

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework (PPF)	
Clause 11 (Settlement)	<p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.</p> <p>Planning is to recognise the need for, and as far as practicable contribute towards diversity of choice, a high standard of urban design and amenity and energy efficiency.</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>
Clause 11.02-1S (Supply of urban land)	<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>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 ten dwellings, on a site which currently contains a single dwelling.</p>
Clause 15.01-2S (Building Design)	<p>The objective of this clause is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.</p> <p>The proposal complies with this clause.</p>
Clause 15.01-1S (Urban Design)	<p>The objective of this clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p> <p>The built form of the proposal is generally consistent with the existing buildings in the surrounding area.</p>
Clause 15.01-5S (Neighbourhood character)	<p>The objective of this clause is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.</p> <p>The proposal will complement the emerging character as supported under the zone.</p>
Clause 15.02-1S (Energy and resource efficiency)	<p>The objective of this clause is to encourage land use and development that is energy and resource efficient,</p>

	<p>supports a cooler environment and minimises greenhouse gas emissions.</p> <p>The proposal generally complies 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> <p>The proposal generally complies with this clause.</p>
Clause 16.01-4S (Housing affordability)	<p>The objective of this clause is to deliver more affordable housing closer to jobs, transport and services.</p> <p>The proposal generally complies with this clause.</p>
Clause 16.01-3S (Housing diversity)	<p>The objective of this clause is to provide for a range of housing types to meet diverse needs.</p> <p>The proposed development will add to dwelling diversity in the area.</p>
Clause 16.01-2S (Location of residential development)	<p>The objective of this clause is to locate new housing in designated locations that offer good access to jobs, services and transport.</p> <p>The proposal will add to the housing diversity in this location and make a modest contribution towards urban consolidation i.e. reducing the need for brand new residential estates on the edge of Melbourne.</p>
Local Planning Policy Framework (LPPF)	
Clause 21 (Municipal Strategic Statement (MSS))	<p>The Melton City Council Municipal Strategic Statement contains a description of present day Melton City and then looks to the future to see what the City may be in 2015. It also explains Council's key planning objectives, and shows how these will be used to evaluate and assess all applications for use and development. The MSS provides strategic direction for various land use units and activity areas in the City. The MSS finally explains how the Melton Planning Scheme will be implemented, its linkages with other plans and policies and when it will be reviewed and re-evaluated.</p> <p>The proposal is consistent with the Municipal Strategic Statement.</p>
Clause 21.03 (Planning Visions)	<p>The Residential Land Use objective is to create sustainable and liveable communities that are attractive</p>

and Objectives for Melton)	and desirable places in which to live. The proposal complies with this clause.
Clause 21.04 (Housing within the established residential areas)	Council has adopted the Melton Housing Diversity Strategy May 2014. The aim of this strategy is to provide a comprehensive plan guiding housing growth within the established areas across the City of Melton, ensuring that future housing development provides an appropriate range of housing choice and diversity to meet the needs of a growing and changing community. The strategy provides a twenty-year plan that establishes the types of housing needed and the suitability of different residential locations to accommodate different rates of housing change. The proposal will result in the more efficient use of well-serviced residential land at an increased dwelling density supported by the Melton Planning Scheme for this site.
Clause 22.12 (Housing Diversity Policy)	The objective of this clause is to <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 and • To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable. It is policy to: <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. The proposed development adds to dwelling diversity in the area.

Zone	
Clause 32.07 (Residential Growth Zone)	<p>The purpose of this clause is:</p> <ul style="list-style-type: none"> To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. 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>
Particular Provisions	
Clause 52.06 (Car parking)	<p>This purpose of Clause 52.06 includes the need to ensure the provision of an appropriate number of car spaces having regard to the activities on the land and the nature of the locality.</p> <p>Provision of car parking within the development accords with Clause 52.06.</p> <p>According to Clause 52.06-9 accessways must:</p> <ul style="list-style-type: none"> Provide a passing area at the entrance to the site must be at least 6.1m wide and 7m long. Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road must also be provided. The proposed accessway is required to be modified as a condition of permit. Provide at least 2.1m headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8m. <p>The above will be conditioned if a permit is to issue.</p>
Clause 55 (Two or More Dwellings on a Lot and Residential Buildings)	<p>The purpose of this clause is to achieve residential development that respects the existing neighbourhood character and encourage residential development that provides reasonable standards of amenity for existing</p>

	and new residents. 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.
Clause 65 Decision Guidelines	Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause. The proposal generally complies with the decision guidelines of Clause 65.

