

Appendix 3 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	Assessment
Planning Policy Framework	
Clause 11 (Settlement) 16.01-1S	<p>Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.</p> <p>Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.</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 <i>“to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses”</i>.</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 four dwellings on a site which currently contains a single dwelling.</p>
Clause 15 (Built Environment and Heritage)	<p>Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.</p> <p>Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.</p> <p>Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.</p> <p>Planning should promote excellence in the built environment and create places that:</p> <ul style="list-style-type: none"> • Are enjoyable, engaging and comfortable to be in. • Accommodate people of all abilities, ages and cultures.

	<ul style="list-style-type: none"> • Contribute positively to local character and sense of place. • Reflect the particular characteristics and cultural identity of the community. • Enhance the function, amenity and safety of the public realm. <p>The proposal generally complies with this clause.</p>
Clause 15.01-1S (Urban design)	<p>The objective of this clause is <i>"to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity"</i>.</p> <p>The proposal responds well to the surrounding urban environment and is consistent with this clause.</p>
Clause 15.01-2S (Building design)	<p>The objective of this clause is <i>"to achieve building design outcomes that contribute positively to the local context and enhance the public realm"</i>.</p> <p>The proposal will positively contribute to the local context and is consistent with this clause.</p>
Clause 15.01-4S (Healthy neighbourhoods)	<p>The objective of this clause is <i>"to achieve neighbourhoods that foster healthy and active living and community wellbeing"</i>.</p> <p>The proposal will be highly accessible to walking and cycling networks and public transport. The proposal is consistent with this clause.</p>
Clause 15.01-5S (Neighbourhood character)	<p>The objective of this clause is <i>"to recognise, support and protect neighbourhood character, cultural identity, and sense of place"</i>.</p> <p>The design response is in keeping with the character of the area in terms of its scale, form and appearance.</p>
Clause 15.02-1S (Energy and resource efficiency)	<p>The objective of this clause is <i>"to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions"</i>.</p> <p>The proposal is generally consistent 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>

	The proposal is walkable to an activity centre and has excellent access to schools, public transport and open space.
Clause 16.01-1S (Integrated housing)	<p>The objective of this clause is <i>"to promote a housing market that meets community needs"</i>.</p> <p>The proposal increases the supply of housing in an existing urban area that is currently well integrated with infrastructure and services.</p>
Clause 16.01-2S (Location of residential development)	<p>The objective of this clause is <i>"to locate new housing in designated locations that offer good access to jobs, services and transport"</i>.</p> <p>The proposal provides a higher density housing development that is well located in relation to jobs, services and public transport. The proposal reduces the pressure for fringe development by redeveloping a site within an established urban area.</p>
Clause 16.01-3S (Housing diversity)	<p>The objective of this clause is <i>"to provide for a range of housing types to meet diverse needs"</i>.</p> <p>The proposal will add to dwelling diversity to the surrounding area.</p>
Clause 16.01-4S (Housing affordability)	<p>The objective of this clause is <i>"to deliver more affordable housing closer to jobs, transport and services"</i>.</p> <p>The proposal is consistent with this clause.</p>
Local Planning Policy Framework	
Clause 21 (Municipal Strategic Statement)	The Melton City Council Municipal Strategic Statement contains a description of the present day municipality and the key influences and issues Council will face. It provides Council's vision to create <i>"a thriving community where everyone belongs"</i> .
Clause 21.02-2.3 (Established areas – Objectives and strategies)	<p>The two objectives of this clause are:</p> <ul style="list-style-type: none"> To ensure a range of housing is available to meet changing demand and improve affordability and accessibility in established suburbs. To identify and protect the preferred neighbourhood character of residential areas. <p>The proposal will increase the range of housing in an established area, improving affordability and accessibility. The design response is in keeping with the character of the area in terms of its scale, form and appearance.</p>
Clause 21.07-1.3 (Built Environment and Heritage – Objectives and strategies)	<p>The relevant objectives of this clause are:</p> <ul style="list-style-type: none"> To create healthy and safe communities. To protect the preferred neighbourhood character in established residential areas of the municipality. To create communities that are attractive and desirable places in which to live, work and visit.

