Road 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 identify significant existing roads. To identify land which has been acquired for a significant proposed road. <p>The proposal complies with this clause.</p>
Clause 43.01 (Heritage Overlay)	<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 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 buildings and works are proposed in the area covered by the Heritage Overlay.</p>
Particular Provisions	
Clause 52.06 (Car parking)	<p>Prior to a new use commencing the required parking spaces must be provided on the land, or to the satisfaction of the Responsible Authority.</p> <p>The provision of 86 car parking spaces is considered</p>

<p>Clause 52.34 (Bicycle facilities)</p>	<p>acceptable for the proposed uses.</p> <p>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.</p> <p>The total number of bicycle spaces required for an education centre 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"> • Employee/resident: 1 to each 20 employees. • Visitor/shopper/student: 1 to each 20 full-time students. <p>For an education centre with 32 students and five staff, 2 bicycle spaces (Nil employee bicycle spaces and 2 student bicycle spaces) are required.</p> <p>Under this clause, if five or more employee bicycle spaces are required, one shower for the first five employee bicycle spaces, plus one to each 10 employee bicycle spaces thereafter should be provided. One change room or direct access to a communal change room to each shower should also be provided. The change room may be a combined shower and change room.</p> <p>As there are no employee bicycle spaces required for an education centre, provision of shower rooms and change rooms is not required.</p> <p>The total number of bicycle spaces required for a minor sports and facility 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"> • Employee/resident: 1 per 4 employees. • Visitor/shopper/student: 1 to each 200m² of net floor area. <p>For a multi- purpose with a floor area of 440m², 2 bicycle spaces are required (Nil employee bicycle space and 2 visitor bicycle spaces). Given no employee bicycle spaces are required, provision of shower rooms and change rooms is not required.</p> <p>The total number of bicycle spaces required for a place of assembly 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"> • Employee/resident: 1 to each 1500m² of net floor area. • Visitor/shopper/student: 2 plus 1 to each 1500m² of net floor area. <p>The multi - purpose building and the administration building have a combined floor area floor area of 630m². This equates to 2 bicycle spaces are required (Nil</p>
--	---

	<p>employee bicycle space and 2 visitor bicycle spaces). Given no employee bicycle spaces are required, provision of shower rooms and change rooms is not required.</p> <p>Accordingly, the proposal requires a total of 6 bicycles spaces. The requirements of Clause 52.34 have been satisfied as the development proposes a total of 10 bicycle spaces.</p>
<p>Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road)</p>	<p>Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road.</p> <p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To ensure appropriate access to identified roads. • To ensure appropriate subdivision of land adjacent to identified roads. <p>The proposal meets the purpose of this clause. VicRoads has no objection to the proposal.</p>
<p>General Provisions</p>	
<p>Clause 65.01 (Approval of an application or plan)</p>	<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> • 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. • 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. <p>The proposal does not comply with this clause.</p>

Item 12.7 Planning Application PA 2019/6572/1 - use the land for a place of assembly, minor sports and recreation facility, education centre and alter access to a road in a Road Zone At 160 - 170 greigs road, truganina

Appendix 3 Assessment against Planning Scheme - undated

Assessment of the proposal against M. Atkinson and Tarneit Plains Precinct Structure Plan (PSP)

The subject site is located on a property identified as Properties 11 in the Mt. Atkinson and Tarneit Plains PSP. A breakdown of the future urban structure of the property is provided as follows:

Property Number	Future Urban Structure (PSP)
11	Total area of 2.02 hectares Total net developable area of 2.02 hectares

The PSP states that for each element the objectives must be met while the planning and design guidelines set out elements that **must** and **should** be met. The following table sets out an assessment of the proposal against the elements as set out in Section 3.0 of the PSP.

The following requirements and guidelines apply to areas shown as industrial, light industrial, business or business/ large format retail on *Plan 3 – Future Urban Structure*.

3.2 Employment and town centres

3.2.3 Employment areas		Response
The following requirements must be met:		
R27	Location of land uses, building design, and interface treatment in industrial, business or business/ large format retail areas (including the electricity transmission easement) shown on <i>Plan 3 – Future Urban Structure</i> must minimise negative impacts on the amenity of nearby residential areas.	The proposal is inappropriately located and is likely to cause amenity impacts on the emerging residential suburb to the south.
R28	Development proposals in industrial areas (including the electricity transmission easement) adjacent to residential areas must respond to <i>Figure 5 – Southern Industrial Land Concept Plan</i> , and the City of Melton Industrial Guidelines.	The proposal is for a use application and does not propose new buildings.
R29	Buildings must be located at the front of any site to present an attractive address to the street, other than where the quarry blast buffer applies.	Not applicable. The proposal will use existing buildings.
R30	Allocation of land uses, building design and interface treatments must minimise negative impacts on the amenity of adjacent residential areas.	The proposed uses are inappropriately located and will likely cause amenity impacts on the emerging residential suburb to the south.