Table 1, Clause 55 Assessment (Rescode)

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B1	Neighbourhood Character	✓	✓	It is considered that the proposed development is generally consistent with the character of the area. House Rules nominates the site as being within the Garden Suburban 2 (GS2) Area. The current proposal resulting in ten double-storey dwellings on the subject site generally accords with the design principles of the GS2 area.
B2	Residential Policy	✓	✓	The proposed development will help consolidate the existing urban area which has good access to public transport, community facilities and infrastructure.
B3	Dwelling Diversity	✓	✓	Complies subject to conditions This standard requires developments of ten or more dwellings to provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms and at least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor

				level. The proposal includes nine, two bedroom dwellings and one, four bedroom dwelling. None of the dwellings contains at least a kitchen, bath or shower, and a toilet and wash basin at the ground floor level.
B4	Infrastructure	✓	✓	The subject site is located in an established urban area with access to all required services.
B5	Integration with the street	✓	✓	The proposed dwellings are oriented toward Joan Street.
B6	Street setback	✓	✓	The required minimum front setback is the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. The proposal is set back 9m from the street and therefore complies.
B7	Building height	✓	✓	Complies. The overall building height of the development is 8.8m.
B8	Site coverage	✓	✓	The proposal has a site coverage of approximately 51% which is less than the permitted 60% site coverage.
B9	Permeability	✓	✓	The site has a permeability of 26% which is more than the 20% permitted by this standard.
B10	Energy efficiency	✓	✓	Complies. The dwellings have been designed with living areas and balconies oriented to the north to maximise solar access.
B11	Communal and public open space	N/A	N/A	Only applicable if public or communal open space is to be provided on site or adjacent to the development.

B12	Safety	✓	✓	<p>The layout of the development will ensure the future safety and security of residents.</p> <p>The entrance of each proposed dwellings will either be visible from the street or on entry to the site.</p> <p>Entrances to dwelling two to ten will be accessed via a pedestrian footpath located on the southern boundary.</p> <p>Private areas within the development will be secured via appropriate fencing.</p>
B13	Landscaping	✓	✓	<p>A landscape plan has been submitted with the application. The landscape plan is considered satisfactory.</p> <p>The Arbor Solutions Pty Ltd report states that there are no trees of high significant value on the subject site. The trees are either of low or medium landscape value.</p> <p>The landscape plan includes provision of canopy trees within the development.</p>
B14	Access	✓	✓	Complies.
B15	<p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	✓	✓	Complies.
B17	Side and rear setbacks	✓	✘	<p>Partial Compliance.</p> <p>This standard requires a new building not on or within 200mm of a boundary to be set back from side or rear</p>

			<p>boundaries, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>The south elevation of dwelling ten in particular bedroom one on the upper floor with a wall height of 6.72m should be setback 1.9m from the southern boundary and not 1.45m. This will be a condition of approval.</p> <p>The side setback of dwelling one to nine from the southern boundary complies with the standard.</p> <p>For a wall height of 8.39m on the north elevation which includes the pitched roof form, the upper floor of dwelling two and three should be setback 3.48m from the northern boundary and not 3m.</p> <p>For a wall height of 8.59m on the north elevation which includes the pitched roof form, the upper floor of dwelling six should be setback 3.68m from the northern boundary and not 3m.</p> <p>For a wall height of 8.29m on the north elevation which includes the pitched roof form, the upper floor of dwelling eight should be setback 3.38m from the northern boundary and not 3m.</p> <p>The upper floor of dwelling two, three, six and eight setback from the northern boundary should be in accordance with Standard</p>
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				B17 of Clause 55.04-1 considering the development has an interface to rear yard of the adjoining property. This will be a condition of approval.
B18	Walls on boundaries	✓	✓	No walls are proposed to be built on boundary.
B19	Daylight to existing windows	✓	✓	Complies. All existing habitable room windows open to a light court with a minimum area of 3m ² clear to the sky. The proposed new walls are setback at least 50 percent of the height of the new walls from existing habitable room windows.
B20	North-facing windows	✓	✓	Complies subject to conditions. There is one existing north facing habitable room window located to the south of the subject site at 6 Joan Street. The window is setback 1.87m from the boundary. If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. The wall height of dwelling one which is opposite the existing habitable room window on the adjoining land is 6.68m, hence a setback of 2.85m is required and not 2.49m.
B21	Overshadowing	✓	✓	The proposed development

