

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework	
<p>Clause 11 (Settlement) 16.01-1S</p>	<p>Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.</p> <p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.</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>
<p>Clause 11.02-1S (Supply of urban land)</p>	<p>The objective of this clause is <i>“to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses”</i>.</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 proposed development makes more efficient use of the land with the provision of four dwellings on a site which currently contains a single dwelling.</p>
<p>Clause 15 (Built Environment and Heritage)</p>	<p>Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.</p> <p>Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.</p> <p>Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.</p> <p>Planning should promote excellence in the built environment and create places that:</p> <ul style="list-style-type: none"> • Are enjoyable, engaging and comfortable to be in. • Accommodate people of all abilities, ages and cultures.

	<ul style="list-style-type: none"> • Contribute positively to local character and sense of place. • Reflect the particular characteristics and cultural identity of the community. • Enhance the function, amenity and safety of the public realm. <p>The proposal generally complies with this clause.</p>
Clause 15.01-1S (Urban design)	<p>The objective of this clause is <i>“to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”</i>.</p> <p>The proposal responds well to the surrounding urban environment and is consistent with this clause.</p>
Clause 15.01-2S (Building design)	<p>The objective of this clause is <i>“to achieve building design outcomes that contribute positively to the local context and enhance the public realm”</i>.</p> <p>The proposal will positively contribute to the local context and is consistent with this clause.</p>
Clause 15.01-4S (Healthy neighbourhoods)	<p>The objective of this clause is <i>“to achieve neighbourhoods that foster healthy and active living and community wellbeing”</i>.</p> <p>The proposal will be highly accessible to walking and cycling networks and public transport. The proposal is consistent with this clause.</p>
Clause 15.01-5S (Neighbourhood character)	<p>The objective of this clause is <i>“to recognise, support and protect neighbourhood character, cultural identity, and sense of place”</i>.</p> <p>The design response is in keeping with the character of the area in terms of its scale, form and appearance.</p>
Clause 15.02-1S (Energy and resource efficiency)	<p>The objective of this clause is <i>“to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions”</i>.</p> <p>The proposal is generally consistent with this clause.</p>
Clause 16 (Housing)	<p>Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.</p> <p>Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.</p> <p>Planning for housing should include the provision of land for affordable housing.</p>

	The proposal is walkable to an activity centre and has excellent access to schools, public transport and open space.
Clause 16.01-1S (Integrated housing)	<p>The objective of this clause is <i>“to promote a housing market that meets community needs”</i>.</p> <p>The proposal increases the supply of housing in an existing urban area that is currently well integrated with infrastructure and services.</p>
Clause 16.01-2S (Location of residential development)	<p>The objective of this clause is <i>“to locate new housing in designated locations that offer good access to jobs, services and transport”</i>.</p> <p>The proposal provides a higher density housing development that is well located in relation to jobs, services and public transport. The proposal reduces the pressure for fringe development by redeveloping a site within an established urban area.</p>
Clause 16.01-3S (Housing diversity)	<p>The objective of this clause is <i>“to provide for a range of housing types to meet diverse needs”</i>.</p> <p>The proposal will add to dwelling diversity to the surrounding area.</p>
Clause 16.01-4S (Housing affordability)	<p>The objective of this clause is <i>“to deliver more affordable housing closer to jobs, transport and services”</i>.</p> <p>The proposal is consistent with this clause.</p>
Local Planning Policy Framework	
Clause 21 (Municipal Strategic Statement)	The Melton City Council Municipal Strategic Statement contains a description of the present day municipality and the key influences and issues Council will face. It provides Council’s vision to create <i>“a thriving community where everyone belongs”</i> .
Clause 21.02-2.3 (Established areas – Objectives and strategies)	<p>The two objectives of this clause are:</p> <ul style="list-style-type: none"> • To ensure a range of housing is available to meet changing demand and improve affordability and accessibility in established suburbs. • To identify and protect the preferred neighbourhood character of residential areas. <p>The proposal will increase the range of housing in an established area, improving affordability and accessibility. The design response is in keeping with the character of the area in terms of its scale, form and appearance.</p>
Clause 21.07-1.3 (Built Environment and Heritage – Objectives and strategies)	<p>The relevant objectives of this clause are:</p> <ul style="list-style-type: none"> • To create healthy and safe communities. • To protect the preferred neighbourhood character in established residential areas of the municipality. • To create communities that are attractive and desirable places in which to live, work and visit.

