

Appendix 3 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
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"> • Opportunities for the consolidation, redevelopment and intensification of existing urban areas. • Neighbourhood character and landscape considerations. <p>The proposal development makes more efficient use of the land with the provision of seven 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 seven dwellings.</p> <p>The proposal complies with this clause as it located within close proximity to the Melton Town 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"> • Contributes positively to local urban character and sense of place. • Reflects the particular characteristics, aspirations and cultural identity of the community. • Enhances liveability, diversity, amenity and safety of the public realm. • Promotes attractiveness of towns and cities within broader strategic contexts. • Minimises detrimental impact on neighbouring properties. <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 an area predominantly single storey.</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>
Local Planning Policy Framework	
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"> • To encourage the provision of affordable housing options for households of all income levels; • To protect and enhance the neighbourhood character of residential areas where appropriate; • To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products; • To support increased residential densities in locations with high levels of access to infrastructure, services and transport and • To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable. <p>It is policy to:</p> <ul style="list-style-type: none"> • Encourage the development of a range of housing options throughout the municipality. • Ensure that new development does not impact adversely on areas of recognised neighbourhood character. • Encourage higher density development to locate in areas with high levels of accessibility to infrastructure and services. • Encourage the redevelopment of well located infill sites. • Encourage housing development that features innovative design and responds to the principles of

	<p>sustainability.</p> <p>The proposed development adds to diversity in an area that is dominated by single storey detached dwellings on large lots.</p>
Zone	
<p>Clause 32.08 (General Residential Zone 1)</p>	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies; To encourage development that respects the neighbourhood character of the area. To implement neighbourhood character policy and adopted neighbourhood character guidelines. To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. <p>The proposed design response and dwelling density is consistent with the purpose of the zone.</p>
Particular Provisions	
<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>Units one to four, six and seven comprising of three bedrooms have two car parking spaces with at least one under cover car space as required by this clause.</p> <p>Unit five with two bedrooms is provided with one car space as required by this clause.</p> <p>The proposal requires provision of one visitor car space. A waiver of this requirement is sought as part of this application. A reduction in car parking is appropriate given the proximity of the site to Melton Town Centre.</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 and new residents.</p> <p>The proposal generally complies with the requirements</p>

	of Clause 55. A detailed assessment of the proposal against the provisions of Clause 55 are detailed in Table 1.
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
B1	Neighbourhood Character	✓	✓	It is considered that the proposed development is generally consistent with the character of the area.
B2	Residential Policy	✓	✓	House Rules nominates the site as being within the Garden Suburban 1 (GS1) Area. The current proposal resulting in seven dwellings on the subject site generally accords with the design principles for this GS1 area. The proposed development will help consolidate the existing urban area which has good access to public transport, community facilities and infrastructure.
B3	Dwelling Diversity	N/A	N/A	Only applies where 10 or more dwellings are proposed.
B4	Infrastructure	✓	✓	The subject site is located in an established urban area with access to all required services.
B5	Integration with the street	✓	✓	The proposed dwellings are oriented toward Hewson Street and Church Street.
B6	Street setback	✓	x	The front wall of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the

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				<p>abutting allotment facing the side street or 3 metres, whichever is the lesser. Unit one to four fronting the side Street (Hewson Street) comply with this objective.</p> <p>The ground and upper floor of Unit five and six fronting Church Street is setback between 5.2m and 7.6m due to the angled/skewed lot alignment.</p> <p>Standard (B6) specifies that If there is a building on the abutting allotment facing the front street (Church Street), the minimum setback from the front street should be the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>The adjoining dwelling fronting Church Street is setback between 8.6m to 9.8m due to the angled/skewed lot alignment.</p> <p>The proposed setbacks of unit five and six are acceptable considering the mix of street setbacks found along Church Street which vary between 5m and 10m. On this basis, a variation is supported.</p> <p>Furthermore, the upper floors of all double storey dwellings are recessed from the street frontage. This provides some level of visual relief when viewed from the street.</p>
B7	Building height	✓	✓	The overall building height of the development is less than 9m.
B8	Site coverage	✓	✓	The proposal has a site coverage of approximately 54% which is less than the permitted 60% site coverage.

B9	Permeability	✓	✓	The site has a permeability of 29% which is more than the 20% permitted by this standard.
B10	Energy efficiency	✓	✓	Complies.
B11	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.
B12	Safety	✓	✓	The layout of the development will ensure the future safety and security of residents. The entrance of each proposed dwellings will either be visible from the street or on entry to the site. Private areas within the development will be secured via appropriate fencing.
B13	Landscaping	✓	✓	No landscape plan has been submitted with the application. This will be required as a condition of permit.
B14	Access	✓	✓	Complies.
B15	Parking location objectives To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	✓	✓	Complies.
B17	Side and rear setbacks	✓	✓	Complies.
B18	Walls on boundaries	✓	✓	No wall on boundary is proposed.
B19	Daylight to existing windows	✓	✓	Complies.
B20	North-facing windows	✓	✓	Complies.
B21	Overshadowing open space	✓	✓	Complies.
B22	Overlooking	✓	✓	Complies.
B23	Internal views	✓	✓	Complies
B24	Noise impacts	✓	✓	No external noise impacts

