

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

<i>Planning Scheme Reference</i>	<i>Assessment</i>
<b>State Planning Policy Framework</b>	
Clause 15.01-1 (Urban design)	<p>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.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.</li> <li>• Promote good urban design to make the environment more liveable and attractive.</li> <li>• Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.</li> </ul> <p>The proposal would result in a positive Urban Design outcome, given, that the existing dwelling would be renovated and refurbished as part of the proposal, and the car parking areas can be softened by landscaping. The new dwelling to be constructed at the rear of the Medical Centre would be single-storey in height, and will have relatively small building footprint on an allotment (subject to the a separate subdivision application) that is approximately 2,077 m2 in area.</p>
Clause 15.01-5 (Cultural identity and neighbourhood character)	<p>The objective of this clause is to recognise and protect cultural identity, neighbourhood character and sense of place.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> <li>• Ensure development responds and contributes to existing sense of place and cultural identity.</li> <li>• Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.</li> <li>• Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation. Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising: <ul style="list-style-type: none"> <li>▪ The underlying natural landscape character.</li> <li>▪ The heritage values and built form that reflect community identity.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ The values, needs and aspirations of the community.</li> </ul> <p>The proposal to compliment the character of the immediate surrounding area.</p>
Clause 17.01-1 (Business)	<p>The objective of this clause is to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.</p> <p>Medical centres are consider to be part and parcel of the residential areas. The new medical centre and associated dispensary would provide additional health service facilities to meet the needs of the local community.</p>
Clause 19.02-1S – (Health facilities)	<p>The objective of the Health facilities policy at 19.02-1S of the Melton Planning Scheme is to assist with the integration of health facilities with local and regional communities. One of the strategies to achieve this policy is to <i>“Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.”</i></p>
<b>Local Planning Policy Framework</b>	
Clause 21.01-2 (Urban Areas)	<p>The residential character of Melton Township is older than the planned suburban estates in the Eastern Corridor. The development of Melton Township has occurred in a number of waves, which is evidenced by the progressive outward expansion of the township over a number of eras. Most of the housing is detached in style.</p>
<b>Zone</b>	
Clause 32.09 (Neighborhood Residential Zone)	<p>The relevant 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 recognise areas of predominantly single and double storey residential development.</li> <li>• To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.</li> <li>• To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</li> </ul> <p>The proposal appropriately responds to the neighbourhood character of the area and would provide</p>

	additional health service facilities to meet the needs of the local community.						
<b>Particular Provisions</b>							
Clause 52.06 (Car parking)	<p>The purpose of this clause:</p> <ul style="list-style-type: none"> <li>To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local 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>The proposal fully satisfies the car parking requirements outlined in Clause 52.07.</p>						
Clause 52.07 (Loading and Unloading of Vehicles)	<p>The purpose of this clause is to set aside land for loading and unloading of commercial vehicles and to prevent loss of amenity and adverse affect on traffic flow and road safety.</p> <p>Space should be provided on the land for loading and unloading vehicles as specified in the table below.</p> <table border="1"> <thead> <tr> <th>Floor area of building</th> <th>Minimum loading bay dimensions</th> </tr> </thead> <tbody> <tr> <td>2,600sqm or less in single occupation</td> <td>Area 27.4sqm Length 7.6m Width 3.6m Height clearance 4.0m</td> </tr> <tr> <td>For every additional 1,800sqm or part</td> <td>Additional 18sqm</td> </tr> </tbody> </table> <p>The proposal does not include provision of loading/unloading bays as such a waiver of this requirement is sought. It is generally accepted that deliveries to medical centres are delivered by a van or car. Such vehicles would use the on-site car spaces for short periods of time to drop off goods. For this reason, a waiver of this requirement is acceptable.</p>	Floor area of building	Minimum loading bay dimensions	2,600sqm or less in single occupation	Area 27.4sqm Length 7.6m Width 3.6m Height clearance 4.0m	For every additional 1,800sqm or part	Additional 18sqm
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For every additional 1,800sqm or part	Additional 18sqm						
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> </ul>						

	<ul style="list-style-type: none"><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 medical 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"><li>• Employee/resident: one to each eight practitioners.</li><li>• Visitor/shopper/student: one to each four practitioners.</li></ul> <p>A total of eight (3) bicycle parking spaces have been provided. The proposal meets the bicycle facilities requirements outlined in Clause 52.34.</p>
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