

Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11 – Settlement	The Settlement Policy at Clause 11 encourages higher land use densities around designated Activity Centres. In this regard, there is an emphasis on providing for different forms of housing, including forms of higher density housing, as well as providing for a range of commercial, leisure and community uses. The Caroline Springs Town Centre is a designated Major Activity Centre by the State Government. Amongst the principles for the development of Major Activity Centres is the need to have a mix of activities that generate high number of trips, including business, retail, services and entertainment, and to have the potential to grow and support intensive housing developments without conflicting with surrounding land uses. The proposal is consistent with these principles.
Clause 15.01-2 – Urban Design Principles	The Urban Design Principles at Clause 15.01-2 provides a series of planning principles to assess non-residential development proposals. The principles include the need to consider context; the public realm; safety; landmarks, views and vistas; pedestrian spaces; heritage; consolidation of sites and empty sites; light and shade; energy and resource efficiency; architectural quality; and landscape architecture. The development proposed is generally consistent with the policy as it provides a suitable built form outcome.
Clause 16 - Housing	The Housing Policy at Clause 16 also encourages diversity in housing types, and the need to locate new and higher density housing close to designated activity centres. The proposal is consistent with these objectives.
Clause 17.01-1 – Business	Business Policy at Clause 17.01-1 is to encourage developments for retail, entertainment, office and other commercial services that meets the needs of the community and to provide net community benefit in relation to accessibility.
Clause 19 – Community Infrastructure	The Community Infrastructure Policy at Clause 19 recognizes social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.
Local Planning Policy Framework	
Clause 21.01 to Clause 21.03	The Municipal Strategic Statement (MSS) locates the subject land within the Melton East Growth Area (Eastern Corridor). The MSS objective for the Eastern Corridor is to ensure that the area develops its own

	identity and to provide for a variety of uses and opportunities for its residents, and to encourage the provision of a diverse range of housing options that meets the needs of current and future residents.
Clause 21.04 - Housing Within Established Residential Areas	Clause 21.04 of the Melton Planning Scheme, which was resultant of the work done through Councils" adopted <i>Housing Diversity Strategy May 2014</i> , this aspect of the MSS seeks to encourage higher density residential development in activity centres, and encourages innovative housing design and development.
Clause 22.06 – Retail Policy	<p>Clause 22.06 of the Melton Planning Scheme, encourages and supports the establishment of an economically and socially thriving diverse retail sector, which provides the community with a range of quality retail facilities and options.</p> <p>It is Council policy that there is encouragement for the development and expansion of retail facilities in accordance with the adopted commercial centre hierarchy, and that higher density housing opportunities be provided around existing and proposed shopping centres. The proposal is consistent with this policy.</p>
Zone	
(Clause 37.02 – Comprehensive Development Zone – Schedule 1)	<p>Pursuant to Clause 1.0, the proposed uses are considered to be as-of-right uses, however, the schedule requires:</p> <ul style="list-style-type: none"> • <i>The site is identified for the use in a precinct plan approved by the responsible authority.</i> • <i>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</i> • <i>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</i> <p>Clause 3.0 outlines that: <i>'Before land is subdivided or buildings or works are constructed, a precinct plan for all or part of the land must be prepared and approved to the satisfaction of the responsible authority. A precinct plan may be amended at any time to the satisfaction of the responsible authority.'</i></p> <p>Clause 8.0 outlines that:</p>

	<p><i>"A permit is not required to construct a building or construct or carry out works for a use in Section 1 of this Clause."</i></p> <p><u>This application relates to the precinct plan approval for a five-storey mixed use residential and commercial development and basement car parking at 2 The Crossing.</u></p>
<p>Other</p>	
<p>Clause 52.06 – Car parking Provisions</p>	<p><u>Childcare Centre</u> The provision requires 0.22 car spaces are required per child.</p> <p><u>Residential Dwellings</u> The provision requires one car parking space needs to provided for every one or two bedroom dwelling; two car parking spaces need to be provided for every three or more bedroom dwelling; and that one visitors car parking space needs to provided for every five dwellings. The proposal is for a total of 74 dwelling, comprising of 63 x two bedroom dwellings, and 11 x three bedroom dwellings.</p> <p><u>Medical Centre</u> The provision requires 5 car spaces to the first practitioner and 3 spaces to each additional practitioner.</p> <p><u>Food and Drink/Offices (on Ground Floor)</u> The provision requires 4 car spaces to each 100 square metres of leasable floor area.</p> <p><u>Rooftop cafe/restaurant</u> The provision requires 4 car spaces to each 100 square metres of leasable floor area.</p> <p><u>Assessment</u> Based on the provisions a total of 233 car parking spaces are required. The development provides for a total of 198 car spaces on site. Therefore, the applicants are seeking a reduction of 35 car parking spaces.</p> <p>As part of the application process the applicant has provided a Traffic Report. The purpose of the report is demonstrate that the additional traffic can be accommodated and to justify a reduction in the car parking requirements based primarily <u>on the variation of car parking demand likely to be generated by the proposed uses over time; and the short-stay and long-</u></p>

	<p><u>stay car parking demand likely to be generated by the proposed uses.</u></p> <p>Council's Engineering Services area (Traffic and Design) are generally agreeable to the conclusions provided in the Traffic Report. However, Council's Engineers have suggested that the operating hours for the restaurant to be restricted.</p> <p>The purpose of these restricted hours is to allow the premises to rooftop restaurant to cater for the lunch and dinners, whilst avoid the peak drop-off and pick-up times of the child-care centre (during weekdays).</p>
Clause 52.34 – Bicycle Facilities	<p>The purpose of the provision 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>Based on the provisions a total of 39 Bicycle spaces need to be provided. The plans show the placement of bicycle racks catering for 16 bicycles on the ground floor; and bicycle racks catering for 32 bicycles in the basement.</p>
Clause 52.35 - Urban Context Report and Design Response for Residential Development of Five or more Storeys	<p>The provision requires that an urban context report is prepared before a residential development of five or more storeys is designed and that the design responds to the existing urban context and preferred future development of the area.</p> <p>The urban context report prepared by Hellier McFarland satisfactorily addressed the required elements of the Clause 52.35.</p>
Clause 52.36 - Integrated Public Transport Planning	<p>The purpose of the provision is to ensure development supports public transport usage. As part of the process the application was referred to Public Transport Victoria.</p>