				have been identified. The subject site and all adjoining properties are residential in nature.
B25	Accessibility	✓	✓	Complies.
B26	Dwelling entry	✓	✓	Each dwelling entry of the proposed dwellings will either be visible from the street or on entry to the site.
B27	Daylight to new windows	✓	✓	Complies.
B28	Private open space	✓	✓	All proposed dwellings will have access to at least 25m ² of secluded private open space and at least 40m ² of private open space.
B29	Solar access to open space	✓	✓	Complies.
B30	Storage	✓	✓	6m ³ of external storage space is proposed for each dwelling.
B31	Design detail	✓	✓	Complies subject to conditions. It is recommended that the proposed zincalume roofing be replaced with appropriate roofing material that is in keeping with the character of the area.
B32	Front fences			No front fence is proposed.
B33	Common property	✓	✓	Complies.

Minimum Garden Area Requirement

Clause 32.08-4 of the Melton Planning Scheme states the minimum percentage of a lot that must be set aside as garden area. For a lot size of 1628.73m², 35 per cent of the lot must be set aside as garden area. This equates to 570.05m². The proposed development meets the garden area requirement as it provides 581.36m²

House Rules – Housing Character Statements and Design Guidelines

In the House Rules document, the site is included within the Garden Suburban 1 (GS1) area. The proposal is assessed against the following Design Guidelines for the character area in the table below:

Garden Suburban 1 (GS1)

Design Response	Comments
Front Setback	The subject site is located on the corner of Hewson Street and Church

<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>Minimum 60% permeable area in front setback.</p>	<p>Street.</p> <p>No landscape strip is proposed between the driveway of unit five and seven and the northern boundary. A variation to this requirement is acceptable considering the size of the proposed garden area.</p> <p>At least 60% of the front setback is permeable.</p>
<p>Minimum 1 metre dwelling setback from one side boundary and 2 metres from the other side (except Duplex development).</p> <p>With a Duplex development, the combined envelope of the two dwellings should be sited so that, on the unattached sides, one dwelling is set back from its side boundary by 1 metre minimum, and the other dwelling is set back from its side boundary by 2 metres minimum.</p>	<p>Complies</p>
<p>Garages & Carports</p> <p>Car parking structures should be set back behind line of the dwelling.</p> <p>Car parking structures should be set back 5.4 metres from the front boundary.</p>	<p>Complies.</p>
<p>Vehicle Crossing</p> <p>Only one vehicular crossover should be provided per frontage.</p> <p>Replace any street tree removed with another tree that provides for regular spacing of street trees in the street.</p>	<p>Given the length of the lot frontage to Hewson Street two crossovers are considered acceptable.</p> <p>One double crossover is proposed on Church Street.</p>
<p>Height & Form</p> <p>The maximum building height should be 9 metres.</p> <p>Built form should be dominated by the roof structure and where predominant Character incorporates eaves; this should be reflected in appropriate locations.</p> <p>Building elements and details (e.g. windows) should be used to break up the mass of larger wall surfaces.</p> <p>For corner lots, continue articulation and materials provided on the primary façade along the secondary façade.</p>	<p>Complies.</p>
<p>Trees & Other Vegetation</p> <p>Large, established trees should be retained.</p>	<p>A landscape plan is required as a condition of permit to show canopy trees within the front setback and rear</p>

<p>Substantial vegetation, including canopy trees, should be provided that surrounds the dwelling. Site layout and subdivisions should be designed around existing vegetation that contributes to the area's character.</p> <p>At least one canopy tree in the front setback and the rear garden area (with only one canopy tree required in the front setback for one pair of duplexes).</p> <p>Minimum 40% permeable site area.</p> <p>At least 40sqm of functional private open space with a minimum dimension of 4m should be provided.</p>	<p>garden areas to Council's satisfaction.</p> <p>Unit one, three, four, five and six will have at least 40m² of functional open space with a minimum width of 4m.</p> <p>Unit two and seven will have at least 40m² of function open space, however the minimum width is less than the required 4m. Unit two and seven functional open spaces have a minimum width of 3.49m and 3.19m respectively. Given Unit two and seven provides 52.91m² and 47.52m² of private open space, the concession on the minimum width dimension is acceptable.</p>
<p>Front Fence</p> <p>Front fences, other than very low (less than 0.6 metres in height) should be of open or transparent construction.</p> <p>Maximum front fence height of 1.2 metres.</p>	<p>No front fence is proposed.</p>
<p>Colours & Materials</p> <p>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).</p>	<p>Complies subject to conditions. Zinalume roofing is not supported as it is not consistent with the predominant roofing material in the area.</p>