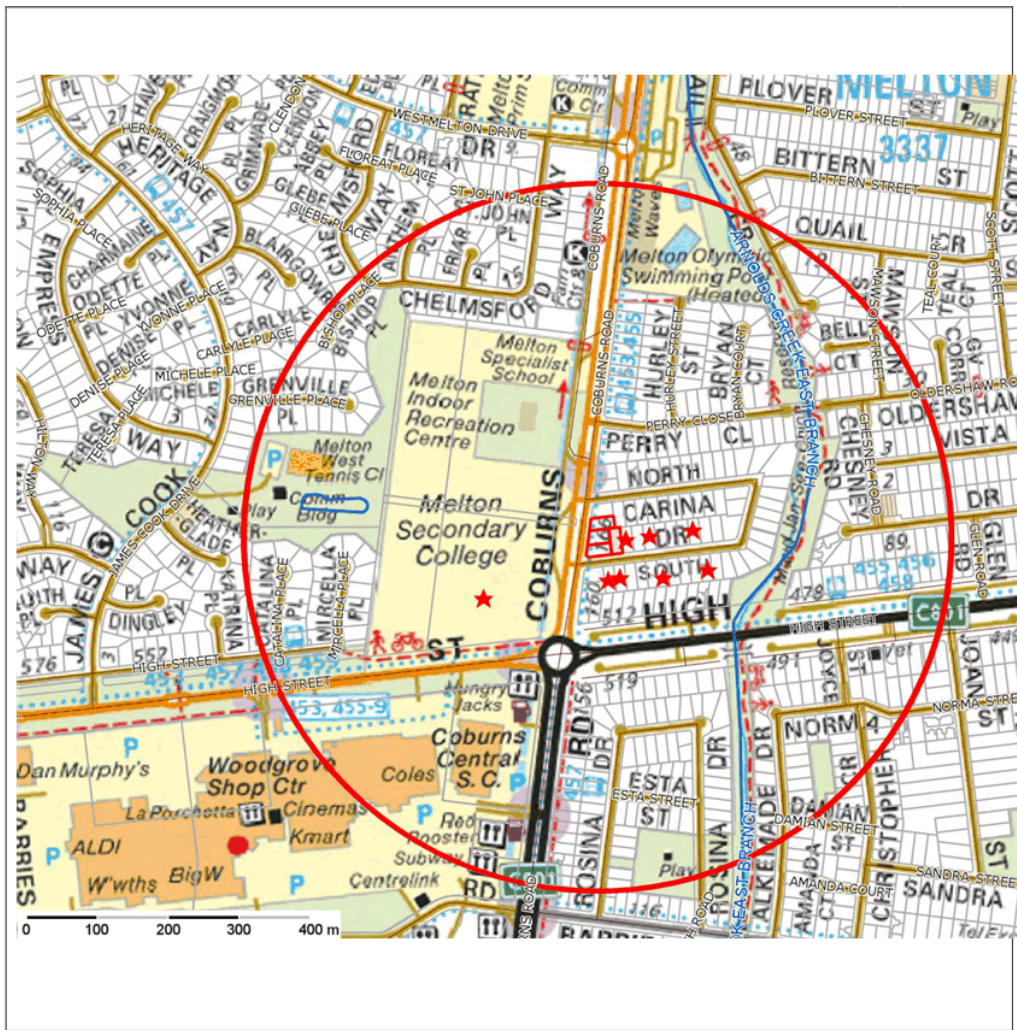






Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton  
 Appendix 1 Locality Plan - dated 16 October 2017

No: PA 2017/5552/1  
 Address: 162, 164, 166 Coburns Road and 46 Carina Drive Melton 3337  
 Proposal: Use and development of the land for the purpose of a 24 hour, seven day per week, triple-storey medical centre with associated landscaping and a reduction in car parking  
 Ward: Coburn

