

Appendix 3 – Assessment against relevant Planning Scheme controls

| Planning Scheme Reference | Assessment |
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| Planning Policy Framework | |
| Clause 11- Settlement | <p>The proposal is consistent with this policy as it seeks to facilitate the use and development of the land for a Child Care Centre and will respond appropriately to the needs of existing and future communities.</p> <p>The proposal will take full advantage of existing settlement patterns and existing investment in transport, utility, social, community and commercial infrastructure and services.</p> |
| Clause 11.02-1S – Supply of Urban land | <p>The proposal is consistent with the objective of this policy as it provides an opportunity for the redevelopment and intensification of land in an existing urban area that has very good access to existing services and infrastructure including public transport, public open space, shops and other community facilities.</p> <p>The proposed use and development will also respect and complement the existing and preferred neighbourhood character of the area in terms of layout, setbacks, single storey height/scale and built form height/scale and external materials and finishes.</p> |
| Clause 15.02-S – Building Design | <p>The proposal is consistent with the objectives of this policy. The siting, setbacks, single storey height and built form, landscaping and appearance of the proposed use and development responds appropriately to the characteristics of the site and will not cause any adverse amenity impacts to adjoining or surrounding established residential areas or create any adverse visual impacts to Clarkes Road.</p> |
| Clause 15.05-1S – Neighbourhood Character | <p>The proposal is consistent with the objectives of this policy as the proposed development will respect and complement the existing and preferred neighbourhood character of the area.</p> |
| Clause 15.03-2S – Aboriginal Cultural Heritage | <p>The proposal is consistent with the objectives and requirements of this policy. The applicant submitted a Cultural Heritage assessment prepared by a suitably qualified expert. The assessment concluded that the land had been subject to significant ground disturbance resulting</p> |

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| | from recent residential subdivision that has occurred in the area and recommended that a Preliminary Aboriginal Test (PAT) be prepared. A PAT has been prepared and signed by Aboriginal Affairs Victoria which confirms that a Cultural Heritage Management Plan is not required to be prepared for the proposal. |
| Clause 18.04-2S – Car parking | The proposal is consistent with this policy. Adequately designed and located car parking will be provided on site for the proposed use and development. The design and location of the car parking will enable easy and efficient use through the provision of separate vehicle entry and exit points and protect the role and function of Clarkes Road. |
| Clause 19.02-2S Education Facilities | The proposal is consistent with this policy as it will facilitate the use and development of land for a child care centre to meet the current and future needs of the community. The proposal will also be located in proximity to existing community services and infrastructure including public transport. |
| Clause 19.01-2S – Health Facilities | The proposal is consistent with the objective of this policy as it will facilitate the development of land for a residential aged care facility to meet the current and future needs and integrate with the existing infrastructure and community services. |
| Local Planning Policy Framework | |
| Clause 21.01-2 – Established areas | The proposal is consistent with objectives and strategies of this policy as it will meet the needs of the local community as well as respect and complement the existing and preferred neighbourhood character of the area. |
| Clause 21.07-1 – Built Environment and Heritage | The proposal is consistent with the objectives and strategies of this policy. The siting, setbacks, single storey height/scale and built form and external/materials and finishes of the proposed use and development will protect the preferred neighbourhood character of an established residential area and maintain the quality and character of the existing residential streetscape. |
| Clause 21.03- Liveable Communities | The proposal is consistent with the objectives and strategies of this policy in terms of enhancing educational opportunities for existing and future |

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| | residents through the provision of appropriate services and infrastructure. |
| Clause 22.17 Advertising Sign Guidelines Policy | <p>The proposal is generally consistent with objectives and strategies of this policy. The proposed signage will provide appropriate business identification for the proposed child care centre and will be consistent with the built form and scale of the proposed building and the low scale theme and pattern of advertising signage in the immediate area.</p> <p>The proposal is inconsistent with Council's Advertising Sign Guidelines in terms of the number of signs (no more than one) to be displayed, the advertisement area of each sign and the maximum height of the free standing sign.</p> <p>However, a variation to the guidelines in relation to the number of signs to be displayed and the advertisement area of each sign is appropriate as the proposed signs will be consistent with the built form and scale of the proposed building and the advertisement area of each sign will not cause visual clutter to adjoining properties or the surrounding streetscape. A condition can be included as part of the Notice of Decision to Grant a Permit to reduce the overall height of the proposed free standing sign to 2 metres to comply with the guidelines.</p> |
| Zone | |
| Neighbourhood Residential Zone (Schedule 1) | <p>The proposal is consistent with the purpose of the zone which encourages the provision of educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</p> <p>The proposal will also respect and complement the existing and preferred neighbourhood character of the area.</p> |
| Other | |
| Clause 52.05 – Signs | <p>The proposal complies with the objectives and requirements of this clause.</p> <p>The proposed signage will provide business identification for the proposed child care centre that is consistent with the built form and scale of the proposed building and the low scale theme and pattern of advertising signage in the immediate area. The sign</p> |

Item 12.10 Planning Application PA 2018/6342/1 - Use and development of the land for a Child Care Centre with associated car parking and landscaping and erect and display business identification signage At 232 Clarkes Road Brookfield

Appendix 3 Assessment against Planning Scheme - undated

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| | will not cause visual clutter or cause any safety or traffic issues for vehicles and pedestrians travelling along Clarkes Road. |
| Clause 52.06 – Car Parking | <p>The proposal complies with the objectives and requirements of this clause. The standard car parking ratio for a child care centre is 0.22 car spaces per child. Based on this, a total of 19 car spaces are required and 19 car spaces have been provided.</p> <p>The dimensions of the car spaces and aisle widths satisfies the requirements of this clause.</p> |