Item 12.7 Planning Application PA 2019/6572/1 - use the land for a place of assembly, minor sports and recreation facility, education centre and alter access to a road in a Road Zone At 160 - 170 greigs road, truganina

Appendix 3 Assessment against Planning Scheme - undated

R31	Development proposals in industrial and commercial areas must take into account the Crime Prevention Through Environmental Design (CPTED) and Safer Design Guidelines.	Not applicable. The proposal will use existing buildings.
R32	Buildings and car parking or other areas along Hopkins Road, Riding Boundary Road and Mt Atkinson Road must be set back a minimum of 5 metres and landscaped to provide an attractive interface to surrounding areas.	Complies.
R33	Key locations including arterial and connector/arterial intersections, and areas adjacent to local parks, landscaped easements and waterways must incorporate features of interest into the built form and surrounding landscape, including: <ul style="list-style-type: none"> • Variations in built form elements (such as building heights, use of parapets, awnings, shade structures, balconies, and roof elements); • Articulation of building facades; and • Feature colours and materials. 	Not applicable. The proposal will use existing buildings.
R34	Vehicular access to properties fronting primary arterial roads must be from service roads, internal loop roads and/or rear laneways. Service roads and internal loop roads must provide indented parking unless carriageway widths can cater for on road parking without indented bays.	Not applicable.
R35	A separate Urban Design Framework Plan (UDF) must be approved by the responsible authority for each of the Hopkins Road Business Precinct and the Western Freeway Commercial Area within the UDF areas illustrated on <i>Plan 6 – Employment and Town Centres</i> . Each UDF must address the following: <ul style="list-style-type: none"> • Relevant design guidelines prepared by the Victorian Government and Melton City Council; • A land use plan that identifies the appropriate location for all supported land uses and considers the relationship between these uses; • A street network that identifies direct connectivity within, to and from the commercial area, including measures to slow down speed; • Landscaping of the Hopkins Road frontage, to present an attractive frontage while responding to the quarry buffer requirements (Hopkins Road Business Precinct only); • Landscape planting within 3 metres of the high pressure gas transmission pipeline should be minimised and should not obscure sight-lines between markers. Where vegetation is proposed to be planted within 3 metres of the pipeline alignment, it must be shallow rooted and must not exceed 1.5 metres in height once mature; • The location of building entries must front away from Hopkins Road (Hopkins Road Business Precinct only), unless an alternative design approach responds to the potential adverse amenity from the Deer Park Quarry; • Buildings located at the front (i.e. street-side) of any site to present an attractive address to the street; • Measures to prioritise pedestrians along and across the main streets, and provide a continuous path of travel for 	Not applicable.

Item 12.7 Planning Application PA 2019/6572/1 - use the land for a place of assembly, minor sports and recreation facility, education centre and alter access to a road in a Road Zone At 160 - 170 greigs road, truganina

Appendix 3 Assessment against Planning Scheme - undated

	<p>pedestrians and cyclists to key destinations including the potential future Mt Atkinson train station;</p> <ul style="list-style-type: none"> • Locations of public transport services, including bus stops; • A diversity of sizes and types of commercial tenancies; • Staging and indicative development timing; • Set out provisions for car parking including the location and design of parking areas, car parking rates and a demonstration of how off-street car parking has been minimised through efficiencies in the shared use of off-street facilities; • Provision of service areas for deliveries and waste disposal including access for larger vehicles, including measures to minimise negative impacts on the amenity of neighbouring residential and/or town centre areas; • Design of the interface between large format retail and office uses, the Hopkins Road interface, and surrounding residential and/or town centre uses; • Key views to Mt Atkinson volcanic cone; • A public space plan that identifies a hierarchy of public spaces including links to the broader open space network; • Location and design of active uses, signage and treatment of ground floor windows (e.g. frosting and advertising should not cover windows where active uses are encouraged, to ensure views in/ out of ground floor tenancies are maintained); • Visual interest at the pedestrian scale with active and activated façade treatments, avoiding long expanses of unarticulated façade treatments in key locations; and • Requirements for a variety of building materials and form; 	
R36	The UDF should be a concise document that expands on the material already contained within the PSP. It must set out clear and specific guidelines for the future development of the UDF area, responding to the PSP, which can be readily used as an assessment tool for future development applications within each UDF area.	Not applicable.
R37	The interface between employment and residential land opposite must provide a high level of visual amenity, address to the local access road or arterial road, consistent landscaping, and setbacks consistent with the building line in the adjoining residential development.	If any permit is to issue, this will be conditioned.
The following design guidelines should be met:		Response
G26	Subdivision should provide for the creation of a range of lot sizes to cater for a diversity of commercial and industrial uses.	Not applicable.
G27	<p>Ancillary offices should:</p> <ul style="list-style-type: none"> • Be located at the front of buildings; • Include a façade addressing the street frontage of the lot; and • Provide for improved pedestrian access and engagement with the public domain. 	Not applicable.
G28	<p>Buildings should be located at the front of any site apart from when any visitor car parking and access areas in the front setbacks are provided so to present an attractive address to the street.</p> <p>Any visitor car parking and access areas in the front setback area should be setback a minimum of 3 metres from the street frontage to enable provision of sufficient landscape strips at the street</p>	The proposal will use existing buildings. However the proposed overflow car park that will be

