

Appendix 3 – Assessment against relevant Planning Scheme controls

<i>Planning Scheme Reference</i>	<i>Assessment</i>
State Planning Policy Framework	
Clause 11.01- Settlement	<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 and investment in transport, utility, social, community and commercial infrastructure and services.</p> <p>The proposal will also include provision for a future Neighbourhood Activity Centre site, Active Open Space and a future State Government School site.</p>
Clause 11.02-1S – Supply of Urban land	<p>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.</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 can accommodate a diversity of housing types including single dwellings and medium density housing.</p>
Clause 12.01-1S – Native Vegetation Management	<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 in accordance with the Biodiversity Conservation Strategy (BCS) that applies to the subject land. The application has been referred to Council’s Environmental Services Department and DELWP who support this approach.</p>
Clause 13.02-1S – Bushfire Planning	<p>The proposal is consistent with the objective of this policy. The subject land is considered to have minimal bushfire risks. The layout of the subdivision has been designed to include roads along the boundaries of the site to provide a separation (defendable space) between lots and these boundaries. The location, orientation and size of lots will also ensure that a dwelling can be built on each lot</p>

	which can achieve the standard BAL of 12.5.
Clause 15.01-3S – Subdivision Design	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.
Clause 15.01-4S – Healthy Neighbourhoods	The proposal is consistent with the objective of this policy and will achieve an active neighbourhood through the provision of conveniently located active and passive public open space reserves for active leisure and recreation as part of the subdivision along with walking and cycling paths within these reserve and along the central linear corridor that will connect to the existing path network.
Clause 15.03-2S – Aboriginal Cultural Heritage	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.
Clause 16.01-3S Housing Choice	The proposal is consistent with this policy as it will increase provide a range of housing to meet the diverse needs of the community.
Clause 16.01-2S – Location of Residential development	The proposal is consistent with this policy as it will provide an opportunity to locate new housing in proximity to existing services and infrastructure including public transport, public open space, shops and community facilities.
Local Planning Policy Framework	
Clause 21.03-2 – Planning Objectives	The proposal is consistent with the planning objectives relating to residential land use, recreation and open space networks and urban development (Staging and Patterns) as it will create a sustainable or livable community and provide recreation and open space networks to cater for a variety of needs.
Clause 22.01-4 – Housing in Established Areas	The proposal is consistent with objectives and strategies of this policy as it will respect

	<p>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 through the provision of a variety of lot sizes to promote housing choice, housing diversity and housing affordability.</p> <p>Housing Design Guidelines have also been prepared as part of the subdivision that seek to promote innovative housing design.</p>
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	
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 good access to services and transport.
Commercial 1 Zone	The proposal is consistent with the purpose of this zone as it includes the nomination of a future Neighbourhood Activity Centre site in the north-east corner of the subject land.
Public Park and Recreation Zone	The proposal is consistent with the purpose of the zone as this land has been identified as public open space as part of the proposed subdivision and will be transferred to Council in accordance with the requirements of the Section 173 Agreement registered on the Certificate of Title on the subject land.
Other	
Clause 52.01 – Public Open Space	<p>The proposal complies with the objectives and requirements of this clause. A total of 9.94 hectares of public open space will be provided which equates to 8.6 per cent of the land and satisfies the minimum requirement of 5 per cent as outlined under this clause.</p> <p>The public open space provided will meet the leisure and recreation needs of the community.</p>

<p>Clause 52.17 – Native Vegetation</p>	<p>The proposal complies with the objectives and requirements of this clause by adequately demonstrating the principles of avoid, minimise and offset. The application was referred to Council's City Sustainability and Environment Department as well as the Department of Environment, Land, Water and Planning (DELWP). There are no objections to the proposal subject to conditions.</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. Building envelope plans are required for all lots between 300 square metres and 500 square metres in area in accordance with Standard C8. This can be requested as a condition should Council resolve to approve the proposal.</p>