

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.01- Settlement	The proposal is consistent with this policy as it seeks to facilitate the subdivision of land in an established area that will take full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.
Clause 11.02-1 – Supply of Urban land	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 a high level of access to existing services and infrastructure including public transport (Diggers Rest Railway Station located directly opposite the subject land), public open space, shops and other community facilities. The proposed subdivision will also respect and complement the existing and preferred neighbourhood character of the area in terms of layout and range of lot sizes which can accommodate a diversity of housing types including single dwellings and medium density housing.
Clause 11.06-2 – Housing Choice	The proposal is consistent with the objective of this policy as it will provide housing close to services and infrastructure and facilitate the development of increased housing in established areas. The proposal will provide a diversity of lot sizes which will encourage a diversity of housing types to meet the changing needs of households.
Clause 12.01 – Native Vegetation Management	The proposal is consistent with the objectives of this policy. An offset will be provided in the form of habitat compensation fees to compensate for the removal of native vegetation in accordance with the Biodiversity Conservation Strategy (BCS) that applies to the subject land. The application has been referred to Council's Environmental Services Department and DELWP who support this approach.
Clause 15.01-3 – Neighbourhood and Subdivision Design	The proposal is consistent with the objective of this policy as the proposed subdivision will create an attractive, liveable, walkable neighbourhood and

	provide a range of lot sizes to suit a variety of dwelling and household types to meet the needs of the community.
Clause 15.03-2 – Aboriginal Cultural Heritage	The proposal is consistent with this policy. The subject land is located within an area of aboriginal cultural heritage sensitivity. The proposed subdivision is identified as a high impact activity. Therefore, a Cultural Heritage Management Plan is required. A CHMP has been prepared and approved by Aboriginal Affairs Victoria. A copy of the approved CHMP has been submitted as part of the application.
Clause 16.01-1 Integrated Housing	The proposal is consistent with this policy as it will increase the supply of housing in an existing urban area by facilitating an increased housing yield in an appropriate location.
Clause 16.01-2 – Location of Residential development	The proposal is consistent with this policy as it will provide an opportunity to locate new housing in proximity to existing services and infrastructure including public transport, public open space, shops and community facilities.
Local Planning Policy Framework	
Clause 21.03-2 – Planning Objectives	The proposal is consistent with the planning objectives relating to residential land use as it will create a sustainable or livable community.
Clause 22.01-4 – Housing in Established Areas	The proposal is inconsistent with objectives and strategies of this policy as it will respect and complement the existing and preferred neighbourhood character of the area as described in Council's adopted Housing Diversity Strategy and Council's Housing Character Guidelines.
Clause 22.12 Housing Diversity Policy	The proposal is inconsistent with objectives and strategies of this policy as it will respect and complement the existing and preferred neighbourhood character of the area as described in Council's adopted Housing Diversity Strategy and Council's Housing Character Guidelines.
Zone	
General Residential Zone (Schedule 1)	The proposal is consistent with the purpose of the zone as it will respect and complement the existing and preferred neighbourhood character of the area and will encourage a diversity of housing types

	in a location with good access to services and transport.
Other	
Clause 56 Res Code	<p>The proposal complies with the objectives and standards of Res Code under Clause 56 of the Melton Planning Scheme.</p> <p>Building envelope plans are required for all lots between 300 square metres and 500 square metres in area in accordance with Standard C8. This can be requested as a condition should Council resolve to approve the proposal.</p>