

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

<i>Planning Scheme Reference</i>	<i>Assessment</i>
<b>State Planning Policy Framework</b>	
Clause 11 (Settlement)	<p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.</p> <p>Planning is to recognise the need for, and as far as practicable contribute towards diversity of choice, a high standard of urban design and amenity and energy efficiency.</p> <p>The proposal will make more efficient use of residential land which is fully serviced and has access to a wide range of infrastructure and services.</p>
Clause 11.02-1 (Supply of urban land)	<p>The objective of this clause is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.</p> <p>Planning for urban growth should consider:</p> <ul style="list-style-type: none"> <li>• Opportunities for the consolidation, redevelopment and intensification of existing urban areas.</li> <li>• Neighbourhood character and landscape considerations.</li> </ul> <p>The proposal development makes more efficient use of the land with the provision of eighteen dwellings, on a site which currently contains a single dwelling.</p>
Clause 11.06-1 (Jobs and investment)	<p>The objective of this clause is to create a city structure that drives productivity, attracts investment, supports innovation and creates jobs.</p> <p>The proposal generally complies with this clause as it will create employment.</p>
Clause 11.06-2 (Housing Choice)	<p>The objective of this clause is to provide housing choice close to jobs and services.</p> <p>The proposal will add to housing diversity and choice in the area through the provision of eighteen dwellings.</p> <p>The proposal complies with this clause as it is located within close proximity to Melton Town Centre and Woodgrove Shopping Centre, which provides convenient access to shops, employment and services.</p>
Clause 11.06-5 (Neighbourhoods)	<p>The objective of this clause is to create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.</p>

	<p>The site is situated in an established location and has excellent access to a range of services and facilities, with all infrastructure services available to support the development.</p>
<p>Clause 15 (Built environment and heritage)</p>	<p>Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.</p> <p>Planning should achieve high quality urban design and architecture that:</p> <ul style="list-style-type: none"> <li>• Contributes positively to local urban character and sense of place.</li> <li>• Reflects the particular characteristics, aspirations and cultural identity of the community.</li> <li>• Enhances liveability, diversity, amenity and safety of the public realm.</li> <li>• Promotes attractiveness of towns and cities within broader strategic contexts.</li> <li>• Minimises detrimental impact on neighbouring properties.</li> </ul> <p>The proposal generally complies with this clause.</p>
<p>Clause 15.01-1(Urban design)</p>	<p>The objective of this clause is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.</p> <p>The built form of the proposal is generally consistent with the existing buildings in the surrounding area.</p>
<p>Clause 15.01-2 (Urban design principles)</p>	<p>The objective of this clause is to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.</p> <p>The proposal is consistent with this clause.</p>
<p>Clause 15.01-5 (Cultural identity and neighbourhood character )</p>	<p>The objective of this clause is to recognise and protect cultural identity, neighbourhood character and sense of place.</p> <p>The design response is in keeping with character of the area in terms of scale, form and appearance subject to conditions.</p>
<p>Clause 15.02-1 (Energy and resource efficiency)</p>	<p>The objective of this clause is to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.</p> <p>The proposal generally complies with this clause.</p>

Clause 16 (Housing)	This calls for more efficient, sustainable forms of housing, housing diversity, housing affordability, urban consolidation and that more housing be linked to public transport and be walkable to activity centres.
Clause 16.01-1 (Integrated housing)	<p>The objective of this clause is to promote a housing market that meets community needs.</p> <p>A relevant strategy to this clause is to increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.</p>
Clause 16.01-2 (Location of residential development)	<p>The objective of this clause is to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.</p> <p>The proposal will add to the housing diversity in this location and make a modest contribution towards urban consolidation i.e. reducing the need for brand new residential estates on the edge of Melbourne.</p>
Clause 16.01-3 (Housing opportunity areas)	<p>The objective of this clause is to identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.</p> <p>The proposal will make a modest contribution towards urban consolidation.</p>
Clause 16.01-4 (Housing Diversity)	<p>The objective of this clause is to provide for a range of housing types to meet increasingly diverse needs.</p> <p>The proposed development will add to dwelling diversity in the area.</p>
Clause 16.01-5 (Housing Affordability)	<p>The objective of this clause is to deliver more affordable housing closer to jobs, transport and services.</p> <p>The proposal complies with this clause.</p>
<b>Local Planning Policy Framework</b>	
Clause 21 (Municipal Strategic Statement (MSS))	The Melton City Council Municipal Strategic Statement contains a description of present day Melton City and then looks to the future to see what the City may be in 2015. It also explains Council's key planning objectives, and shows how these will be used to evaluate and assess all applications for use and development. The MSS provides strategic direction for various land use units and activity areas in the City. The MSS finally explains how the Melton Planning Scheme will be implemented, its linkages with other plans and policies and when it will be reviewed and re-evaluated.