	frontage. All vehicles should be able to enter/exit the site in a forward direction.	located in front of the proposed multi-purpose building will not present an attractive address to the street.
G29	Large expanses of continuous wall visible to the street should have appropriate articulation, landscaping and other elements to provide relief and visual interest.	The proposal will use existing buildings. If any permit is to issue, landscaping requirements will be conditioned.
G30	A consistent landscaping theme should be developed along streets and access ways. Variations in street tree species should be used to create visual cues in appropriate locations such as at the termination of view lines, key intersections and in parks.	Not applicable.
G31	Streets should be aligned to create views and direct connections to the local park, waterways and open space.	Not applicable.
G32	Large areas of car parking, water tanks, service infrastructure and other structures (including plant and equipment) that are not part of the building should be located to the rear of buildings or the site, but behind the building line. Where this is not possible, they should be located behind constructed screening using durable and attractive materials.	Does not comply. The proposed overflow car park that will be located in front of the proposed multi-purpose building.

3.3 Community Facilities and Education

3.3.1 Community facilities and education		
The following requirements must be met:		Response
R38	Schools and community facilities must be designed to front and be directly accessed from a public street, with car parks located away from the main entry.	The proposal will use existing buildings. The proposed overflow car park that will be located in front of the proposed multi-purpose building is not located away from the main entry.
R39	Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone. In order to satisfy the responsible authority that a site is unlikely to be used for a non-government school, it is necessary to demonstrate that:	Not applicable.

	<ul style="list-style-type: none"> • The application for an alternative use is not premature having regard to the extent of development in the surrounding residential area; • The school site is no longer strategically justified having regard to the provision of schools in the locality, including land not within the PSP as appropriate; and • The landowner provides the responsible authority with evidence that: <ul style="list-style-type: none"> ○ Genuine negotiations have been had with a range of education providers including the lead agency nominated in the PSP regarding the use of the site as a school and the sale of the site to the educational provider/s; and ○ The educational provider/s including the lead agency nominated in the PSP, do not intend to purchase the site and use the site as a school. 	
R40	Connector or local access streets abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points as required by the responsible authority.	Not applicable.
The following planning and design guidelines should be met:		Response
G33	The design and layout of schools, community facilities and sports reserves should include extensive canopy tree planting, be integrated with fencing minimised, to enable community use of facilities out of hours to deliver continuous pedestrian paths of travel and to achieve efficiencies such as sharing and overall reduction of car parking spaces.	Not applicable.
G34	Community facilities should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community uses.	Not Applicable.
G35	Any private childcare, medical, or similar facility is encouraged to locate in or near Mt Atkinson Major Town Centre or local convenience centres adjacent to community hubs.	Does not comply.
G36	Community facilities, schools, and sports fields which are co located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.	Not applicable.
G37	The location of key entries to community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities.	Not applicable.
G38	Schools should be provided with three street frontages where practical.	Not applicable.

3.6 Transport and Movement

Item 12.7 Planning Application PA 2019/6572/1 - use the land for a place of assembly, minor sports and recreation facility, education centre and alter access to a road in a Road Zone At 160 - 170 greigs road, truganina

Appendix 3 Assessment against Planning Scheme - undated

3.6.1 Street network		Response
The following requirements must be met:		
R58	Vehicle access to lots fronting arterial roads must be provided from a local internal loop road, rear lane, or service road to the satisfaction of the road authority.	VicRoads is satisfied with the proposed vehicle access arrangements.
R62	Greigs Road must be retained for public use with arterial road and local street functions as per Plan 9 – Road Network, with a continuous off-road shared path and local park located as per Figure 2 – Greigs Road Concept Plan.	Vehicle access to the site is via Greigs Road. The ultimate Greigs Road under the Mt Atkinson Precinct Structure Plan will be a 4 lane arterial road, and the boundary of the site will be separated from the road by a linear reserve as a buffer from the residential land to the south of Greigs Road.