

Appendix 3 – Assessment against relevant Planning Scheme controls – dated 9 January 2018

Planning Scheme Reference	Assessment
State Planning Policy Framework	
Clause 11.04-2 (Housing Choice and Affordability)	<p>The Policy seeks to provide a diversity of housing in defined location that cater for different households and are close to jobs and services. The site is well located in proximity to public transport, community facilities and public open space.</p> <p>The subject site is suitable for incremental housing growth. The subject site is located in the General Residential Zone (GRZ) where the development outcome expected is incremental change. The GRZ is not an area where there will be limited or no housing growth.</p>
Clause 15.01-1 and 15.01-2 (Urban Design)	<p>These policies seek to create positive urban design outcomes for new development, particularly to enhance the public realm, and to consider site context.</p> <p>Based on the neighbourhood character and housing diversity assessments, this particular design is acceptable and will produce an acceptable outcome.</p>
Clause 16 (Housing)	<p>The policies in this section of the Melton Planning Scheme seek to provide for housing diversity and ensure that housing has easy access to services. Importantly, the policy also seeks to identify sites for redevelopment for larger scale redevelopment, particularly close to public transport and Activity Centre.</p> <p>The proposal is consistent with this policy. The GRZ is not an area where there will be limited or no housing growth.</p>
Local Planning Policy Framework	
Clause 21.03-2 (Planning objectives)	<p>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.</p> <p>The proposal is consistent with this aspect of the Municipal Strategic Statement. The proposal will achieve diversity in housing options and an increased density.</p>
Clause 21.04 (Housing within established residential areas)	<p>This aspect of the Municipal Strategic Statement makes reference to the <i>Melton Housing Diversity Strategy May 2014</i>, 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</p>

	<p>not designed for either the Residential Growth Zone or the Neighborhood Residential Zone.</p> <p>The type of housing proposed is consistent with the expected housing type. The expected housing type in the GRZ is a mixture of single dwellings, dual occupancies with some villa units and in limited circumstances, townhouses, where appropriate.</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> <p>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.</p>
Zone	
General Residential Zone (Schedule 1)	<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	
Environmental Significance (Schedule 2)	<p>The purposes include the need to identify where the development of the land may be affected by environmental constraints and to ensure the development is compatible with identified environmental values.</p> <p>The proposed development will not have any impact on the Kororoit Creek Reserve. Kororoit Creek is located at a significant distance from the subject site.</p>
Development Plan (Schedule 1)	<p>The purposes include to identify areas which require the form and conditions of future use and development, and to exempt an application from notice and review if it is generally in accordance with a development plan.</p> <p>The proposal involves the use of land for "residential" and is thus "generally in accordance" with the approved Development Plan. Council approved a development plan DP2007/005 on 15 February 2008. The Development Plan designates the subject land as being for "residential" purposes.</p>

Other	
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. The proposed development makes provision for six on-site car parking spaces.</p>
Two or more dwellings on a lot and residential buildings (Clause 55 – ResCode)	<p>The proposal has been assessed against the relevant standards and objectives of this aspect of the Melton Planning Scheme and is generally compliant.</p>