

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 3 Assessment against state and local policies - undated

**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>Council's Urban Designer has reviewed the proposal and are generally satisfied that the proposal would result in a positive Urban Design outcome.</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>Council's Urban Designer has reviewed the proposal and are generally satisfied that the proposal would result in a positive Urban Design outcome.</p>

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 3 Assessment against state and local policies - undated

<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>Council's Urban Designer has reviewed the proposal and are generally satisfied that the proposal to compliment the character of the immediate surrounding area.</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>Medical centres are consider to be part and parcel of the residential areas. It should be noted, that there is an existing medical centre located at 166 Coburns Road, Melton.</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)</p>	<p>The relevant purpose of this clause is:</p>

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 3 Assessment against state and local policies - undated

---

Residential Zone)	<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>The proposal appropriately responds to the neighbourhood character of the area and would provide additional health service facilities to meet the needs of the local community.</p>				
<b>Particular Provisions</b>					
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 fully satisfies the car parking requirements outlined in Clause 52.07.</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" data-bbox="703 1608 1222 1758"> <thead> <tr> <th data-bbox="703 1608 967 1666">Floor area of building</th> <th data-bbox="967 1608 1222 1666">Minimum loading bay dimensions</th> </tr> </thead> <tbody> <tr> <td data-bbox="703 1666 967 1758">2,600sqm or less in single occupation</td> <td data-bbox="967 1666 1222 1758">Area 27.4sqm Length 7.6m Width 3.6m</td> </tr> </tbody> </table>	Floor area of building	Minimum loading bay dimensions	2,600sqm or less in single occupation	Area 27.4sqm Length 7.6m Width 3.6m
Floor area of building	Minimum loading bay dimensions				
2,600sqm or less in single occupation	Area 27.4sqm Length 7.6m Width 3.6m				

Item 12.13 Planning Application PA 2019/6555 - Use and development of the land for the purpose of a double storey medical centre with a basement, with an associated dispensary, landscaping and car parking, removal and creation of easement At 162-166 Coburns Road and 46 Carina Drive, Melton

Appendix 3 Assessment against state and local policies - undated

---

	<table border="1"> <tr> <td data-bbox="692 439 967 468"></td> <td data-bbox="967 439 1230 468">Height clearance 4.0m</td> </tr> <tr> <td data-bbox="692 468 967 528">For every additional 1,800sqm or part</td> <td data-bbox="967 468 1230 528">Additional 18sqm</td> </tr> </table>		Height clearance 4.0m	For every additional 1,800sqm or part	Additional 18sqm
	Height clearance 4.0m				
For every additional 1,800sqm or part	Additional 18sqm				
Clause 52.34 (Bicycle Facilities)	<p>The proposal does not include provision of loading/unloading bays as such a waiver of this 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>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>A total of eight (8) bicycle parking spaces have been provided. A shower and toilet would also be installed next to the basement bicycle parking area. The proposal meets the bicycle facilities requirements outlined in Clause 52.34.</p>				