

**Appendix 3 – Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>Planning Policy Framework</b>	
Clause 11.01-1S (Settlement)	<p>The objective of this clause is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</p> <p>The proposal complies with this clause.</p>
Clause 11.02-1S (Supply of urban land)	<p>The objective of this clause is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</p> <p>The proposal complies with this clause.</p>
Clause 11.02-2S (Structure planning)	<p>The objective of this clause is to facilitate the orderly development of urban areas.</p> <p>The proposal complies with this clause.</p>
Clause 11.02-3S (Sequencing of development)	<p>The objective of this clause is to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.</p> <p>The proposal complies with this clause.</p>
Clause 11.03-2S (Growth areas)	<p>The objective of this clause is to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.</p> <p>The proposal complies with this clause.</p>
Clause 12.01-1S (Protection of biodiversity)	<p>The objective of this clause is to assist the protection and conservation of Victoria's biodiversity.</p>
Clause 12.01-2S (Native vegetation management)	<p>The objective of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.</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 complies with this clause.</p>
Clause 13.07-1S (Land use compatibility)	<p>The objective of this clause is to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.</p> <p>The proposal complies with this clause.</p>

Clause 15.01-1S (Urban design)	<p>The objective of this clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p> <p>The proposal complies with this clause.</p>
Clause 15.01-1R (Urban design - Metropolitan Melbourne)	<p>The objective of this clause is to create a distinctive and liveable city with quality design and amenity.</p> <p>The proposal complies with this clause.</p>
Clause 15.01-2S (Building design)	<p>The objective of this clause is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.</p> <p>The scale, height and building form of the service centre is sympathetic to the character of adjoining dwellings and the streetscape.</p>
Clause 15.01-05S (Neighbourhood character)	<p>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</p> <p>The building integrates with the existing neighbourhood character by its single storey scale, contemporary design and boundary setbacks.</p>
Clause 17.02-1S Business	<p>The objective of this clause is to encourage development which meets the communities' needs for retail, entertainment, office and other commercial services.</p> <p>The proposal complies with this clause.</p>
Clause 18.02-3S (Road system)	<p>The objective of this clause is to manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.</p> <p>The proposal complies with this clause.</p>
Clause 19.03-3S (Integrated water management)	<p>The objective of this clause is to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.</p> <p>The proposal complies with this clause subject to conditions.</p>
Clause 19.03-2S (Infrastructure design and provision)	<p>The objective of this clause is to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.</p> <p>The proposal complies with this clause.</p>
<b>Local Planning Policy Framework</b>	
Clause 21.01-4 (Vision)	The Melton City Council is committed to strategically and inclusively planning for the future.

	<p>Council's vision is to create a thriving community where everyone belongs. Council seeks to achieve the following outcomes for its community:</p> <ul style="list-style-type: none"> <li>• A City of people leading happy and healthy lives.</li> <li>• A City that preserves and enhances its natural environment for future generations.</li> <li>• A City with a clear vision to manage growth in a sustainable and accessible way.</li> <li>• A City rich in local employment and education opportunities.</li> <li>• An organisation operating with innovation, transparency, accountability and sustainability.</li> </ul> <p>The provision of a service centre in this location responds to this clause.</p>
Clause 21.02-1 – Urban Growth Areas	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To manage urban growth in a planned and orderly manner.</li> <li>• To manage urban growth so that services are available from early in the life of new communities.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 21.03-1 Biodiversity	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To increase connectivity between remnant and other vegetation to improve habitat connectivity and increase ecosystem resilience.</li> <li>• To protect and enhance the ecological health of waterways, wetlands and catchments.</li> <li>• To enhance the environmental values of the municipality.</li> </ul>
Clause 21.07-1 Local character and sense of place	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To create healthy and safe communities.</li> <li>• To protect the preferred neighbourhood character in established residential areas of the municipality.</li> <li>• To enhance the amenity and appearance of industrial and commercial areas.</li> <li>• To create communities that are attractive and desirable places in which to live, work and visit.</li> <li>• To improve the quality and functionality of green space throughout the municipality.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 21.11-1 Provision of Infrastructure	<p>The relevant objective of this clause is to:</p> <ul style="list-style-type: none"> <li>• To ensure that developers contribute equitably to the cost and provision of physical and community infrastructure.</li> <li>• To ensure that new communications infrastructure does not adversely impact upon sensitive uses and</li> </ul>

