

**Assessment against relevant Planning Scheme controls**

<b>Planning Scheme Reference</b>	<b>Assessment</b>
<b>State Planning Policy Framework</b>	
Clause 15.01-3 (Neighbourhood and Subdivision Design)	<p>The policies in this section of the Melton Planning Scheme seek to ensure the design of the subdivision achieves attractive, liveable, walkable, cycleable, diverse and sustainable neighborhood.</p> <p>In the development of new residential areas in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by providing a range of lot sizes to suite a variety of dwelling and household types to meet the needs and aspirations of different groups of people.</p> <p>The proposal provides varying lot sizes that are 2299 square metres and 2001 square metres. Based on the neighbourhood character and housing diversity assessments, this particular design is acceptable.</p>
<b>Local Planning Policy Framework</b>	
Clause 21.03-2 (Planning objectives)	<p>The Municipal Strategic Statement has a number of land use objectives sought to be achieved by the Melton Planning Scheme, including the need to create sustainable and livable communities that are desirable and attractive places in which to live, and to recognise the importance of housing diversity in achieving Council's commitment to a sustainable city. The proposal is consistent with this aspect of the Municipal Strategic Statement.</p> <p>The proposal will achieve diversity in housing option. The vacant lot created is smaller in size and will allow for the siting of a future dwelling with sufficient room for car parking, private open space, access to and integration with the street and appropriate solar orientation.</p>
Clause 21.04 (Housing within established residential areas)	<p>This aspect of the Municipal Strategic Statement makes reference to the Melton Housing Diversity Strategy (MDHS) May 2014, which seeks to guide housing growth within the established areas of the municipality.</p> <p>Within the existing character area 8: Melton lot sizes are between 2,000 square metres and 17,000 square metres with an average of 4,000 square metres. The area and dimension of the proposed lots will create a subdivision that is consistent with the existing and preferred character of the area.</p>
Clause 22.12 (Housing Diversity Policy)	<p>The Policy seeks to encourage a range of affordable housing options within the municipality, but also to identify increased residential densities in strategic locations.</p>

	The vacant lot created will adequately allow for the siting of a future dwelling.
<b>Zone</b>	
Neighbourhood Residential Zone (Schedule1)	A planning permit is required to subdivide land. The purposes of the NRZ include the need to manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics. The proposed subdivision design response and pattern is considered to respect the existing and preferred neighbourhood character.
<b>Other</b>	
Clause 56 (Residential Subdivision)	The proposal has been assessed against the relevant standards and objectives of this aspect of the Melton Planning Scheme and is generally compliant.