

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 15.01-1S and 15.01-1R (Urban Design)	These policies seek to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. The proposal is generally consistent with this policy.
16.01-3S (Housing diversity)	The policy seeks to provide for a range of housing types to meet diverse needs. It seeks to facilitate diverse housing that offers choice and meets changing household needs through a mix of housing types. It also encourage the development of well-designed medium-density housing that respects the neighbourhood character, improves housing choice, makes better use of existing infrastructure, and improves energy efficiency of housing. The proposal is generally 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 options and an increased density.
Clause 21.04 (Housing within established residential areas)	This aspect of the Municipal Strategic Statement makes reference to the Melton Housing Diversity Strategy May 2014, 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 GRZ to the balance of existing residentially zoned land not designed for either the Residential Growth Zone or the Neighborhood Residential Zone. The type of housing proposed is consistent with the expected housing type.
Clause 22.12 (Housing Diversity Policy)	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.

Zone	
General Residential Zone (Schedule1)	<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>
Overlays	
None	Not applicable.
Particular Provisions	
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 proposal complies with the required car parking rate.</p>