

Appendix 3 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
Clause 11.01R- Settlement	The proposal is consistent with this policy as it seeks to facilitate the use and development of the land for residential purposes that improves diversity of housing choice and stock in an established area and take full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.
Clause 11.02-1S – Supply of Urban land	The proposal is consistent with the objective of this policy as it provides an opportunity for the redevelopment and intensification of land in an existing urban area that has very good access to existing services and infrastructure including public transport, public open space, shops and other community facilities.
Clause 15.01-1S – Urban Design	<p>The proposal is inconsistent with the objectives of this policy.</p> <p>The siting and layout of the proposed residential village does not respond to the subject land as it will result in the creation of dwellings with high solid rear boundary fencing backing onto the main entry to the village, south of Tame Street and the southern boundary (northern interface with the balance of the land) and side boundary treatments along the main boulevard road into the village.</p> <p>The proposal also fails to demonstrate what the balance of the land will be used for or how it would be accessed in the event that an expansion to the proposed residential village is not feasible or practicable.</p> <p>The proposal is also not considered to be inclusive as access is restricted to residents and visitors of the village and not the broader community.</p>
Clause 15.01-2S – Building Design	The proposal is consistent with the objectives of this policy. The types, height, setbacks, scale, built form and appearance of the proposed dwellings will not cause any adverse amenity impacts to adjoining or surrounding properties.
Clause 15.01-5S – Neighbourhood Character	The proposal is inconsistent with the objectives of this policy as the proposed development is not considered to be a site responsive design in relation to the layout

	of the proposed residential village which will result in the creation of dwellings with high solid rear boundary fencing backing onto the main entry to the village, south of Tame Street and the southern boundary (northern interface with the balance of the land) and side boundary treatments along the main boulevard road into the village.
Clause 15.03-2S – Aboriginal Cultural Heritage	The proposal is consistent with the objectives of this policy. An approved Cultural Heritage Management Plan has been submitted as part of this application.
Clause 16.01-1S – Housing Supply	<p>The proposal is consistent with the objectives of this policy which encourages providing appropriate types of housing suitable for older people, people with a disability, student accommodation and social housing.</p> <p>The proposal will also assist in increasing housing supply in existing urban areas in appropriate locations including underutilised land.</p>
Clause 16.01-2S – Housing Affordability	<p>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.</p> <p>The proposal is also consistent with the policy encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.</p> <p>The proposal will work in partnership with Homes for Homes with a percentage (0.1%) from the sale of homes built as part of the proposed residential village donated to Homes for Homes for the provision of social housing in Victoria.</p>
Clause 18.04-1S – Planning for Airports and Airfields	The proposal is inconsistent with the objectives of this policy and it will be incompatible with the operations of Melbourne Airport by significantly increasing the number of dwellings that will be subject to aircraft noise.
Clause 18.04-1R – Melbourne Airport	The proposal is inconsistent with the strategies of this policy as it will prejudice the curfew-free status and optimum usage of Melbourne Airport by significantly increasing the number of dwellings that will be directly affected by aircraft noise.

Local Planning Policy Framework	
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 the community and improve affordability.</p> <p>However, the proposal fails to respect the existing and preferred neighbourhood character of the area as the proposed development is not considered to be site responsive or accessible.</p> <p>The layout and orientation of the proposed dwellings is not site responsive and will result in a poor outcome in terms of the presentation of rear yards and high solid fencing at the main entrance to the village as well as south of the established residential area in Tame Street.</p> <p>The presentation of dwellings along the main boulevard is also not site responsive with the majority of dwellings having a side boundary directly fronting the main boulevard reducing the level of activation and passive surveillance from these dwellings to the main boulevard.</p> <p>The proposal is also not considered to be inclusive as access is restricted to residents and visitors of the village and not the broader community.</p>
Clause 21.07-1 – Built Environment and Heritage	<p>The proposal is inconsistent with the objectives and strategies of this policy. The layout of the proposed residential village has failed to address issues of community safety and crime prevention (CPTED principles) in relation to the 'back of house treatments' of dwellings at the main entry to the village, south of Tame Street and along the southern boundary of the subject land (northern interface with the balance land). The proposed development will also result in a number of dwellings with a direct side boundary interface along the main boulevard and landscape buffer along the western boundary of the subject site.</p>
Clause 21.08-1 - Housing	<p>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) on land located in proximity to facilities, services and public transport.</p>