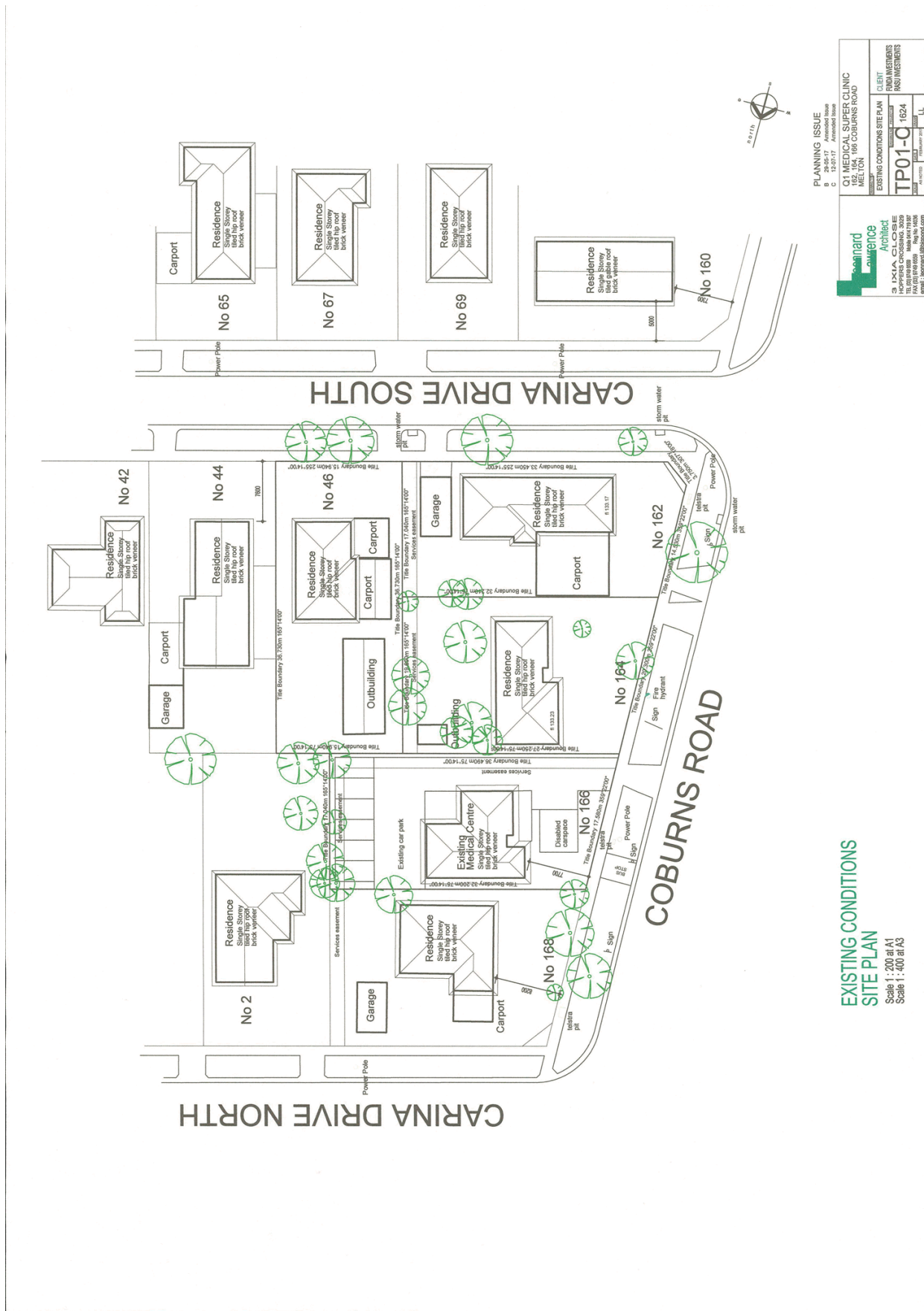


	Subject Site	16/10/2017	
	Objections	 Radius = 500m	

Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton

Appendix 1 Locality Plan - dated 16 October 2017

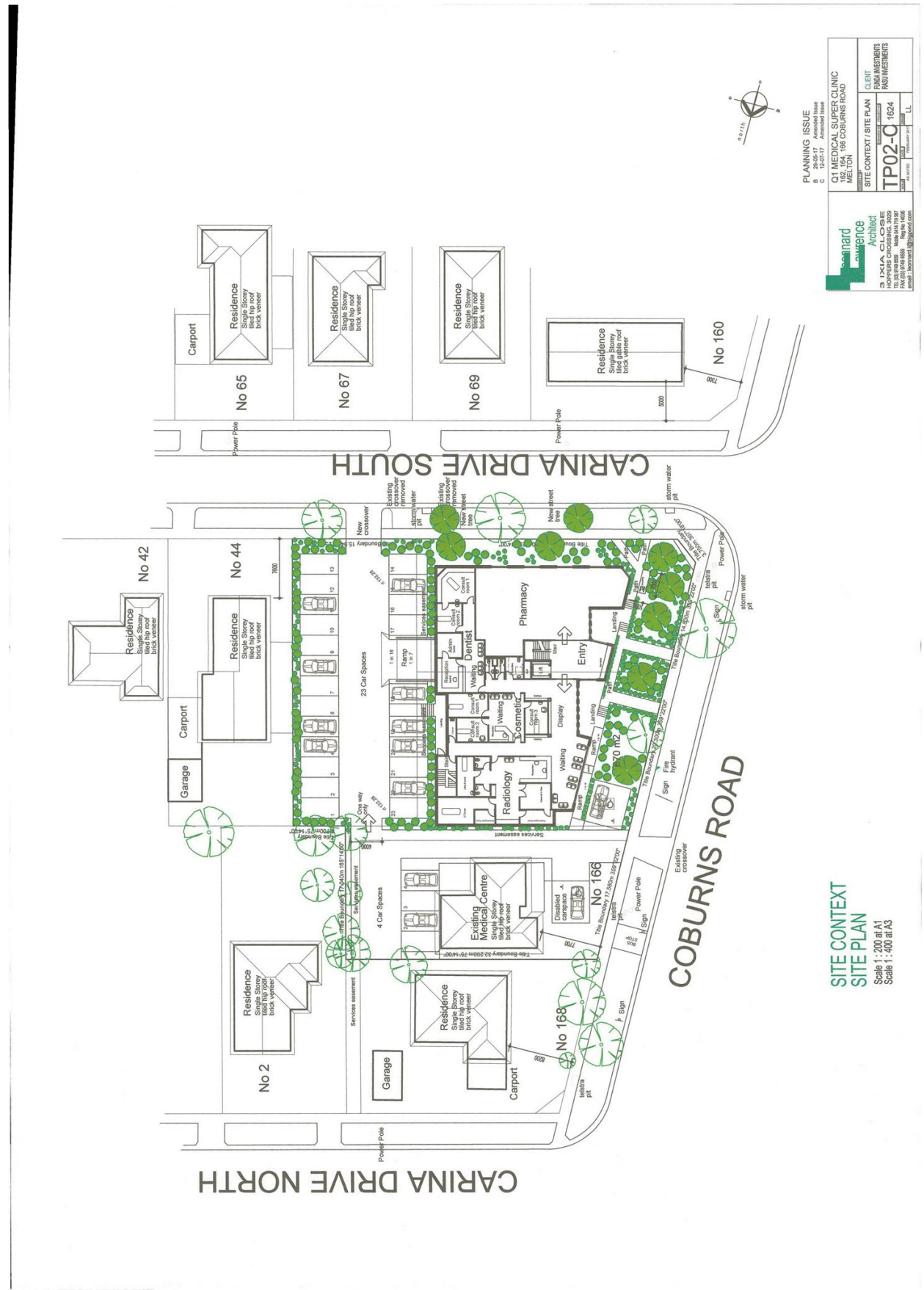
<b>No:</b>	PA 2017/5552/1		
<b>Address:</b>	162, 164, 166 Coburns Road and 46 Carina Drive Melton 3337		
<b>Proposal:</b>	Use and development of the land for the purpose of a 24 hour, seven day per week, triple-storey medical centre with associated landscaping and a reduction in car parking		
<b>Ward:</b>	Coburn		
	Subject Site	16/10/2017	



