

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.02-1 (Supply of Urban Land)	<p>This policy aims to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and community facilities and infrastructure.</p> <p>The proposal is consistent with the objective of this policy as it increases the supply of residential land in an established area and promotes urban consolidation.</p>
Clause 15.01-3 (Neighbourhood and Subdivision Design)	<p>This policy aims to ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.</p> <p>The proposal is consistent with the objective of this policy as it still provides an attractive, liveable, walkable and cyclable neighbourhood. The proposal will increase the diversity of housing and increases sustainability through urban consolidation.</p>
Local Planning Policy Framework	
Clause 21.03-2 (Planning Objectives)	<p>There is one relevant planning objective listed under Clause 21.03-2 for this application.</p> <p><i>Residential Land Use – To create sustainable and liveable communities that are attractive and desirable places to live.</i></p> <p>The proposal is consistent with this objective as it will create an additional lot for a future residential dwelling in an established area that has good access to infrastructure and services.</p>
Clause 21.04 (Housing Within Established Residential Areas)	<p>Council has adopted the <i>Melton Housing Diversity Strategy May 2014</i>. The aim of the strategy is to provide a comprehensive plan that guides housing growth within the established areas of the municipality and to ensure that future housing development provides an appropriate range of housing choice and diversity to meet the needs of a growing and changing community.</p> <p>The proposal will increase housing choice within an established area. The area and dimensions of the proposed lots will create a subdivision that is consistent with the existing and preferred character of the area.</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.</p>

	The vacant lot created will adequately allow for the siting of a future dwelling within an established area that has access to all necessary infrastructure.
Zone	
Neighbourhood Residential Zone (Schedule1)	<p>A planning permit is required to subdivide land.</p> <p>The purposes of the Neighbourhood Residential Zone include recognising areas of predominantly single and double storey residential development and managing and ensuring development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.</p> <p>The dimensions and area for the proposed lots is considered to respect the existing and preferred neighbourhood character.</p>
Other	
Clause 56 (Residential Subdivision)	The proposal has been assessed against the relevant standards and objectives of this aspect of the Melton Planning Scheme and satisfies the requirements of Clause 56.