	The proposal is consistent with the Municipal Strategic Statement.
Clause 21.03 (Planning Visions and Objectives for Melton)	<p>The Residential Land Use objective is to create sustainable and liveable communities that are attractive and desirable places in which to live.</p> <p>The proposal complies with this clause.</p>
Clause 21.04 (Housing within the established residential areas)	<p>Council has adopted the Melton Housing Diversity Strategy May 2014. The aim of this strategy is to provide a comprehensive plan guiding housing growth within the established areas across the City of Melton, ensuring that future housing development provides an appropriate range of housing choice and diversity to meet the needs of a growing and changing community. The strategy provides a twenty-year plan that establishes the types of housing needed and the suitability of different residential locations to accommodate different rates of housing change.</p> <p>The proposal will result in the more efficient use of well-serviced residential land at the intensity supported in the Melton Planning Scheme for this site.</p>
Clause 22.12 (Housing Diversity Policy)	<p>The objective of this clause is to</p> <ul style="list-style-type: none"> <li>• To encourage the provision of affordable housing options for households of all income levels;</li> <li>• To protect and enhance the neighbourhood character of residential areas where appropriate;</li> <li>• To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products;</li> <li>• To support increased residential densities in locations with high levels of access to infrastructure, services and transport and</li> <li>• To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable.</li> </ul> <p>It is policy to:</p> <ul style="list-style-type: none"> <li>• Encourage the development of a range of housing options throughout the municipality.</li> <li>• Ensure that new development does not impact adversely on areas of recognised neighbourhood character.</li> <li>• Encourage higher density development to locate in areas with high levels of accessibility to infrastructure and services.</li> <li>• Encourage the redevelopment of well located infill sites.</li> <li>• Encourage housing development that features innovative design and responds to the principles of</li> </ul>

	<p>sustainability.</p> <p>The proposed development adds to dwelling diversity in the area.</p>
<b>Zone</b>	
<p>Clause 32.07 (Residential Growth Zone)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> <li>To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>To provide housing at increased densities in buildings up to and including four storey buildings.</li> <li>To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.</li> <li>To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.</li> <li>To ensure residential development achieves design objectives specified in a schedule to this zone.</li> <li>To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.</li> </ul> <p>The proposed design response and dwelling density is consistent with the purpose of the zone.</p>
<b>Particular Provisions</b>	
<p>Clause 52.06 (Car parking)</p>	<p>This purpose of Clause 52.06 includes the need to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.</p> <p>Provision of car parking within the development accords with Clause 52.06.</p> <p>However the accessway passing area at the entrance to the site must be at least 6.1m wide and 7m long. A corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road must also be provided. The proposed accessway is required to be modified as condition of permit.</p>
<p>Clause 55 (Two or More Dwellings on a Lot and Residential Buildings)</p>	<p>The purpose of this clause is to achieve residential development that respects the existing neighbourhood character and encourage residential development that provides reasonable standards of amenity for existing</p>

	<p>and new residents.</p> <p>The proposal generally complies with the requirements of Clause 55. A detailed assessment of the proposal against the provisions of Clause 55 are detailed in Table 1.</p>
Clause 65 Decision Guidelines	<p>Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.</p> <p>The proposal generally complies with the decision guidelines of Clause 65.</p>

**Table 1, Clause 55 Assessment (Rescode)**

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
<b>B1</b>	Neighbourhood Character	✓	✓	It is considered that the proposed development is generally consistent with the character of the area.
<b>B2</b>	Residential Policy	✓	✓	<p>House Rules nominates the site as being within the Garden Suburban 2 (GS2) Area. The current proposal resulting in eighteen double-storey dwellings on the subject site generally accords with the design principles for this GS2 area.</p> <p>The proposed development will help consolidate the existing urban area which has good access to public transport, community facilities and infrastructure.</p>
<b>B3</b>	Dwelling Diversity	✓	✓	<p>Complies subject to conditions</p> <p>This standard requires developments of ten or more dwellings to provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms and at least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor</p>

