

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

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>State Planning Policy Framework</b>	
Clause 11.04-2 (Housing Choice and Affordability)	The Policy seeks to provide a diversity of housing in defined location that cater for different households and are close to jobs and services. Given the location of the site, and the medium density nature of the proposal, it is considered compliant with this policy.
Clause 15.01-1 and 15.01-2 (Urban Design)	These policies seek to create positive urban design outcomes for new development, particularly to enhance the public realm, and to consider site context. Since the original permit was issued, urban design standards have changed to the extent that Council has undertaken further neighbourhood character and housing diversity assessments, and this proposal would now not comply with the thrust of current day urban design requirements.
Clause 16 (Housing)	The policies in this section of the Melton Planning Scheme seek to provide for housing diversity and ensure that housing has easy access to services. Importantly, policy also seeks to identify sites for redevelopment for larger scale redevelopment, particularly close to public transport and Activity Centres. The site has been identified strategically as a site which is appropriate for a larger scale redevelopment given its proximity to Melton Station and the Melton South Shopping Centre, and this is reflected in the land being zoned for Residential Growth, which contemplates apartment buildings of up to four storeys in height and reinforced by Council's <i>Housing Character Assessment and Design Guidelines</i> . The proposal is inconsistent with these policies owing to the under-utilisation of the site.
<b>Local Planning Policy Framework</b>	
Clause 21.03-2 (Planning objectives)	The Municipal Strategic Statement has a number of land use objectives sought to be achieved by the Melton Planning Scheme, including the need to create sustainable and livable communities that are desirable and attractive places in which to live, and to recognise the importance of housing diversity in achieving Council's commitment to a sustainable city. Whilst the proposal will achieve diversity, the zoning of the land and Councils' <i>Housing Character Assessment and Design Guidelines</i> contemplate higher density development in this locality, and therefore the proposal is inconsistent with this aspect of the Municipal Strategic Statement.
Clause 21.04 (Housing within established residential areas)	This aspect of the Municipal Strategic Statement makes reference to the <i>Melton Housing Diversity Strategy May 2014</i> , which seeks to guide housing growth within the established areas of the municipality. Key within this

	<p>section of the Melton Planning Scheme is identifying sites that provide opportunities for higher density redevelopment close to activity centres and public transport through the application of the Residential Growth Zone. This proposal does not contemplate higher density apartment style development that is sought by the Residential Growth Zone, and reinforced by Councils' <i>Housing Character and Assessment Guidelines</i>.</p>
<p>Clause 22.12 (Housing Diversity Policy)</p>	<p>The Policy seeks to encourage a range of affordable housing options within the municipality, but also to identify increased residential densities in strategic locations. Whilst there is no doubting that this proposal will lead to an increase in density and housing choice, it does not go far enough, given the Residential Growth Zone affecting the land contemplates higher density apartment development of up to four storeys, and which is further reinforced by Councils' <i>Housing Character and Assessment Guidelines</i>.</p>
<p><b>Zone</b></p>	
<p>Residential Growth Zone</p>	<p>A planning permit is required for the development of two or more dwellings on the land.</p> <p>The purposes of the Residential Growth Zone include the need to provide housing at increased densities in buildings of up to four storeys in height, to encourage a diversity of housing types which have good access to services and transport including activities areas, and to encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.</p> <p>Given the relatively modest scale of development on the site, the proposal is now inconsistent with the purpose of the zone.</p>
<p><b>Other</b></p>	
<p>Car parking (Clause 52.06)</p>	<p>The Melton Planning Scheme requires that the proposal provides one on site car parking space for every one or two bedroom dwelling and two on-site car parking spaces for every three or more bedroom dwellings.</p> <p>The approved development has one two bedroom dwelling and two three bedroom dwellings, thus requiring a car parking provision of five on-site car parking spaces.</p> <p>The proposal complies with the required car parking rate.</p>
<p>Two or more dwellings on a lot and residential buildings (Clause 55 – ResCode)</p>	<p>The proposal has been assessed against the relevant standards and objectives of this aspect of the Melton Planning Scheme and is generally compliant.</p>