

**Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>State Planning Policy Framework</b>	
Clause 11.02 -1 (Settlement - Supply of Urban Land)	The policies in this section of the Melton Planning Scheme seek to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. Locating the proposed childcare on Brooklyn Road takes advantage of the existence of a number of non-residential uses that are already located within 1.5km radius of the subject land. This ensures a sufficient supply of non-residential uses within a predominantly residential area.
Clause 15.01-1 (Urban Environment – Urban Design)	This policy seek to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Having regard to the context of this site and the surrounding area, the development will still maintain the single storey residential built form. The childcare centre will be co-located with other facilities along Brooklyn Road. In addition the owner of the property is willing to accept a condition requiring the provision of an acoustic fencing along the western and southern boundaries to minimise off-site amenity impact caused by noise on neighbouring properties.
Clause 18.02-5 (Transport – Car parking)	The objective of this policy is to ensure an adequate supply of car parking that is appropriately designed and located. The proposal provides adequate car parking spaces within the subject land. This will reduce the demand for on-street car parking.
Clause 19.02 (Infrastructure – Education Facilities)	The objective of this policy is to assist the integration of education facilities with local and regional communities. Co-locating social infrastructure such as childcare close to a residential area enables the services to be easily and quickly accessible.
<b>Local Planning Policy Framework</b>	
N/A	N/A
<b>Zone</b>	
Neighbourhood Residential Zone (Schedule1)	The purposes of the Neighbourhood Residential Zone includes to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

	<p>The proposed childcare centre is located amongst a combination of residential land use and a few non-residential uses. Thus resulting in the co-location of non-residential uses.</p> <p>Childcare centres positively support families in nurturing young children while enabling the parents to participate in work and community life.</p>
<p><b>Other</b></p>	
<p>Clause 52.05 (Advertising Sign )</p>	<p>The proposed signage is generally compliant with this Clause. The proposed signs are of similar form and scale to signage erected by educational facilities within the area.</p>