

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework	
<p>Clause 11.01-1S (Settlement)</p> <p>The objective of this clause is to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</p>	<p>The proposal is consistent with this policy as it seeks to facilitate the subdivision of land in an established area that will take full advantage of existing settlement patterns, connection to reticulated sewerage and investment in transport, utility, social, community and commercial infrastructure and services.</p>
<p>Clause 11.02-1S (Supply of urban land)</p> <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>The proposal is consistent with the objective of this policy as it provides an opportunity for the low scale redevelopment and intensification of land in an existing urban area that has good access to existing services and infrastructure including public transport, public open space, shops and other community facilities.</p> <p>The proposed subdivision will also respect and complement the existing and preferred neighbourhood character of the area in terms of layout and range of lot sizes which satisfy the minimum lot size requirements (2,000 square metres) outlined under the Neighbourhood Residential Zone (Schedule 2) provisions of the Melton Planning Scheme.</p> <p>The proposal will provide an appropriate transition between the existing conventional residential lots sizes and development (Djerriwarrh Estate) to the east and the established low density residential lot sizes (5,000 square metres) and development to the west as part of the Kurunjang Ranch Estate.</p>
<p>Clause 12.01-1S (Protection of biodiversity)</p>	<p>The proposal is consistent with the objectives of this policy. An offset will be provided in the form of habitat compensation fees to compensate for the removal of native vegetation as part of the proposed subdivision. The application was referred to Council's City Sustainability and Environment Department and DELWP who have not objections to the proposal subject to conditions.</p>

ORDINARY MEETING OF COUNCIL 2 APRIL 2020; ADJOURNED FROM 26 MARCH 2020

Item 12.14 Planning Application PA 2017/5572 - Subdivision of land into 20 lots and associated removal of native vegetation At 6-8, 24 and 26 Outlook Ride Kurunjang

Appendix 3 Assessment against the Planning Scheme - undated

<p>Clause 12.01-2S (Native vegetation management)</p>	<p>The proposal is consistent with the objectives of this policy. The applicant has submitted a Biodiversity Assessment Report and Native Vegetation Removal Report which demonstrates how the proposal achieves the principles of avoid, minimise and offset in accordance with this policy.</p> <p>An offset for the removal of 2.890 hectares will be provided in accordance with DELWP's Guidelines for the removal, destruction or lopping of native vegetation.</p> <p>The application was referred to Council's City Sustainability and Environment Department and DELWP who have not objections to the proposal subject to conditions.</p>
<p>Clause 15.01-3S (Subdivision design)</p>	<p>The proposal is consistent with the objective of this policy as the proposed subdivision will create an attractive, liveable, walkable neighbourhood and provide a range of lot sizes to suit a variety of dwelling and household types to meet the needs of the community.</p>
<p>Clause 15.01-5S (Neighbourhood Character)</p>	<p>The proposal is consistent with the objective of this policy as it will contribute to the existing and preferred neighbourhood character by providing a low density infill residential subdivision that provides an appropriate transition between the established conventional residential lots to the east as part of the Djerriwarrah Estate and the low density residential lots to the west of the subject land as part of the Kurunjang Ranges Estate.</p>
<p>Clause 15.03-2S (Aboriginal Cultural Heritage)</p>	<p>The proposal is consistent with this policy. The subject land is located within an area of aboriginal cultural heritage sensitivity. The proposed subdivision is identified as a high impact activity. Therefore, a Cultural Heritage Management Plan is required. A CHMP has been prepared and approved by Aboriginal Affairs Victoria. A copy of the approved CHMP has been submitted as part of the application.</p>

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Appendix 3 Assessment against the Planning Scheme - undated