	<p>The proposal addresses the street and has an appropriate sense of scale. It is considered the proposed development will make a positive contribution to the residential streetscape.</p>
<p>Clause 21.08-1-3 (Housing – Objectives and strategies)</p>	<p>The relevant objectives of this clause are:</p> <ul style="list-style-type: none"> • To increase housing diversity within the City of Melton. • To promote affordable housing options for households of all income levels. • To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes. <p>The proposal is for four dwellings located within proximity of an activity centre and public transport. The development increases housing diversity within the municipality and promotes more affordable housing options.</p>
<p>Clause 22.12 (Housing Diversity Policy)</p>	<p>The objectives of this clause are:</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. • 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 sustainability. <p>The proposal is considered site responsive and is located in an area where redevelopment should be encouraged, with access to a nearby activity centre and services. The design, scale and form of the dwellings is considered appropriate to the neighbourhood character of the area.</p>
<p>Zone</p>	

<p>Residential Growth Zone</p>	<p>The purpose of the Residential Growth Zone is:</p> <ul style="list-style-type: none"> • To implement the Municipal Planning Strategy and the Planning Policy Framework. • To provide housing at increased densities in buildings up to and including four storey buildings. • To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres. • To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas. • To ensure residential development achieves design objectives specified in a schedule to this zone. • 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>
<p>Particular Provisions</p>	
<p>Clause 52.06 (Car parking)</p>	<p>The purpose of this clause is <i>“to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality”</i>.</p> <p>Dwellings 1, 2 and 3 comprises of two bedrooms and each require one car parking space by this clause.</p> <p>Dwelling 4 comprises of three bedrooms and requires two car parking spaces with at least one undercover car parking space by this clause.</p> <p>A single car garage is provided to Dwellings 1, 2 and 3, with Dwelling 4 provided with a double car garage.</p>
<p>Clause 55 (Two or More Dwellings on a Lot and Residential Buildings)</p>	<p>The purposes of this clause are:</p> <ul style="list-style-type: none"> • To implement the Municipal Planning Strategy and the Planning Policy Framework. • To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. • To encourage residential development that provides reasonable standards of amenity for existing and new residents. • To encourage residential development that is responsive to the site and the neighbourhood.

	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.
General Provisions	
Clause 65 (Decision Guidelines)	<p>The provision outlines that before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> • The matters set out in Section 60 of the Act. • The Municipal Planning Strategy and the Planning Policy Framework. • The purpose of the zone, overlay or other provision. • Any matter required to be considered in the zone, overlay or other provision. • The orderly planning of the area. • The effect on the amenity of the area. <p>The proposal is considered to be generally consistent with the Planning Policy Framework, Local Planning Policy Framework, Residential Growth Zone and Particular Provisions.</p>

Table 1, Clause 55 Assessment (ResCode)

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings	Assessment	Compliance
<i>Neighbourhood and Site Description and Design Response</i>		
Clause 55.01-1 – Neighbourhood and site description	A neighbourhood and site description has been provided as part of the application and is satisfactory.	Complies
Clause 55.01-2 – Design Response	A design response explaining how the proposal meets the objectives of Clause 55 has been provided as part of the application and is satisfactory.	Complies
<i>Neighbourhood Character and Infrastructure</i>		
Clause 55.02-1 – Neighbourhood character objective <i>Standard B1</i>	The development in terms of its scale, built form, setbacks and materials and colours will be consistent with the neighbourhood character of the area.	Complies
Clause 55.02-2 – Residential policy objectives <i>Standard B2</i>	The design is consistent with the relevant policies.	Complies
Clause 55.02-3 – Dwelling diversity objective	N/A	N/A

<i>Standard B3</i>		
Clause 55.02-4 – Infrastructure objectives <i>Standard B4</i>	The development will be connected to all required services.	Complies
Clause 55.02-5 – Integration with the street objective <i>Standard B5</i>	The dwellings will be well integrated with the street.	Complies
<i>Site Layout and Building Massing</i>		
Clause 55.03-1 – Street setback objective <i>Standard B6</i>	The average setback of the two adjoining dwellings is 9.38 metres. A setback of 5.6 metres is proposed and therefore does not meet Standard B6. There is quite a variation of front setbacks in the surrounding area, including 5.2 metres at 1/57 Church Street, 6 metres at both 59 and 60 Church Street, 8 metres at 56 Church Street and 9.74 metres at 58 Church Street. A setback of 5.6 metres would not be uncommon in the streetscape, is unlikely to have any material detriment to surrounding properties and would be an efficient use of the land.	Does not comply however variation is appropriate
Clause 55.03-2 – Building height objective <i>Standard B7</i>	7.1 metres	Complies
Clause 55.03-3 – Site coverage objective <i>Standard B8</i>	40.86%	Complies
Clause 55.03-4 – Permeability and stormwater management objectives <i>Standard B9</i>	38.71% Adequate stormwater management can be achieved.	Complies
Clause 55.03-5 – Energy efficiency objectives <i>Standard B10</i>	The proposed development will result in an energy efficient design.	Complies
Clause 55.03-6 – Open space objective <i>Standard B11</i>	There are no common communal areas.	N/A