				level.  The proposal includes twelve, two bedroom dwellings and six, three bedroom dwellings. None of the dwellings contains at least a kitchen, bath or shower, and a toilet and wash basin at the ground floor level. Dwelling 13 is provided with a kitchen, toilet and wash basin at the ground floor level but has no bath or shower.
<b>B4</b>	Infrastructure	✓	✓	The subject site is located in an established urban area with access to all required services.
<b>B5</b>	Integration with the street	✓	✓	The proposed dwellings are oriented toward Joan Street.
<b>B6</b>	Street setback	✓	✓	The required minimum front setback is the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.  The proposal is set back 9m from the street and therefore complies.
<b>B7</b>	Building height	✓	✓	The overall building height of the development is less than 8.895m.
<b>B8</b>	Site coverage	✓	✓	The proposal has a site coverage of approximately 56% which is less than the permitted 60% site coverage.
<b>B9</b>	Permeability	✓	✓	The site has a permeability of 25% which is more than the 20% permitted by this standard.
<b>B10</b>	Energy efficiency	✓	✓	Complies.  The dwellings have been designed with living areas and balconies oriented to the north to maximise solar access.
<b>B11</b>	Communal and public open space	N/A	N/A	Only applicable if public or communal open space is to

				be provided on site or adjacent to the development.
<b>B12</b>	Safety	✓	✓	<p>The layout of the development will ensure the future safety and security of residents.</p> <p>The entrance of each proposed dwellings will either be visible from the street or on entry to the site.</p> <p>Private areas within the development will be secured via appropriate fencing.</p>
<b>B13</b>	Landscaping	✓	✓	<p>A landscape plan has been submitted with the application. The landscape plan is considered satisfactory.</p> <p>The Arbor Solutions Pty Ltd report states that there are no trees of high significant value on the subject site. The trees are either of low or medium landscape value.</p> <p>The landscape plan includes provision of canopy trees within the development.</p>
<b>B14</b>	Access	✓	✓	Complies.
<b>B15</b>	<p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	✓	✓	Complies.
<b>B17</b>	Side and rear setbacks	✓	✓	<p>Complies subject to conditions.</p> <p>This standard requires a new building not on or within 200mm of a boundary to be set back from side or rear boundaries, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to</p>



				<p>6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>For a wall height of 8.16m on the north elevation which includes the pitched roof form, the upper floor of dwelling 14 and 17 should be setback 3.25m from the northern boundary and not 2m.</p> <p>The other side and rear setbacks of the development comply with standard B17.</p>
<b>B18</b>	Walls on boundaries	✓	✓	<p>The garage wall of dwelling 13 is located on the eastern boundary. The garage wall has a height of 3.1m and a wall length of 6.725m. The average wall height and the length of on boundary for the proposed garage complies with the standard.</p>
<b>B19</b>	Daylight to existing windows	✓	✓	<p>Complies.</p> <p>All existing habitable room windows open to a light court with a minimum area of 3m<sup>2</sup> clear to the sky.</p> <p>The proposed new walls are setback at least 50 percent of the height of the new walls from existing habitable room windows.</p>
<b>B20</b>	North-facing windows	✓	✓	<p>Complies subject to conditions.</p> <p>There are three existing north facing habitable room windows located to the south of the subject site at 15 Joan Street. The three windows are setback 2.8m from the boundary.</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1</p>

				<p>metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>The wall height of the proposed dwellings (dwelling four and five) opposite the existing habitable room windows on the adjoining land is 5.9m, hence a setback of 2.38m is required and not 2m.</p>
<b>B21</b>	Overshadowing open space	✓	✓	<p>The proposed development will not result in unreasonable overshadowing impacts to adjoining properties.</p>
<b>B22</b>	Overlooking	✓	✓	<p>Complies subject to conditions.</p> <p>Opaque glazing to a height of 1.7m above the finished floor level is proposed on the south elevation windows.</p> <p>Potential overlooking arises from upper floor level windows and balconies on the north elevation of dwelling 4, 5, 6, 12 and 13 to 18. To comply with Standard B22 new windows and balconies within nine metres, measured within a 45 degree arc, of existing secluded private open space or habitable room windows should be screened to a minimum height of 1.7 metres above the finished floor level.</p> <p>All upper floor windows of the kitchen/living/dining areas of dwelling 12 on the west elevation should have opaque glazing to a height of 1.7m above the finished floor level.</p> <p>1.8m high boundary fencing will prevent overlooking from</p>