<b>PLANNING ISSUE</b> P 12-2017 Approved Issue C 12-2017 Approved Issue		<b>CLIENT</b> Q1 MEDICAL SUPER CLINIC 162, 164, 166 COBURNS ROAD MELTON	
<b>EXISTING CONDITIONS SITE PLAN</b>		<b>CLIENT</b> PIMA INVESTMENTS 850 INVESTMENTS	
<b>TP01-Q</b> 1624		3 12/14, Melton 10 HERRIES CROSSING, 3000 MELTON VIC 3065 FAX (03) 938 8559 Email: hannah@pima.com.au	

**EXISTING CONDITIONS  
SITE PLAN**  
 Scale 1:200 at A1  
 Scale 1:400 at A3

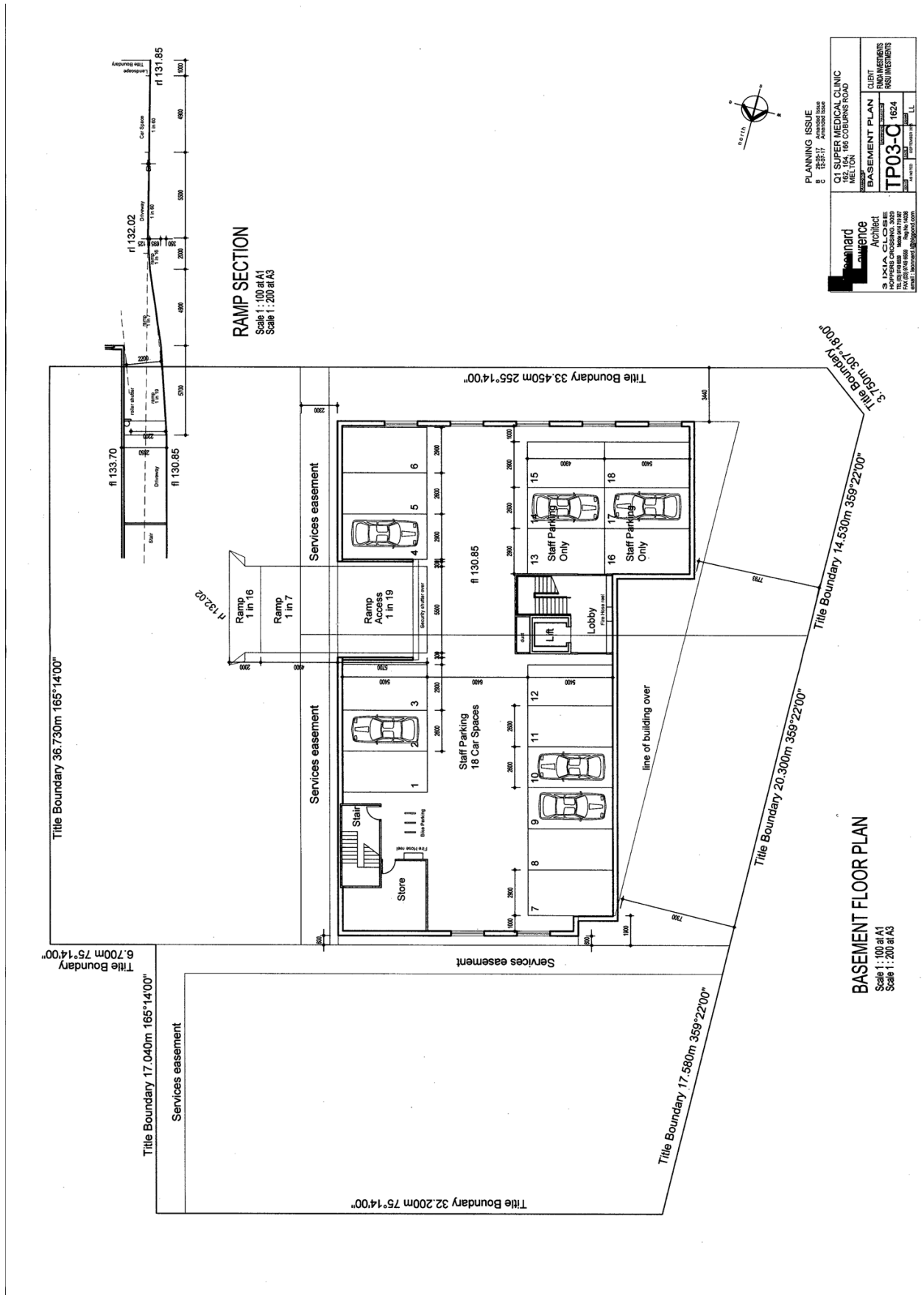
Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton  
Appendix 2 Plans for the Proposal - undated