Clause 16.01-S (Integrated Housing)	The proposal is consistent with the objectives of this policy as it will increased the supply of housing in an existing urban area that has connection to reticulated sewerage and is located in proximity to community infrastructure, services and facilities.
Clause 16.01-2S (Location of residential development)	The proposal is consistent with the objectives of this policy as it will increased the supply of housing in an existing urban area that has connection to reticulated sewerage and is located in proximity to community infrastructure, services and facilities.
Clause 16.01-3S (Housing diversity)	The proposal is consistent with this policy as it will increase the diversity of housing to meet the needs of the community.
Clause 16.01-4S (Housing affordability)	The proposal is consistent with the objective and strategies of this policy as it will increase housing type and choice to meet the diverse needs of households.
Local Planning Policy Framework	
Clause 21.02-2 (Established Areas)	The proposal is consistent with the objectives of this policy as it will increase the range of housing to meet the changing demand in established suburbs and will complement and respect the existing and preferred neighbourhood character of the area as outlined under Clause 56 (Res Code) of the Melton Planning Scheme. The proposal is also consistent with the neighbourhood character statement for the area containing the subject land as described in Council's adopted Housing Diversity Strategy and Council's Housing Character Guidelines.
Clause 21.03-1 (Biodiversity)	The proposal is consistent with the objectives of this policy. The applicant has submitted a Biodiversity Assessment Report and Native Vegetation Removal Report which demonstrates how the proposal achieves the principles of avoid, minimise and offset native vegetation in accordance with this policy.
Clause 21.08 (Housing)	The proposal is consistent with objectives and strategies of this policy

ORDINARY MEETING OF COUNCIL 2 APRIL 2020; ADJOURNED FROM 26 MARCH 2020

Item 12.14 Planning Application PA 2017/5572 - Subdivision of land into 20 lots and associated removal of native vegetation At 6-8, 24 and 26 Outlook Ride Kurunjang

Appendix 3 Assessment against the Planning Scheme - undated

	as it will add to the diversity of housing in the form of an appropriate infill subdivision that has good access to existing infrastructure and community services and facilities.
Clause 22.12 Housing Diversity Policy	The proposal is consistent with objectives and strategies 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 Diversity Strategy and Council's Housing Character Guidelines.
Zone	
Clause 32.08 (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 and will encourage a diversity of housing types in a location with connection to reticulated sewerage and good access to services and transport.
Clause 32.09 (Neighbourhood Residential Zone – Schedule 2)	The proposal is consistent with the purpose of the zone as it will complement and respect the established and preferred neighbourhood character of the area in relation to lot sizes and will facilitate the development of a single dwelling (single or double storey) on each lot.
Particular Provisions	
Clause 52.17 (Native Vegetation)	<p>The proposal is consistent with the objectives of this policy. The applicant has submitted a Biodiversity Assessment Report and Native Vegetation Removal Report which demonstrates how the proposal achieves the principles of avoid, minimise and offset in accordance with this policy.</p> <p>An offset for the removal of 2.890 hectares will be provided in accordance with DELWP's Guidelines for the removal, destruction or lopping of native vegetation.</p> <p>The application was referred to Council's City Sustainability and Environment Department and DELWP who have not objections to the proposal subject to conditions.</p>

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Appendix 3 Assessment against the Planning Scheme - undated

<p>Clause 53.01 (Public open space Contribution and Subdivision)</p>	<p>No provision has been made for public open space within the proposed subdivision. Council's Open Space Planning Coordinator has advised that an area of 2,600 square metres is required to be provided for the proposed subdivision. However, a reserve of this size would be limited recreation benefit and the subject land is located within walking distance of existing public open space reserves (Black Knight Way Reserve and Wordon Court Reserve). Therefore, a 5 per cent monetary contribution would be more appropriate in accordance with the requirements of this clause. This will be addressed as a condition of the permit.</p>
<p>Clause 56 (Res Code)</p>	<p>The proposal complies with the objectives and standards of Res Code under Clause 56 of the Melton Planning Scheme.</p>
<p>General Provisions</p>	
<p>Clause 65.02 (Approval of an application to subdivide land)</p>	<p>The proposal satisfies the requirements of this clause. The subject land is considered suitable for subdivision as it has connection to reticulated sewerage and other reticulated services and is located in proximity to other community infrastructure, services and facilities.</p> <p>The proposal will provide a suitable transition between existing conventional residential lots to the east and established low density residential lots to the west.</p> <p>The lot sizes proposed as part of the subdivision are in accordance with the minimum subdivision requirements (2,000 square metres) as outlined under Schedule 2 of the Neighbourhood Residential Zone provisions of the Melton Planning Scheme.</p> <p>The layout of the proposed internal road servicing the subdivision will provide a connection to Outlook Ride.</p>