

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework	
Clause 11 (Settlement)	<p>Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.</p> <p>The proposal is contrary to this clause as it is not compatible with the rural lifestyle dwellings in the area.</p>
Clause 11.01-1R (Green wedges – Metropolitan Melbourne).	<p>The objective of this clause is to protect the green wedges of Metropolitan Melbourne from inappropriate development.</p> <p>The proposal is contrary to this clause as it will change the character and nature of the primary rural land use.</p>
Clause 11.01-1R (Settlement – Metropolitan Melbourne)	<p>The relevant strategy of this clause is to maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.</p> <p>The proposal does not comply with this clause.</p>
Clause 13.02-1S (Bushfire planning)	<p>The objective of this clause is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>It is considered that if approval is to be granted, appropriate bushfire protection measures can be implemented to address the bushfire risk.</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 does not comply with clause.</p>
Clause 13.07-1S (Land use compatibility)	<p>The objective of this clause to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.</p> <p>The proposal is not supported as it will not complement the surrounding environment in terms of rural amenity.</p>
Clause 14.01-1S (Protection of agricultural land)	<p>The objective of this clause is to protect the state's agricultural base by preserving productive farmland.</p> <p>The proposal is contrary to this clause as it would result in loss of agricultural land.</p>
Clause 14.01-1R (Protection of agricultural land – Metropolitan Melbourne)	<p>The strategy of this clause is to protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.</p> <p>The proposal is contrary to this clause as it would result in loss of agricultural land.</p>

Local Planning Policy Framework	
Clause 21 (Municipal Strategic Statement (MSS))	The Melton City Council Municipal Strategic Statement contains a description of present day Melton City and then looks to the future to see what the City may be in 2015. It also explains Council's key planning objectives, and shows how these will be used to evaluate and assess all applications for use and development. The MSS provides strategic direction for various land use units and activity areas in the City. The MSS finally explains how the Melton Planning Scheme will be implemented, its linkages with other plans and policies and when it will be reviewed and re-evaluated.
Clause 21.01-3 (Rural areas)	<p>The non urban areas of Melton perform a vital role in providing a buffer between the outward spread of Melbourne and the rural hinterland of Gisborne, Bacchus Marsh and beyond. These areas which lie outside of the Urban Growth Boundary are known as Green Wedge areas. Council has two Green Wedges, with the Western Freeway forming the boundary between the Western Plains North Green Wedge (which is wholly in the City of Melton), and the Western plains South Green Wedge (which is shared with the City of Wyndham).</p> <p>The proposal will not complement and respect the rural landscape character of the area. The proposal does not accord with this clause.</p>
Clause 21.03-2 (Planning Objectives)	<p>The objective of this clause is to preserve the integrity of the City's rural land for sustainable and efficient rural land use.</p> <p>The proposal is contrary to this clause as it will change the character and nature of the primary rural land use.</p>
Clause 22.08 (Rural land use policy)	<p>The relevant policy objective of this clause is:</p> <ul style="list-style-type: none"> • To maintain the rural areas predominantly in sustainable, agricultural use and to provide opportunities for alternative, more intensive rural uses • To promote economic development, tourism and rural enterprises which are compatible with, and ancillary to, rural activities. • To ensure all land use and development is in accordance with proper land management practices which will conserve the natural resources, amenity and environmental values of the rural areas, particularly with respect to air quality, noise and watercourse capacity. <ul style="list-style-type: none"> • To maintain and enhance the landscape of the rural

	<p>areas by encouraging development that is in harmony with the rural landscape.</p> <p>The proposal is contrary to this clause as it will change the character and nature of the primary rural land use.</p>
Zone	
<p>Clause 35.04 (Green Wedge Zone)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> • To implement the Municipal Planning Strategy and the Planning Policy Framework. • To provide for the use of land for agriculture. • To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources. To encourage use and development that is consistent with sustainable land management practices. • To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses. • To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes. • To protect and enhance the biodiversity of the area. <p>The proposal is contrary to the purpose of the zone.</p>
Particular Provisions	
<p>Clause 52.06 (Car parking)</p>	<p>This purpose of Clause 52.06 includes the need to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.</p> <p>The proposed 54 car spaces satisfy the requirements of this clause.</p>
General Provisions	
<p>Clause 65.01 (approval of an application or plan)</p>	<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate, whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.</p> <p>The proposal does not comply with the decision guidelines of Clause 65.01</p>