<b>PLANNING ISSUE</b> C 12-27-17 Amended Issue	<b>CLIENT</b> Q1 MEDICAL SUPER CLINIC 162, 164, 166 COBURNS ROAD MELTON
<b>SITE CONTEXT / SITE PLAN</b> TP02-0 1624	<b>CLIENT</b> RDM INVESTERS RDM INVESTERS
<b>3 JDXIA CLOSE</b> ARCHITECT HOPPER CROSSING, 3029 FAX (03) 938 6569 Ref No 1606 EMAIL: jdxia@jdxia.com.au	

**SITE CONTEXT  
SITE PLAN**  
Scale 1:200 at A1  
Scale 1:400 at A3

Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton  
Appendix 2 Plans for the Proposal - undated



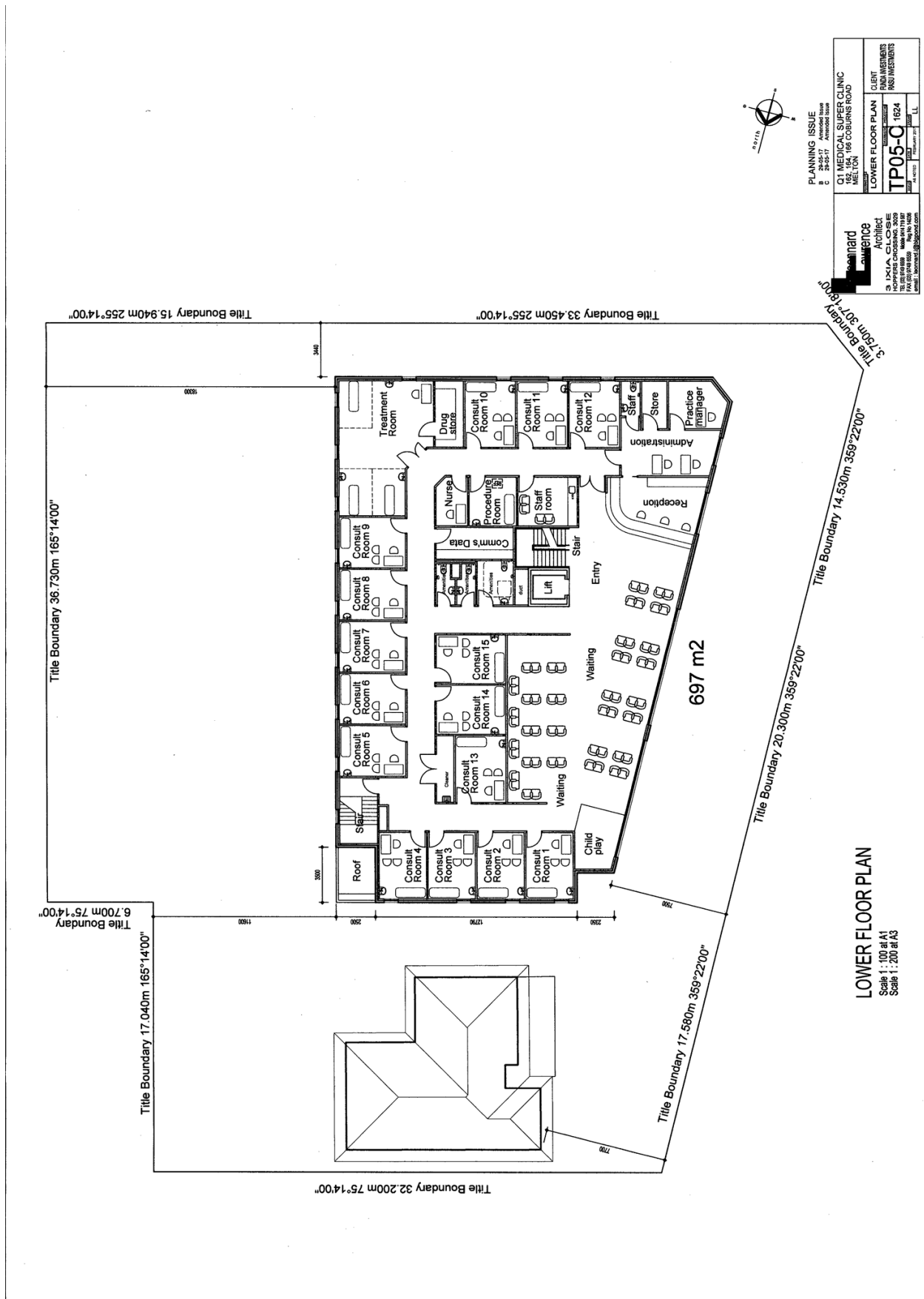
<b>McIntyre Architects</b> 12/13A Hopetoun Crossing, 3080 Melbourne, VIC 3048 Ph: 03 9450 9800 Fax: 03 9450 9800 Email: melbourne@mcintyre.com.au	PLANNING ISSUE P 22/17 Approved Issue P 22/17 Approved Issue
	CLIENT RINA INVESTMENTS RINA INVESTMENTS
PROJECT 01 SUPER MEDICAL CLINIC 162, 164, 166 COBURNS ROAD MELTON	BASEMENT PLAN TP03-C 1624