	open space			will not result in unreasonable overshadowing impacts to adjoining properties.
B22	Overlooking	✓	✓	<p>Complies subject to conditions.</p> <p>Opaque glazing to a height of 1.7m above the finished floor level is proposed on the south elevation windows.</p> <p>Potential overlooking arises from upper floor level windows and balconies on the north elevation of dwelling one to ten. To comply with Standard B22 new windows and balconies within nine metres, measured within a 45 degree arc, of existing secluded private open space or habitable room windows should be screened to a minimum height of 1.7 metres above the finished floor level.</p> <p>1.8m high boundary fencing will prevent overlooking from the ground floor into the secluded private open space and habitable room windows on adjoining properties. All internal and external fencing is required to be shown on the plans if a permit is to issue.</p>
B23	Internal views	✓	✓	<p>Complies.</p> <p>Balconies do not overlook the secluded private open space of dwellings within the development.</p>
B24	Noise impacts	✓	✓	<p>No external noise impacts have been identified. The subject site and all adjoining properties are residential in nature.</p>
B25	Accessibility	✓	✓	Complies.
B26	Dwelling entry	✓	✓	<p>Each dwelling entry of the proposed dwellings will either be visible from the street or on entry to the site.</p>

B27	Daylight to new windows	✓	✓	Complies. All of habitable room windows will receive adequate amounts of sunlight.
B28	Private open space	✓	✓	Complies. All balconies are at least 8m ² with a minimum width of 1.6m. Dwelling ten is provided with at least 40m ² of private open space at the ground floor level, with at least 25m ² of secluded private open space.
B29	Solar access to open space	✓	✓	Complies. All balconies are north facing to allow adequate solar access.
B30	Storage	✓	✓	Each dwelling has at least 6m ³ of overhead storage space located in the garage.
B31	Design detail	✓	✓	Complies. The design is contemporary and the proposed materials and finishes will ensure the building sits comfortably within the streetscape. The proposal is well articulated with strong design features which uses a range of materials and finishes to create visual interest in the streetscape.
B32	Front fences			The proposal includes a 1.5m high steel picket front fence combined with an angled 1.2m brick front fence. This is considered acceptable. An elevation of the front fence is required if a permit is to issue.
B33	Common property	✓	✓	Complies.
B34	Site Services	✓	✓	Complies. Provision is made for bin storage in each garage. Sufficient space is provided

				for the installation of mailboxes for the proposed ten dwellings.
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House Rules – Housing Character Statements and Design Guidelines

In the House Rules document, the site is included within the Garden Suburban 2 (GS2) area. The proposal is assessed against the following Design Guidelines for the character area in the table below:

Garden Suburban 2 (GS2)

Design Response	Comments
<p>Front Setback</p> <p>The front setback should be no less than the average setback of the adjoining two dwellings.</p> <p>The area of paving and other hard surfaces, including driveways and crossovers, in front garden areas should be minimised.</p> <p>A landscaped strip, minimum width 0.5 metres, should be provided between a driveway and the side boundary of the property.</p> <p>Minimum 5 metre front setback.</p> <p>Minimum 60% permeable area in front setback.</p> <p>Any new wall constructed on the boundary setback at least 3 metres from the front building facade.</p>	<p>Complies.</p>
<p>Sites should be consolidated to provide apartment development.</p>	<p>Not applicable.</p>
<p>Garages & Carports</p> <p>Car parking structures should be set back behind line of the dwelling.</p> <p>Car parking structures should be set back 5.4 metres from the front boundary.</p>	<p>Complies.</p>
<p>Vehicle Crossing</p> <p>Only one vehicular crossover should be provided per frontage.</p> <p>Replace any street tree removed with another tree that provides for regular spacing of street trees in the street.</p>	<p>Complies.</p>
<p>Height & Form</p> <p>The maximum building height should be 13.5 metres.</p> <p>Building heights should be 2 storeys (8 metres) closer to General Residential areas and up to 4</p>	<p>Complies.</p>

<p>storeys (13.5 metres) closer to commercial areas. Parts of the building over 2 storeys should be recessed from the facade of the lower levels where appropriate.</p> <p>Building elements and details (e.g. windows) should be used to break up the mass of larger wall surfaces.</p> <p>For corner lots, continue articulation and materials provided on the primary façade along the secondary façade.</p>	
<p>Trees & Other Vegetation</p> <p>Large, established trees should be retained wherever possible. Site layout and subdivisions should be designed around existing vegetation that contributes to the area's character.</p> <p>At least one canopy tree should be provided for each original subdivided lot.</p>	<p>Complies.</p> <p>Given the intensity of the development it is not considered practical to retain existing trees on the subject site.</p> <p>Canopy trees are proposed within the development.</p>
<p>Front Fence</p> <p>Front fences, other than very low (less than 0.6 metres in height) should be of open or transparent construction.</p> <p>Maximum front fence height of 1.2 metres.</p>	<p>The proposal includes a 1.5m high steel picket front fence combined with an angled 1.2m brick front fence. This is considered acceptable.</p>
<p>Colours & Materials</p> <p>Where possible, use materials and colours that are already a common feature of the area (e.g. brown, red or orange brick and brown, red or black tiles).</p>	<p>Complies.</p>