

Item 12.22 Planning Application PA 2019/6489/1 - use and development of a childcare centre with associated landscaping, display of business of business identification signs, reduction in car parking, alteration of access to a road in a road zone (category 1), removal and variation of a sewer and drainage easement At 512 - 514 High Street and 160 Coburns Road, Melton

Appendix 3 Assessment against Planning Scheme - undated

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

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>Planning Policy Framework</b>	
Clause 11 (Settlement)	<p>Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.</p> <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 proposed use is a form of community infrastructure and takes advantage of existing residential settlement patterns.</p>
Clause 13.05-1S (Noise Abatement)	<p>The objective of this clause is to assist the control of noise effects on sensitive land uses.</p> <p>The proposal complies 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 complies 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 proposal complies 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> <p>The scale, height and building form of the childcare centre is sympathetic to the character of adjoining dwellings and the streetscape.</p>
Clause 15-01-05S (Neighbourhood character)	<p>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</p> <p>The building integrates with the existing neighbourhood character by its two storey scale, contemporary design and boundary setbacks.</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 number of car spaces provided meets the anticipated demand for staff and parent drop off and pick up.</p>
Clause 19-02-2S (Education)	<p>The objective of this clause is to assist the integration of</p>

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<p>facilities)</p>	<p>education and early childhood facilities with local and regional communities.</p> <p>The relevant strategies of this clause:</p> <ul style="list-style-type: none"> <li>• Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.</li> <li>• Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.</li> <li>• Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.</li> </ul> <p>The proposal complies with this clause.</p>
<p><b>Local Planning Policy Framework</b></p>	
<p>Clause 21.01-4 (Vision)</p>	<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.</p> <p>Council seeks to achieve a City rich in local employment and education opportunities.</p> <p>The provision of a childcare within an established residential neighbourhood responds to this clause.</p>
<p>Clause 21.07- 1 (Local character and sense of place)</p>	<p>The quality and character of the urban fabric can impact upon the liveability of a place. High quality design outcomes can engender community pride, enhance community cohesion and create a sense of safety. Built form, landscaping and topography are all elements that contribute to the City's character and define the desired future character of the municipality and its sense of place.</p> <p>The proposal complies with this clause.</p>
<p>Clause 21.09-1 (Economic Growth)</p>	<p>The key drivers of the economy in Melton are the retail trade, education and training, construction, health care, manufacturing and public administration. The relevant economic development priority Council has identified is:</p> <ul style="list-style-type: none"> <li>• The expansion of the education sector including secondary schools, alternate forms of education and the attraction of tertiary institutions.</li> </ul> <p>Key issues under this clause include:</p> <ul style="list-style-type: none"> <li>• Fostering a strong and diverse local economy that results in business growth, encourages new investment and leads and responds to change.</li> <li>• Creating a city that provides opportunities for lifelong learning, local employment and education opportunities.</li> <li>• Leveraging on the City of Melton's locational attributes and population characteristics.</li> </ul>

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	<ul style="list-style-type: none"> <li>Providing improved infrastructure and services to support economic growth.</li> </ul> <p>The provision of a childcare within an established residential neighbourhood responds to this clause.</p>
Clause 22.17 (Advertising Signs Policy)	<p><b>Residential areas</b> Within residential areas signage should be minimised so it does not detract from, and is designed to be compatible with, the residential amenity of the area.</p> <ul style="list-style-type: none"> <li>Signage should be limited to one business identification sign with an area of less than three square metres.</li> <li>Signage should be affixed to the building, should respect the form and scale of the host building and be incorporated into the building's form.</li> <li>If the sign is free-standing, it should be:             <ul style="list-style-type: none"> <li>Located in front of the building.</li> <li>Located facing the street with the greatest amount of traffic (if the site has more than one street frontage).</li> <li>No higher than two metres above natural ground level.</li> <li>Located in a landscaped area.</li> </ul> </li> <li>Internally illuminated, floodlit, animated, electronic and reflective signage is discouraged in residential areas.</li> </ul> <p>The proposed signage is considered generally satisfactory.</p>
<b>Zone</b>	
Clause 32.08 (General 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 encourage development that respects the neighbourhood character of the area.</li> <li>To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.</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 meets the purpose of the General Residential Zone to allow educational and community uses to serve local community needs in appropriate locations.</p>
<b>Particular Provisions</b>	
Clause 52.02 (Easements,	The purpose of this clause is to enable the removal and

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restrictions and reserves)	variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered. The proposal complies with this clause.
Clause (52.05-13 Category 3 – High amenity areas)	The purpose of this clause is to ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area. The proposed signage is considered satisfactory.
Clause 52.06 (Car parking)	The purpose of this clause: <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. 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> The proposal does not meet the requirements of this clause as it fails to provide the required 32 car spaces. 25 car spaces are proposed. A reduction in car parking is supported given the availability of on-street car parking along Coburns Road.
Clause 52.29 (Land adjacent to a Road Zone, Category 1 or Public Acquisition Overlay for a Category 1 Road.	The purpose of this clause is: <ul style="list-style-type: none"> <li>• To ensure appropriate access to identified roads.</li> <li>• To ensure appropriate subdivision of land adjacent to identified roads.</li> </ul> Site access and egress for vehicles will be in accordance with VicRoads requirements.
<b>General Provisions</b>	
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. <ul style="list-style-type: none"> <li>• The Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• The purpose of the zone, overlay or other provision.</li> <li>• Any matter required to be considered in the zone, overlay or other provision.</li> <li>• The orderly planning of the area.</li> <li>• The effect on the amenity of the area.</li> </ul>

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	<ul style="list-style-type: none"> <li>• The proximity of the land to any public land.</li> <li>• Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</li> <li>• Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</li> <li>• The extent and character of native vegetation and the likelihood of its destruction.</li> <li>• Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</li> <li>• 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.</li> <li>• The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</li> </ul> <p>The proposal complies with this clause.</p>
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