**BASEMENT FLOOR PLAN**  
Scale 1:100 at A1  
Scale 1:200 at A3

Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton  
Appendix 2 Plans for the Proposal - undated



Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton  
 Appendix 2 Plans for the Proposal - undated



<b>PLANNING ISSUE</b> 6 23-05-17 Approved Issue 6 23-05-17 Approved Issue		<b>CLIENT</b> O1 MEDICAL SUPER CLINIC 162, 164, 166 COBURNS ROAD MELTON	
<b>LOWER FLOOR PLAN</b>		<b>CLIENT</b> O1 MEDICAL SUPER CLINIC 162, 164, 166 COBURNS ROAD MELTON	
<b>TP05-C</b> 1624		<b>CLIENT</b> O1 MEDICAL SUPER CLINIC 162, 164, 166 COBURNS ROAD MELTON	

**LOWER FLOOR PLAN**  
 Scale 1:100 at A1  
 Scale 1:200 at A3

**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

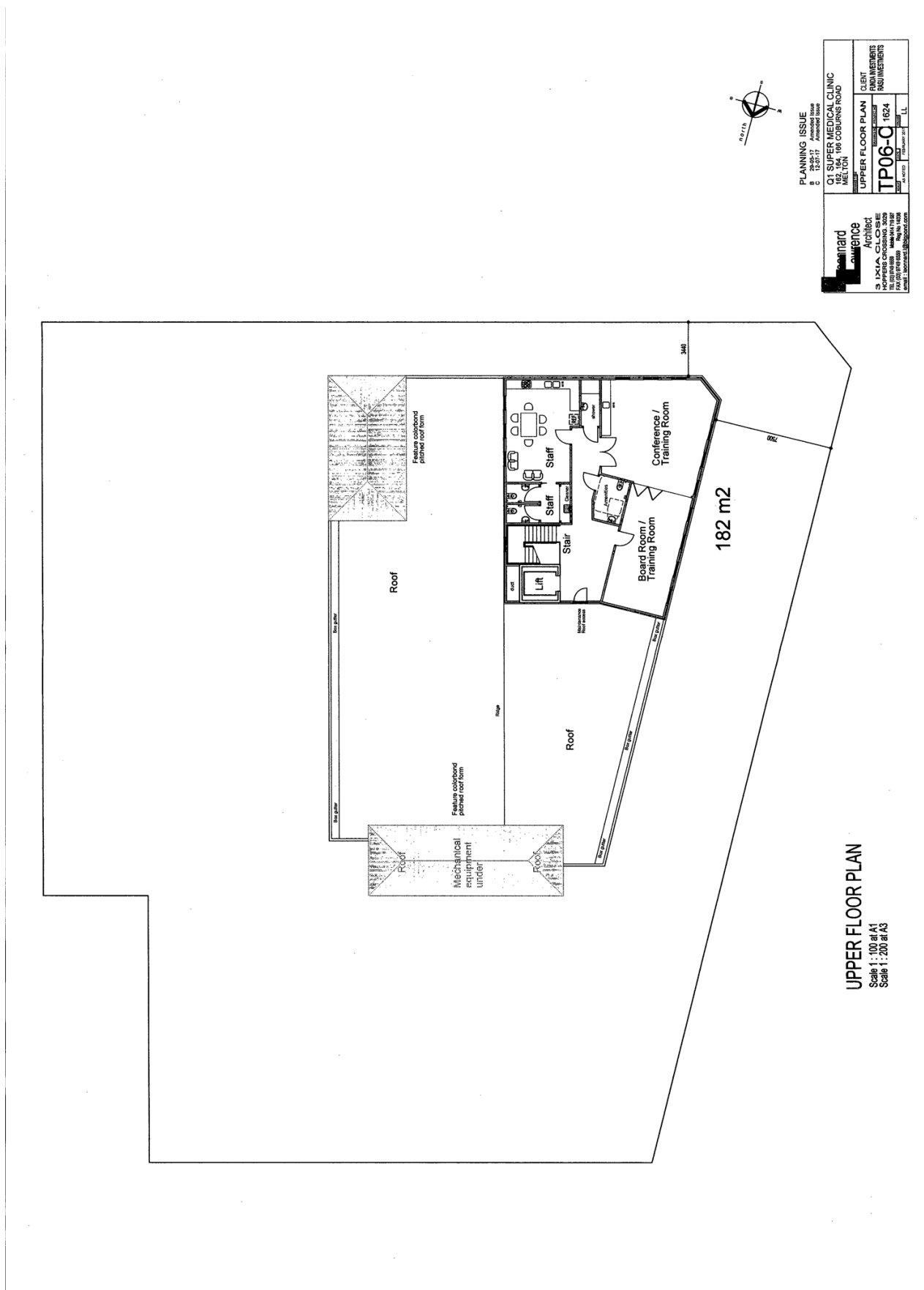
**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

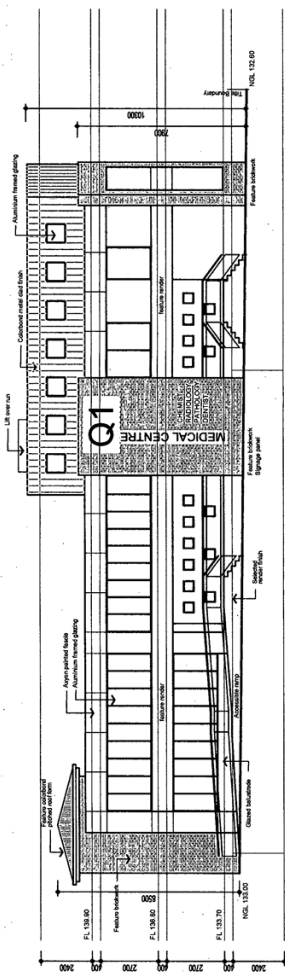
**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)