	<p>landscape features whilst also facilitating a world class communications network.</p> <ul style="list-style-type: none"> <li>To minimise the impacts of stormwater runoff.</li> </ul> <p>The proposal complies with this clause.</p>
Clause 22.17 (Advertising Signs Policy)	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>Allow for the reasonable identification and marketing of businesses in the City of Melton.</li> <li>Require advertising signage to respond to and enhance the character, scale, architectural quality and appearance of a building, site and landscape setting.</li> <li>Support signs that contribute to the interest, vitality and improve the quality of commercial and industrial areas.</li> <li>Ensure that signs enhance residential areas and other high amenity built and natural areas and do not detract from the appearance or character of the area.</li> <li>Maximise the effectiveness of signs by minimising and consolidating signage to avoid visual clutter.</li> <li>Enhance the character and amenity of the City of Melton's gateways.</li> </ul> <p><b>Free-standing pad sites</b></p> <p>Free-standing pad sites include service station, retail premises, freeway service centre, office (medical centre) and veterinary centre land uses that are located on prominent corner sites and/or on freeways, highways and main roads.</p> <ul style="list-style-type: none"> <li>Signage should be incorporated into the design of the building form.</li> <li>Signage should not obscure views from windows to, or passive surveillance of, pedestrian activity areas, car parking areas and streets.</li> <li>Signage on external walls should not protrude above the roofline and may identify the names of the tenants or business logo only.</li> <li>Business identification signage should be consistent and uniform in size and preferably located on the verandah fascia or parapet.</li> <li>Pole and free-standing panel signage should be limited to one sign per road frontage, be less than seven metres in height and incorporated into the landscaping treatment.</li> <li>Direction signage should be limited to one per road</li> </ul>

	<p>entry point and not exceed 0.3 square metres in size.</p> <ul style="list-style-type: none"> <li>For an individual business, the painting of corporate colours on the exterior of a building is considered to be signage and should be limited to the front façade of the tenancy where it has frontage to a car parking area or road.</li> </ul> <p>The proposed signage is considered generally satisfactory.</p>
<b>Zone</b>	
Clause 37.07 Urban Growth Zone	<p>The purpose of this zone is:</p> <ul style="list-style-type: none"> <li>To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.</li> <li>To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.</li> <li>To contain urban use and development to areas identified for urban development in a precinct structure plan.</li> <li>To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.</li> <li>To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.</li> </ul> <p>The proposal complies with this clause.</p>
<b>Particular Provisions</b>	
Clause 52.05 Signs	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To regulate the development of land for signs and associated structures.</li> <li>To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.</li> <li>To ensure signs do not contribute to excessive visual clutter or visual disorder.</li> <li>To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.</li> </ul> <p>The proposal complies with this clause.</p>
Clause (52.05-13 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 Municipal Planning Strategy and the 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. 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 complies with this clause.</p>
Clause 52.29 (Land adjacent to a Road Zone, Category 1 or Public Acquisition Overlay for a Category 1 Road.	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To ensure appropriate access to identified roads.</li> <li>To ensure appropriate subdivision of land adjacent to identified roads.</li> </ul> <p>Site access and egress for vehicles will be in accordance with VicRoads requirements.</p>
Clause 52.34 Bicycle facilities	<p>The purpose of this clause is to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.</p> <p>No provision of bicycle facilities is required for a service station under Clause 52.34 (Bicycle facilities) of the Melton Planning Scheme. However two bicycle rails are proposed. This is considered satisfactory.</p>
<b>General Provisions</b>	
Clause 65.01 (Approval of an application or plan)	<p>Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The matters set out in section 60 of the Act.</p> <ul style="list-style-type: none"> <li>The Municipal Planning Strategy and the Planning Policy Framework.</li> <li>The purpose of the zone, overlay or other provision.</li> <li>Any matter required to be considered in the zone, overlay or other provision.</li> <li>The orderly planning of the area.</li> <li>The effect on the amenity of the area.</li> <li>The proximity of the land to any public land.</li> <li>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</li> <li>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</li> </ul>

Item 12.11 Planning Application PA 2019/6452/1 - Use and development of a Service Station,  
Creation of access to a road in a Road Zone, Category 1 and display of Advertising Signs  
At 1062 - 1066 Leakes Road, Grangefields

Appendix 3 Assessment against Planning Scheme - undated

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	<ul style="list-style-type: none"><li>• The extent and character of native vegetation and the likelihood of its destruction.</li><li>• Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</li><li>• The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</li><li>• The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</li></ul> <p>The proposal complies with this clause.</p>
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