Clause 55.03-7 – Safety objective <i>Standard B12</i>	The entrances for all dwellings will not be obscured or isolated from the street or accessway. The driveway and crossover will have good safety, security and visibility.	Complies
Clause 55.03-8 – Landscaping objectives <i>Standard B13</i>	Appropriate landscaping can be provided subject to a landscape plan.	Complies subject to a landscape plan
Clause 55.03-9 – Access objective <i>Standard B14</i>	The existing crossover will be retained.	Complies
Clause 55.03-10 – Parking location objectives <i>Standard B15</i>	Parking is provided on site. Habitable room windows are adequately set back.	Complies
<i>Amenity Impacts</i>		
Clause 55.04-1 – Side and rear setbacks objective <i>Standard B17</i>	Adequate side and rear setbacks are provided.	Complies
Clause 55.04-2 – Walls on boundaries objectives <i>Standard B18</i>	The garage for Dwelling 4 will be constructed on the western property boundary and will not exceed the maximum length or height of Standard B18.	Complies
Clause 55.04-3 – Daylight to existing windows objective <i>Standard B19</i>	Reasonable daylight access is achieved to existing habitable windows.	Complies
Clause 55.04-4 – North-facing windows objective <i>Standard B20</i>	Existing north-facing habitable room windows will be not be negatively impacted.	Complies
Clause 55.04-5 – Overshadowing open space objective <i>Standard B21</i>	There is limited overshadowing to any of the neighbouring properties and their secluded private open space.	Complies
Clause 55.04-6 – Overlooking objective <i>Standard B22</i>	Overlooking will not be an issue with obscured glazing to a sill height of 1.7 metres.	Complies
Clause 55.04-7 – Internal views objective	Internal views will not be an issue with adequate fencing.	Complies

<i>Standard B23</i>		
Clause 55.04-8 – Noise impacts objective <i>Standard B24</i>	Noise impacts are unlikely to occur and will be typical of residential dwellings.	Complies
<i>On-Site Amenity and Facilities</i>		
Clause 55.05-1 – Accessibility objective <i>Standard B25</i>	The dwellings have been designed with the consideration of the needs of people with limited mobility.	Complies
Clause 55.05-2 – Dwelling entry objective <i>Standard B26</i>	The dwellings will be identifiable from the street and accessway and will have their own sense of identity and address.	Complies
Clause 55.05-3 – Daylight to new windows objective <i>Standard B27</i>	All habitable room windows have at least 3 square metres in light wells and at least 1 metre clear to the sky.	Complies
Clause 55.05-4 – Private open space objective <i>Standard B28</i>	All dwellings have at least 40 square metres of private open space and a minimum dimension of 3 metres.	Complies
Clause 55.05-5 – Solar access to open space objective <i>Standard B29</i>	Adequate solar access will be achieved for the secluded private open space for all dwellings.	Complies
Clause 55.05-6 – Storage objective <i>Standard B30</i>	A 6 cubic metre storage area is located in the garage or private open space for all dwellings.	Complies
<i>Detailed Design</i>		
Clause 55.06-1 – Design detail objective <i>Standard B31</i>	The design of the proposed dwellings will respect and complement the neighbourhood character.	Complies
Clause 55.06-2 – Front fences objective <i>Standard B32</i>	None proposed.	N/A
Clause 55.06-3 – Common property objectives <i>Standard B33</i>	The accessway will be common property for all dwellings. It is unlikely there will any issues in terms of future management of the accessway.	Complies

<p>Clause 55.06-4 – Site services objectives <i>Standard B34</i></p>	<p>Site services and facilities can be installed and accessed easily.</p>	<p>Complies</p>
---	---	-----------------

House Rules – Housing Character Assessment and Design Guidelines – Garden Suburban 2

The Housing Character Assessment and Design Guidelines (House Rules) was adopted by Council on 13 October 2015 and was gazetted into the Melton Planning Scheme as a reference document on 18 April 2019. The subject land is located in a Garden Suburban 2 (GS2) area. An assessment against the Design Guidelines for the GS2 area is provided in the table below:

Table 2, Garden Suburban 2 (GS2) Assessment

Design Response	Assessment	Compliance
<p>Front setback</p>	<p>A landscaped strip between the driveway and side boundary is provided. A minimum 5 metre front setback is provided. A permeable area of at least 60% can be achieved.</p>	<p>Complies</p>
<p>Walls on boundaries</p>	<p>Walls on boundaries are setback more than 3 metres from the front building façade.</p>	<p>Complies</p>
<p>Subdivision</p>	<p>Not applicable.</p>	<p>N/A</p>
<p>Garages and car ports</p>	<p>The garages are setback behind the line of the dwellings and are not a dominant built form.</p>	<p>Complies</p>
<p>Vehicle crossing</p>	<p>The existing vehicle crossover will be retained. No street trees will be impacted.</p>	<p>Complies</p>
<p>Height and form</p>	<p>The maximum building height will be 7.1 metres. Windows break up the mass of larger wall surfaces.</p>	<p>Complies</p>
<p>Trees and other vegetation</p>	<p>A canopy tree can be provided in the private open space for all dwellings.</p>	<p>Complies</p>
<p>Front fence</p>	<p>No front fence is proposed.</p>	<p>Complies</p>
<p>Colours and materials</p>	<p>The proposed dwellings will use colours and materials that are respectful to neighbourhood character.</p>	<p>Complies</p>