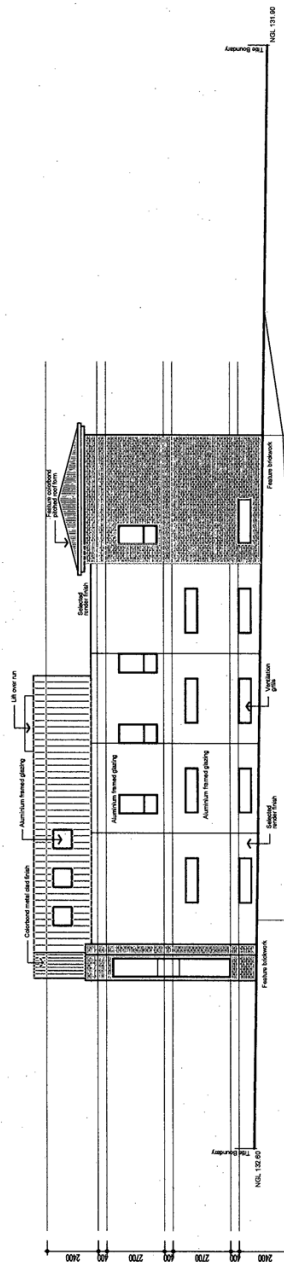
**3. UXIA CONSULTANCY**  
 10 HOPKINS CROSSING, 3000  
 MELTON VIC 3011  
 TEL: (03) 9471 8000  
 FAX: (03) 9471 8009  
 Email: [info@uxia.com.au](mailto:info@uxia.com.au)  
 Website: [www.uxia.com.au](http://www.uxia.com.au)








WEST ELEVATION  
COBURNS ROAD ELEVATION



SOUTH ELEVATION  
CARINA DRIVE SOUTH ELEVATION

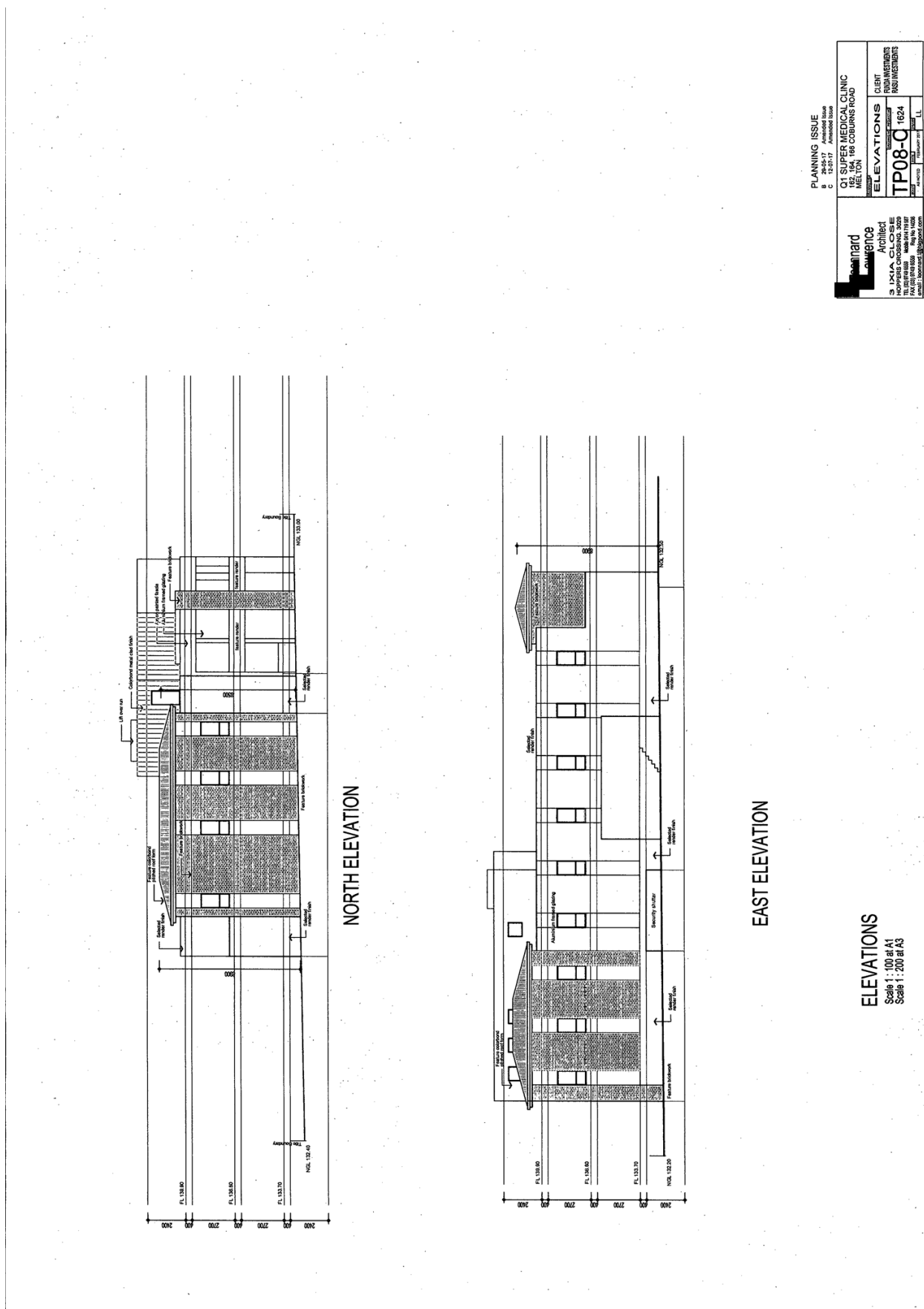
ELEVATIONS  
Scale 1:100 at A1  
Scale 1:200 at A3


