

Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
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"> • Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate. • Promote good urban design to make the environment more liveable and attractive. <p>The proposal fails to respond to the built form of the surrounding area by reason of the height of the building, siting and its visual bulk.</p>
Clause 15.01-2 (Urban design principles)	<p>The objective of this clause is to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> • Development must take into account the natural, cultural and strategic context of its location. • Recognition should be given to the setting in which buildings are designed and the integrating role of landscape architecture. <p>It is considered that the proposal would cause unreasonable visual bulk impacts when viewed from the adjoining properties due to the inadequate variation in setbacks, building height and extent of building footprint.</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"> • Ensure development responds and contributes to existing sense of place and cultural identity. • Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.

	<p>The design response will result in a visually bulky development which is not considered acceptable within the existing or preferred neighbourhood setting.</p> <p>There are a number of aspects of the proposal that are not appropriately responsive to the existing or preferred character of the area which include building footprint and height, minimum side setbacks and lack of landscaping opportunities.</p>
<p>Clause 17.01-1 (Business)</p>	<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>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> • Locate commercial facilities in existing or planned activity centres. • Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres. <p>The proposal is contrary to this policy as the subject site is not nominated in the City of Melton Activity Centre Hierarchy identified in the Melton Retail and Activity Centres Strategy, March 2014 (the Strategy).</p>
<p>Clause 17.01-2 (Out-of-centre development)</p>	<p>The objective of this clause is to manage out-of-centre development.</p> <p>Relevant strategies to achieve this objective are as follows:</p> <ul style="list-style-type: none"> • Ensure that proposals or expansion of single use retail, commercial and recreational facilities outside activity centres are discouraged by giving preference to locations in or on the border of an activity centre. • Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations. <p>The proposal is contrary to this policy as the subject site is not nominated in the City of Melton Activity Centre Hierarchy identified in the Melton Retail and Activity Centres Strategy, March 2014 (the Strategy).</p>
<p>Local Planning Policy Framework</p>	

<p>Clause 21.01-2 (Urban Areas)</p>	<p>The majority of the population of the City of Melton live in two major population centres, being the Township of Melton itself and the Eastern Corridor, which forms the existing western edge of metropolitan Melbourne.</p> <p>A majority of the houses in the Eastern Corridor are detached dwellings. However there is a concentration of medium and higher density housing including townhouses and apartment buildings located around the Caroline Springs Town Centre, which take advantage of the wide range of educational, institutional, recreation and retail services provided in the town centre.</p>
<p>Clause 22.04(Urban Development Policy)</p>	<p>It is local policy to</p> <p>Ensure that Melton East is developed in an orderly manner gradually proceeding from the northern to the central seam and from the southern to the central seam as infrastructure such as roads and drainage is provided and connected in accordance with the model outlined in the Melton East Strategy Plan Review (1997).</p> <p>Melton East has generally been developed in accordance with the Melton East Strategy Plan (1997) in relation to the provision of infrastructure.</p>
<p>Clause 22.05 (Employment Policy)</p>	<p>The relevant policy objectives of this clause are:</p> <ul style="list-style-type: none"> • To attract a range of new industry and employment-generating uses to the municipality. • To direct the majority of new employment growth to either the Melton township, Toolern Precinct Structure Plan area or the Melton East Growth Area. <p>The proposal generally complies with this clause as it will create employment.</p>
<p>Clause 22.06 (Retailing Policy)</p>	<p>It is local policy to</p> <ul style="list-style-type: none"> • Implement a hierarchy of commercial centres across the municipality (as identified in Clause 21) which takes into account current and projected population growth and distribution, existing and committed retail floor space levels and private and public transport infrastructure. • Promote the development and expansion of retail facilities in accordance with the adopted commercial centre hierarchy. <p>The proposal is contrary to this policy as the subject site is not nominated in the City of Melton Activity Centre Hierarchy identified in the Melton Retail and Activity Centres Strategy, March 2014 (the Strategy).</p>

Zone	
<p>Clause 32.04 (Mixed Use)</p>	<p>The relevant purpose of this clause is:</p> <ul style="list-style-type: none"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. • To provide for housing at higher densities. • To encourage development that responds to the existing or preferred neighbourhood character of the area. <p>While the Mixed Use Zone (MUZ) encourages higher density development and mixed use development outcomes in this area, overall, the proposal does not integrate well with the existing housing stock and presents a poor design response to the context of the site and surrounds.</p>
Overlay	
<p>Clause 43.04 (Development Plan Overlay 1)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. • To exempt an application from notice and review if it is generally in accordance with a development plan. <p>The proposal fails to comply with the requirements of Clause 43.04-3 or Schedule 1 of the Development Plan Overlay. The proposal does not:</p> <ul style="list-style-type: none"> • Provide appropriate setbacks from residential areas • Comply with the provisions of the Melton East Strategy Plan and municipal planning policy. • Provide orderly planning of the zone.