

Appendix 4 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.04-2 (Housing Choice and Affordability)	The Policy seeks to provide a diversity of housing in defined locations that cater for different households and are close to jobs and services. Although the site is some distance from the nearest activity centre and has limited public transport, the subject site is located in the General Residential Zone (GRZ) where the development outcome expected is incremental change. The GRZ is not an area where there will be limited or no housing growth. For this reason, the subject site is suitable for incremental housing growth.
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. The proposal complies with the urban design requirements. In particular the design response has incorporated the design suggestion highlighted in the VCAT decision T & S Kibar v Melton City Council 2016. Based on the neighbourhood character and housing diversity assessments, this particular design is acceptable.
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, the policy also seeks to identify sites for redevelopment for larger scale redevelopment, particularly close to public transport and Activity Centre. The subject site is located in the GRZ where incremental change is expected. The GRZ is not an area where there will be limited or no housing growth. The proposal is consistent with this policy.
Local Planning Policy Framework	
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. The proposal is consistent with this aspect of the Municipal Strategic Statement. The proposal will achieve diversity in housing option and a higher density development.
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 section of the Melton Planning Scheme is applying the

	<p>GRZ to the balance of existing residential zoned land not designed for either the Residential Growth Zone or the Neighborhood Residential Zone.</p> <p>The expected housing type in the GRZ is a mixture of single dwellings, dual occupancies with some villa units and in limited circumstances townhouses, where appropriate. The type of housing type proposed is consistent with the expected housing type.</p>
Clause 22.12 (Housing Diversity Policy)	<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. The subject site is in the GRZ where some change in housing density and type is expected. The Housing Diversity Strategy identifies that the GRZ is an area where some change, including change of the nature that is proposed, is to be expected.</p>
Zone	
General Residential Zone (Schedule 1)	<p>A planning permit is required for the development of two or more dwellings on the land.</p> <p>The purposes of the GRZ include the need to encourage development that respects the neighbourhood character of the area, to implement neighbourhood character policy and adopted neighbourhood character guidelines, and to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.</p> <p>Given the design response and increased density proposed on the site, the proposal is consistent with the purpose of the zone.</p>
Other	
Car parking (Clause 52.06)	<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 proposed development has three three bedroom dwellings, thus requiring a car parking provision of six on-site car parking spaces.</p> <p>The proposal complies with the required car parking rate.</p>
Two or more dwellings on a lot and residential buildings (Clause 55 – ResCode)	<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>