**GARDNER ARCHITECTURE**  
 3 LIXIA AVENUE  
 Hoppers Crossing 3039  
 VIC 3039  
 PH: (03) 9409 5000  
 FAX: (03) 9409 5000  
 Email: hannah.gardner@gardner.com.au

PLANNING ISSUE  
 6 12.25.17 Amended Issue

Q1 SUPER MEDICAL CLINIC  
 162-164, 166 COBURNS ROAD  
 MELTON

ELEVATIONS		CLIENT	
TP07-Q	1624	FINCH INVESTMENTS	FINCH INVESTMENTS
AS SHOWN	100%	DATE	11/11/17
DATE	11/11/17	SCALE	LL



**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 fails to respond to the built form of the surrounding area by reason of the height of the building 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"> <li>• Development must take into account the natural, cultural and strategic context of its location.</li> <li>• A comprehensive site analysis should be the starting point of the design process and form the basis for consideration of height, scale and massing of new development.</li> <li>• Recognition should be given to the setting in which buildings are designed and the integrating role of landscape architecture.</li> <li>• New development should achieve high standards in architecture and urban design</li> <li>• Any rooftop plant, lift over-runs, service entries, communication devices, and other technical attachment should be treated as part of the overall design.</li> </ul> <p>It is considered that the proposal would cause</p>

	<p>unreasonable visual bulk impacts when viewed from the adjoining properties. The scale, height and building form of the medical centre is not sympathetic to the character of adjoining dwellings and the streetscape.</p>
<p>Clause 15.01-5 (Cultural identity and neighbourhood character)</p>	<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> <li>▪ The values, needs and aspirations of the community.</li> </ul> </li> </ul> <p>The design therefore does not appropriately respond or contribute positively to its context or provide an appropriate scale in terms of the bulk and height relative to the scale of the street and surrounding buildings.</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"> <li>• Locate commercial facilities in existing or planned activity centres.</li> </ul> <p>The proposal is contrary to this policy as the subject site is not located in an existing commercial area. A 24 hour medical centre should be located within a commercial area.</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"> <li>• 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.</li> <li>• 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.</li> </ul> <p>The proposal is contrary to this policy. A multi-practice medical centre should preferably be located in an activity centre.</p>
<p><b>Local Planning Policy Framework</b></p>	
<p>Clause 21.01-2 (Urban Areas)</p>	<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> <p>The Western Freeway runs through the centre of the Township, with the Melton Railway Station located approximately 1.5km south of the Freeway, and the two major retail centres (the High Street and Woodgrove Shopping Centre) located on its northern side.</p>
<p><b>Zone</b></p>	
<p>Clause 32.08 (General Residential Zone)</p>	<p>The relevant purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</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>While the General Residential Zone (GRZ) allows non-residential uses, 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</p>

	surrounds.						
<b>Particular Provisions</b>							
Clause 52.05-9 Category 3 – High amenity areas	<p>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.</p> <p>The proposed signage is considered satisfactory.</p>						
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 does not meet the requirements of this clause as it fails to provide the required 56 car spaces. 42 car spaces are proposed.</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</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
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						

	<p>requirement is sought. It is generally accepted that deliveries to medical centres are delivered by a van or car. Such vehicles would use on-street car parking or on-site car spaces for short periods of time to drop off goods. For this reason, a waiver of this requirement is acceptable.</p>
<p>Clause 52.34 (Bicycle Facilities)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>• To encourage cycling as a mode of transport.</li> <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>For 18 medical practitioners, seven bicycle spaces are required. Five bicycle rails for 10 bicycles have been provided to satisfy this requirement.</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>Given two employee bicycle spaces are required, provision of a shower and change room is not required. However a combined shower and change room is proposed for the medical centre.</p>

**Appendix 4 – Response to Objections**

<b>Objection</b>	<b>Comment</b>
Noise during construction	Objectors expressed concern regarding the noise that will be generated by the development – during construction and afterwards. During construction, requirements of the Environment Protection Authority will need to be adhered to for construction hours. If a permit is to issue a construction management plan would be required as permit condition to try to limit as much as practicable the impact on surrounding residential properties.
An additional medical centre is not required in the area considering the number of existing medical centres within the site's vicinity.	While it is acknowledged that there are a number of medical centres in the area, each application is considered on its merits. In this instance the proposal has been assessed against the relevant provisions in the Melton Planning Scheme and is not supported.
Risk of criminal activity associated with the use and development.	There is no evidence to suggest that the proposal would result in an increase in criminal activity.
Excavation works will cause structural damage on adjoining dwellings.	The developer will be required to meet relevant Building regulations for excavation and construction practices through the Building Permit process.
Car fumes from the proposed car park area will pose health issues.	This is not a matter that can be addressed as part of this application.
Property devaluation	It is a well-established planning principle that depreciation of land or property values as a result of a proposed development is not a relevant planning consideration.
Infrastructure impacts	The development would not cause an unreasonable burden on infrastructure within the area, noting that any necessary connections/upgrades are dealt with the relevant authorities or service providers.
Light pollution from car headlights	Light from vehicle headlights using the existing road network cannot be controlled by the proposed use and development or the Melton Planning Scheme and is an occurrence for many residential streets within Melton.
Waste collection	If a permit is to issue a condition would form part of the permit to ensure waste collection is undertaken in accordance with Council requirements. This would be a private collection and subject to an approved Waste Management Plan.



## Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
<b>Internal</b>	
City Design Unit	<p><b>Design Comments</b></p> <p>The proposed development is not compliant with its GS1 character area requirements under House Rules and has not addressed concerns raised. House Rules is only relevant to the extent that it sets the character bar rather than explicitly applying to non-residential uses.</p> <p><u>Side Setbacks</u></p> <p>Development remains built on boundary on the northern side. GS1 areas require ample separation between dwellings to achieve a sense of spaciousness. A minimum setback of 1m should be provided on the northern property boundary between the proposed development and existing medical centre.</p> <p><u>Site Permeability and Front Setback</u></p> <p>The proposed development continues to be hardstand dominated with site permeability at only 20%.</p> <p>Replace car parks in front setback area with landscaped garden beds.</p> <p><u>Built Form</u></p> <p>Reduce height to acceptable limit of 9m and add pitched roof elements such as skillion or hip roof forms, and provide colour palette, including to feature brickwork pattern. Avoid visual bulk and provide further material articulation on southern elevation to avoid overuse of alucobond panels (similar in treatment to northern elevation).</p> <p><u>Street Tree Removal</u></p> <p>Demonstrate that any proposed street tree removal is in accordance with Council's Tree Removal Policy and the preferred character statement of GS1 areas.</p>
Building Services	No apparent building issues, the building surveyor will assess disabled requirements for this building, essential to comply with Disability Discrimination Act.

<p>Engineering Services</p>	<p>Engineering has concerns with the structure impacting on services in the easement. Two options are outlined below which will satisfy Council's concerns.</p> <p>Option 1: Complete service deepthing on stormwater pipe in easement and ensure the car park ramp down meets the minimum clearance of 400mm to overt of stormwater pipe. Apply for Melton City Council's build over easement application with plans showing pipe depth and alignment in relation to the design.</p> <p>Option 2: Re-align stormwater pipe and pits to run through the middle of the carpark. A new easement will need to be created for the new stormwater alignment and drainage plans will need to be submitted to Council for approval. Apply for Melton City Council's build over easement application once new drainage plans are approved.</p> <p>Council recommends Option 1. If minimum clearances are not met then the applicant has the decision to re-design or complete Option 2.</p> <p>Council's Traffic and Transport Unit has reviewed the proposal and provided the following comments:</p> <ul style="list-style-type: none"> <li>• The disabled car space fronting Coburns Road would be difficult to locate as the majority of the car parking spaces are located at the rear;</li> <li>• If a disabled user is unable to park in the proposed disabled car space given its location or if it's occupied, the disabled user may be required to park at the rear car park and either walk through a set of stairs from the rear entry or walk around to access the building from the front. This is considered inappropriate given the proposal is a medical centre;</li> <li>• There is no provision of a pedestrian path along the northern side of the proposed building;</li> <li>• It is considered that motorists are likely to drive through in the opposite direction to the proposed one way arrangement at the rear car park as the proposal does not provide turning space;</li> <li>• A 1m aisle extension is required abutting car space No. 6 in the basement to allow easy and efficient use of the car space.</li> <li>• All car and bicycle spaces should be dimensioned and</li> <li>• Reduce the number of medical practitioners to 12.</li> </ul>
-----------------------------	--

Item 12.13 Planning Application PA PA2017/5552 - Use and development of the land for the purpose of a 24 hour, seven day per week, triple storey medical centre with associated landscaping and a reduction in car parking At 162 - 166 Coburns Road and 46 Carina Drive, Melton

Appendix 5 Referral Comments - undated

---

Operations	The tree removal policy does not support the removal of the tree. Justification is needed to outline why the tree must be removed as part of the project. The applicant should also articulate what steps they have taken to meet the requirements of Councils policy.
<b>External</b>	
Western Water	No response received

**Appendix 6 – Grounds of refusal**

The planning application is refused on the following grounds:

1. The proposal fails to comply with the following clauses of the State Planning Policy Framework and the Zoning provisions of the Melton Planning Scheme in terms of respecting neighbourhood character: Clause 15.01-1, 15.01-2, 15.01-5, and 32.08, in particular the scale, height, appearance, building form and visual bulk of the medical centre is not sympathetic to the character of adjoining dwellings and the streetscape.
2. The proposal fails to comply with the following clauses of the State Planning Policy Framework of the Melton Planning Scheme: Clause 17.01-1 and 17.01-2, in particular the location and intensity of the use will result in loss of residential amenity.
3. The proposal fails to provide sufficient car parking as required under Clause 52.06 (Car Parking) of the Melton Planning Scheme and would result in an increased pressure for on-street parking in the surrounding area to an unacceptable degree.
4. Removal of the Street tree in the Carina Drive South road reserve is contrary to Council's Tree Planting and Removal Policy.
5. The proposal is contrary to zone provisions relating to non-residential uses serving a local function.