

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
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. However, the proposal fails to comply with the policy in terms of respecting neighbourhood character and providing sufficient opportunities for landscaping within the development.
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 meets the changing needs of households through a mix of housing types (2 and 3 bedrooms). The proposal provides adaptable internal dwelling design through four different dwelling types (A to D).
Clause 15.01-2 – Urban Design Principles	The proposal is inconsistent with the objectives of this policy and is not considered an appropriate urban design outcome as it will not make a positive contribution to the neighbourhood character of the area.
Clause 16.01-4 Housing Diversity	The proposal is inconsistent with this policy as it fails to respect and complement 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 inconsistent with Objective 5 of the policy as it fails to respect or 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 inconsistent with the objectives of the policy and the themes outlined under Council's Housing Diversity Strategy. The proposal fails to respect or

	complement the established neighbourhood character by virtue of the lack of visual separation between dwellings, insufficient opportunities for landscaping and is a higher density development which does not have a high level of accessibility to infrastructure and services.
Zone	
General Residential Zone (Schedule 1)	The proposal is inconsistent with the purpose of the zone as it fails to respect or complement the existing and preferred neighbourhood character of the area.
Other	
Clause 55 Res Code	<p>The proposal fails to fully comply with the objectives and standards of Res Code under Clause 55 of the Melton Planning Scheme.</p> <p>The proposed development will not respect or complement the neighbourhood and streetscape character of the area in terms of the lack of visual separation provided between the proposed dwellings.</p> <p>The proposal fails to comply with the front setback requirements of Res Code. The front setbacks of Units 1-3 are required to be a minimum of 9 metres based on the setbacks of the existing buildings on the adjoining properties to the north and south of the subject land.</p> <p>The proposal fails to comply with the requirements of Res Code in relation to energy efficiency as the living/meals area for Unit 14 will be located on the southern side rather than the northern side of the dwelling as required under this standard.</p>

	<p>The proposal fails to comply with the requirements of Res Code in relation to private open space as the total amount of private open space for Unit Types C and D do not meet the minimum of 40 square metres required under Standard B28 of Res Code.</p> <p>In addition, the secluded private open space areas for the majority of dwellings along the southern boundary of the subject land will be located at the front rather than the side or rear of these dwellings as required under this standard.</p> <p>These spaces are likely to be enclosed by high fencing which will detract from the appearance of these dwellings to the internal streetscape.</p> <p>The proposal fails to provide suitable opportunities for landscaping within the front and rear yards of each dwelling type resulting in poor internal amenity to the future residents of the proposed dwellings.</p>
<p>Clause 52.06 Car Parking</p>	<p>One car space (single garage) is provided for each two bedroom dwelling and two car spaces (double garage) are provided for each three bedroom in accordance with the requirements of this clause.</p> <p>Fifteen visitor car parking spaces are provided within the proposed development in accordance with the requirements of this clause.</p> <p>The dimensions of the car spaces (including garages) comply with the requirements of this clause.</p> <p>However, the garages for Unit Types B and C are required to be setback 5.4 metres from the front boundary of these dwelling types in accordance with the requirements of this clause.</p>