	<p>The proposal will facilitate a diverse range of affordable housing stock suitable for all housing types and housing designs that can be adapted for different life stages including the needs of the ageing household.</p> <p>The proposal involves the development of smaller dwellings to meet the future needs of residents (including older residents) in a location close to facilities, services and public transport.</p> <p>However, the proposal fails to respect the existing and preferred neighbourhood character of the area as outlined under Strategy 2.2 of this clause as the proposed development is not considered to be site responsive.</p> <p>The layout and orientation of the proposed dwellings is not site responsive and will result in a poor outcome in terms of the presentation of rear yards and high solid fencing at the main entrance to the village as well as south of the established residential area in Tame Street. The presentation of dwellings along the main boulevard is also not site responsive with the majority of dwellings having a side boundary directly fronting the main boulevard reducing the level of activation and passive surveillance from these dwellings to the main boulevard.</p>
Clause 22.12 Housing Diversity Policy	<p>The proposal is consistent with objectives and strategies of this policy as it will facilitate the provision of an affordable housing option for households of all income levels, respect the neighbourhood character of the area and provide a diversity of housing type and choice to meet the needs of current and future households.</p>
Zone	
General Residential Zone (Schedule 1)	<p>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 add to the diversity of housing types in a location with good access to services and transport.</p>
Melbourne Airport Environs Overlay (Schedule 2)	<p>The proposal is inconsistent with the purpose of this Overlay as it will not be compatible with the current and future operations of the Melbourne Airport as it</p>

	<p>will result in a significant number of dwellings being directly exposed to noise generated by aircraft approaching and departing the airport.</p> <p>The proposal is also inconsistent with Clause 1.1 of Schedule 2 which states that the development of two or more dwellings must not exceed a density of one dwelling per 300 square metres.</p> <p>The density of the proposed development is 1 dwelling per 133 square metres (1 dwelling per 43 square metres of the development area) which exceeds the requirements under this overlay.</p> <p>Melbourne Airport Corporation was notified of the application in accordance with Section 52 of the Act and has lodged an objection to the application on the grounds that the proposal is inconsistent with the Planning Policy Framework for Airfields and Melbourne Airport as well as the requirements under Schedule 2 of this overlay. The proposal will also significantly increase the number of dwellings that will be directly subject to aircraft noise.</p>
Other	
Clause 52.06 – Car Parking	<p>The proposal complies with the objectives and requirements of this clause. The subject land is located within the Principal Public Transport Network Area. Therefore, the car parking ratio for the proposed Residential Village is one car space for each one or two bedroom dwelling, two car spaces for three or more bedroom (including studies as separate rooms) and zero car spaces for visitors to every five dwellings for developments of five or more dwellings.</p> <p>A total of 423 car spaces are required and provided in the form of single garages and single garages with tandem car spaces.</p> <p>A total of 91 visitor car spaces are provided on the subject land.</p> <p>The dimensions of the garages and car spaces satisfy the requirements of this clause.</p>
Clause 52.17 – Native Vegetation.	<p>The proposal complies with the objectives and requirements of this clause. A biodiversity assessment report has been submitted as part of the application to</p>

Item 12.12 Planning Application PA 2020/7146/1 - Use and development of land for a Residential Village and associated removal of native vegetation At 13-15 Diggers Rest-Coimadai Road Diggers Rest and 23 Tame Street Diggers Rest

Appendix 3 Assessment against Melton Planning Scheme - undated

	<p>justify the removal of native vegetation associated with the proposed development. The application was referred to DELWP and Council's City Sustainability and Environment Department and there are no objections to the proposal subject to conditions.</p>
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