

**Appendix 3 – Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>State Planning Policy Framework</b>	
Clause 11.02-1S – Supply of Urban land	The proposal is inconsistent with the objective of this policy as it fails to respect the established and preferred neighbourhood character of the area as outlined under Council's Housing Diversity Strategy and Council's Housing Character Assessment and Design Guidelines (House Rules) in relation to its scale, built form, visual bulk, lack of visual separation between dwellings, materials and overall intensity.
Clause 15.01-1S – Urban Design	The proposal is inconsistent with the objectives of this policy. The proposal fails to respond to the context of the subject site and the surrounding area in terms of neighbourhood and streetscape character in terms of its scale, built form, side and rear setbacks, lack of visual separation between dwellings and materials.
Clause 15.01-2S – Building Design	The proposal is inconsistent with the objectives of this policy. The proposal fails to respond to the context of the subject site and the surrounding area in terms of neighbourhood and streetscape character in terms of its scale, built form, side and rear setbacks, lack of visual separation between dwellings and materials.
Clause 15.01-5S – Neighbourhood Character	The proposal is inconsistent with the objective of this policy as it fails to respect the established and preferred neighbourhood character of the area as outlined under Council's Housing Diversity Strategy and Council's Housing Character Assessment and Design Guidelines (House Rules) in relation to its scale, built form, visual bulk, lack of visual separation between dwellings, materials and overall intensity.
Clause 15.03-2S – Aboriginal Cultural Heritage	The proposal is consistent with the objectives of this policy. The proposed development is classified as an exempt activity under the Aboriginal Cultural Heritage Regulations 2018. Therefore, a Cultural Heritage Management Plan is not required as part of this application.
Clause 16.01-1S – Housing Supply	The proposal is consistent with the objectives of this policy in terms of increasing housing in established urban

	<p>areas and providing a diversity of housing type (2, 3- and 4-bedroom dwellings) and choice to meet the changing needs of households.</p> <p>However, the proposal is considered a high density housing development that is not well located in relation to jobs, services and public transport due to the location of the subject site towards the end of a court bowl where a higher level of amenity is expected (refer to a number of previous VCAT decisions) and the location of existing services and infrastructure beyond suitable walking distance (i.e. 400 metres) from the subject site.</p>
Clause 16.01-2S – Housing Affordability	The proposal is consistent with the objectives of this policy which encourages increasing the choice in housing type, tenure and cost to meet the needs of households as they move through the life cycle changes.
<b>Local Planning Policy Framework</b>	
Clause 21.02-2 – Settlement (Established areas)	<p>The proposal is consistent with objectives and strategies of this policy as it will promote a range of housing choice to meet the changing demand and needs of households.</p> <p>However, as outlined above, the proposed fails to respect or complement the existing and preferred neighbourhood character of the area as described in Council's adopted Housing Diversity Strategy and Council's Housing Character Assessment and Design Guidelines (House Rules).</p>
Clause 21.07-1 – Built Environment and Heritage	The proposal is inconsistent with the objective of this policy as it fails to respect the established and preferred neighbourhood character of the area as outlined under Council's Housing Diversity Strategy and Council's Housing Character Assessment and Design Guidelines (House Rules) in relation to its scale, built form, visual bulk, lack of visual separation between dwellings, materials and overall intensity.
Clause 21.08 - Housing	The proposal is consistent with the objectives and strategies of this policy by increasing housing diversity to meet the needs of the community (including an ageing household).

	<p>However, the proposal is considered a high density housing development that is not well located in relation to jobs, services and public transport due to the location of the subject site towards the end of a court bowl where a higher level of amenity is expected (refer to a number of previous VCAT decisions) and the location of existing services and infrastructure beyond suitable walking distance (i.e. 400 metres) from the subject site.</p>
Clause 22.12 Housing Diversity Policy	<p>The proposal is inconsistent with the objectives and strategies of this policy as it fails to respect the established and preferred neighbourhood character of the area as outlined under Council's Housing Diversity Strategy and Council's Housing Character Assessment and Design Guidelines (House Rules) in relation to its scale, built form, visual bulk, lack of visual separation between dwellings and overall intensity.</p>
<b>Zone</b>	
General Residential Zone (Schedule 1)	<p>The proposal is inconsistent with the purpose of the zone as it fails to respect and complement the existing and preferred neighbourhood character of the area as described under Council's Housing Diversity Strategy and the Garden Court 1 Character Area guidelines under Council's Housing Character Assessment and Design Guidelines (House Rules).</p>
<b>Other</b>	
Clause 52.06 – Car Parking	<p>The proposal generally complies with the objectives and requirements of this clause. The standard car parking ratio for a dwelling is one car space for each one- or two-bedroom dwelling and two car spaces for each three (or more) bedroom dwelling. A total of 7 car spaces are required on site for the proposed development and have been provided. No visitor parking is required as the proposal does not involve the development of five or more dwellings. The dimensions of the car spaces and aisle widths generally satisfy the requirements of this clause.</p> <p>However, it is considered that the vehicle turning area adjacent to the double garage of Unit 4 is very tight and will make it difficult for a vehicle to exit from this garage safely, conveniently and in a forward</p>

Item 12.12 Planning Application PA PA2020/7231/1 - Development of Four Double Storey Dwellings At 13 Pamela Court, Melton West

Appendix 3 Assessment against Planning Scheme - Planning Application PA2020-7231-1 - 13 Pamela Court Melton West - undated

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	direction as required under Design Standard 1 of Clause 52.06-9 of the Melton Planning Scheme.
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