

Appendix 3 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
Clause 11.02-1 – Supply of Urban land	The proposal is consistent with the objective of this policy as it seeks to promote urban consolidation through the re-development of land in established areas. The proposal is consistent with this policy as it will respect the established and preferred neighbourhood character of the area.
Clause 11.06-2 – Housing Choice	The proposal is consistent with the objective of this policy as it will provide housing close to jobs and services and facilitate the development of increased housing in established areas. The proposal will provide a diversity of housing types and seeks to increase the supply of affordable housing that offers choice and will meet the changing needs of households.
Clause 15.01-2 – Urban Design Principles	The proposal is consistent with the objectives of this policy and is considered an appropriate urban design outcome that make a positive contribution to the neighbourhood character of the area.
Clause 16.01-4 Housing Diversity	The proposal is consistent with this policy as it respects and complements the existing and preferred neighbourhood character of the area.
Clause 16.01-5 Housing Affordability	The proposal improves housing affordability by providing increased choice in housing type to meet the needs of households.
Local Planning Policy Framework	
Clause 22.01-4 – Housing in Established Areas	The proposal is consistent with objectives 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 Character Guidelines.
Clause 22.12 Housing Diversity Policy	The proposal is consistent with the objectives of the policy and the themes outlined under Council's Housing Diversity Strategy. The proposal will respect and complement the established neighbourhood character in the area through its retention of the existing dwelling, provision of visual separation between the existing and proposed

	dwelling, provision of sufficient opportunities for landscaping and generally good level of accessibility to infrastructure and services.
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. The proposal satisfies the minimum garden area requirements under Clause 32.08-4 of the Zone.
Other	
Clause 55 Res Code	The proposal fully complies with the objectives and standards of Res Code under Clause 55 of the Melton Planning Scheme. The proposed development will respect and complement the existing and preferred neighbourhood and streetscape character of the area. The proposal satisfies the requirements of Res Code in relation to side and rear setbacks, height, energy efficiency, overlooking, overshadowing and private open space.
Clause 52.06 Car Parking	Two car spaces in the form of a single garage and open car space (tandem arrangement) are provided for the proposed dwelling. A single carport is provided for the existing two bedroom dwelling. The proposal satisfies the requirements of this clause. No visitor car parking spaces are required to be provided as the proposal does not involve the development of five or more dwellings. The dimensions of the car spaces (including garages) comply with the requirements of this clause. The carport for the existing dwelling will be setback 5.2 metres from the street frontage. Clause 52.06-9 (Design Standard 2) of the Melton Planning Scheme requires garage or carports to be setback 5.4 metres from the street frontage where provided as part of a tandem car parking arrangement. As only one car space is required for the existing two bedroom dwelling, car parking will not be provided in a tandem

	arrangement and the carport is not required to be setback 5.4 metres from the street frontage.
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