				the ground floor into the secluded private open space and habitable room windows on adjoining properties. All internal and external fencing is required to be shown on the plans if a permit is to issue.
<b>B23</b>	Internal views	✓	✓	Complies. Balconies do not overlook the secluded private open space of dwellings within the development.
<b>B24</b>	Noise impacts	✓	✓	No external noise impacts have been identified. The subject site and all adjoining properties are residential in nature.
<b>B25</b>	Accessibility	✓	✓	Complies.
<b>B26</b>	Dwelling entry	✓	✓	Each dwelling entry of the proposed dwellings will either be visible from the street or on entry to the site.
<b>B27</b>	Daylight to new windows	✓	✓	Complies. All of habitable room windows will receive adequate amounts of sunlight.
<b>B28</b>	Private open space	✓	✓	All balconies are between 10m <sup>2</sup> and 15m <sup>2</sup> , with a width between 1.6m to 1.8m.
<b>B29</b>	Solar access to open space	✓	✓	Complies. All balconies are north facing to allow adequate solar access.
<b>B30</b>	Storage	✓	✓	Each dwelling has 6m <sup>3</sup> of overhead storage space located in the garage.
<b>B31</b>	Design detail	✓	✓	Complies. The design is contemporary and the proposed materials and finishes will ensure the building sits comfortably within the streetscape.  The proposal is well articulated with strong design features which uses a range of materials and finishes to create visual interest in the

				streetscape.
<b>B32</b>	Front fences			The proposal includes a 1.5m high steel picket front fence combined with an angled 1.2m brick front fence. This is considered acceptable. An elevation of the front fence is required if a permit is to issue.
<b>B33</b>	Common property	✓	✓	Complies.
<b>B34</b>	Site Services	✓	✓	Complies. Provision is made for the storage of bins in each garage. Sufficient space is provided for the installation of letterboxes for the proposed 18 dwellings.

**House Rules – Housing Character Statements and Design Guidelines**

In the House Rules document, the site is included within the Garden Suburban 1 (GS2) area. The proposal is assessed against the following Design Guidelines for the character area in the table below:

Garden Suburban 1 (GS2)

Design Response	Comments
<p><b>Front Setback</b></p> <p>The front setback should be no less than the average setback of the adjoining two dwellings.</p> <p>The area of paving and other hard surfaces, including driveways and crossovers, in front garden areas should be minimised.</p> <p>A landscaped strip, minimum width 0.5 metres, should be provided between a driveway and the side boundary of the property.</p> <p><b>Minimum 5 metre front setback.</b></p> <p><b>Minimum 60% permeable area in front setback.</b></p> <p><b>Any new wall constructed on the boundary setback at least 3 metres from the front building facade.</b></p>	<p>Complies.</p> <p>The garage wall of dwelling 13 is constructed on the eastern boundary and is not setback at least 3m from the front building façade as required. Given that dwelling 13 is located at the rear and is not largely visible from the street, it is considered acceptable that the garage wall is in line with the front building façade.</p>

Sites should be consolidated to provide apartment development.	Not applicable.
<b>Garages &amp; Carports</b> Car parking structures should be set back behind line of the dwelling. Car parking structures should be set back 5.4 metres from the front boundary.	Complies.
<b>Vehicle Crossing</b> Only one vehicular crossover should be provided per frontage.  Replace any street tree removed with another tree that provides for regular spacing of street trees in the street.	Complies.
<b>Height &amp; Form</b>  The maximum building height should be 13.5 metres. Building heights should be 2 storeys (8 metres) closer to General Residential areas and up to 4 storeys (13.5 metres) closer to commercial areas. Parts of the building over 2 storeys should be recessed from the facade of the lower levels where appropriate. Building elements and details (e.g. windows) should be used to break up the mass of larger wall surfaces. For corner lots, continue articulation and materials provided on the primary façade along the secondary façade.	Complies.
<b>Trees &amp; Other Vegetation</b>  Large, established trees should be retained wherever possible. Site layout and subdivisions should be designed around existing vegetation that contributes to the area's character.  <b>At least one canopy tree should be provided for each original subdivided lot.</b>	Complies. Given the intensity of the development it is not considered practical to retain existing trees on the subject site.  Canopy trees are proposed within the development.
<b>Front Fence</b>  Front fences, other than very low (less than 0.6 metres in height) should be of open or transparent construction. <b>Maximum front fence height of 1.2 metres.</b>	The proposal includes a 1.5m high steel picket front fence combined with an angled 1.2m brick front fence. This is considered acceptable.
<b>Colours &amp; Materials</b>  Where possible, use materials and colours that are already a common feature of the area (e.g. brown, red or orange brick and brown, red or black tiles).	Complies.