	<p>The proposal addresses the street and has an appropriate sense of scale. It is considered the proposed development will make a positive contribution to the residential streetscape.</p>
<p>Clause 21.08-1-3 (Housing – Objectives and strategies)</p>	<p>The relevant objectives of this clause are:</p> <ul style="list-style-type: none"> • To increase housing diversity within the City of Melton. • To promote affordable housing options for households of all income levels. • To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes. <p>The proposal is for four dwellings located within proximity of an activity centre and public transport. The development increases housing diversity within the municipality and promotes more affordable housing options.</p>
<p>Clause 22.12 (Housing Diversity Policy)</p>	<p>The objectives of this clause are:</p> <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. • To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable. <p>It is policy to:</p> <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. <p>The proposal is considered site responsive and is located in an area where redevelopment should be encouraged, with access to a nearby activity centre and services. The design, scale and form of the dwellings is considered appropriate to the neighbourhood character of the area.</p>
Zone	

Residential Growth Zone	<p>The purpose of the Residential Growth Zone is:</p> <ul style="list-style-type: none"> • To implement the Municipal Planning Strategy and the Planning Policy Framework. • 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>The purpose of this clause is <i>"to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality"</i>.</p> <p>The provision outlines that one car parking space needs to be provided for every one or two bedroom dwelling; two car parking spaces need to be provided for every three or more bedroom dwelling; and that one visitor car parking space needs to be provided for every five dwellings.</p> <p>Each dwelling is provided with two car parking spaces.</p> <p>No visitors' car parking spaces have been provided. The applicant has sought a variation to the requirement. The site has excellent access to public transport, with bus stops located on Unitt Street and the Wallace Square bus interchange 250 metres from the site. It is anticipated a greater percentage of trips can be undertaken via public transport, reducing the need for car parking.</p> <p>The design and layout of the proposal would also make it difficult to identify a location where visitors' car parking spaces can be appropriately located, so that it can be utilized by all visitors.</p> <p>A variation to the requirement is considered to be acceptable.</p>
Clause 55 (Two or More Dwellings on a	The purposes of this clause are:

Lot and Residential Buildings)	<ul style="list-style-type: none"> To implement the Municipal Planning Strategy and the Planning Policy Framework. To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. To encourage residential development that provides reasonable standards of amenity for existing and new residents. To encourage residential development that is responsive to the site and the neighbourhood. <p>The proposal generally complies with the requirements of Clause 55. A detailed assessment of the proposal against the provisions of Clause 55 is detailed in Table 1.</p>
General Provisions	
Clause 65 (Decision Guidelines)	<p>The provision outlines that before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> The matters set out in Section 60 of the Act. The Municipal Planning Strategy and the Planning Policy Framework. The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision. The orderly planning of the area. The effect on the amenity of the area. <p>The proposal is considered to be generally consistent with the Planning Policy Framework, Local Planning Policy Framework, Residential Growth Zone and Particular Provisions.</p>

Table 1, Clause 55 Assessment (ResCode)

	✓ - Compliance x - Non compliance	Objectives	Standards	Comments
B1	Neighbourhood Character	✓	✓	The development in terms of its scale, built form, and setbacks is generally consistent with the neighbourhood character of the area. Complies.
B2	Residential Policy	✓	✓	The proposed development will help consolidate the existing urban area which has good

				access to public transport, community facilities and infrastructure. The design is consistent with the relevant policies.
B3	Dwelling Diversity	✓	✗	Each of dwellings would comprise of three bedroom. Dwellings 1 and 2 would have a reverse living arrangement, whereby the living room and kitchen is located on the first floor, and private open space would be in the form of a balcony. Generally complies.
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 towards Church Street, Lindsay Court, and Unitt Street. Complies.
B6	Street setback	✓	✗	<u>Minimum setback from front street</u> The required minimum front setback is the same distance as the setback of the front wall of an existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. Based on the above the dwellings front Church Street should be setback 7.9 metres, and dwellings fronting Unitt Street should be setback 8 metres. Dwellings 1 and 2 would be setback 6 metres from Church Street. The proposed setback is considered to acceptable, given, the prevailing setbacks of the area. The dwelling at 19 Lindsay Court (opposite site of the street, fronting Church Street) is only setback about 2 metres from Church Street.

				<p>Dwellings 9 and 10 would be setback 6 metres from Unitt Street. The proposed setback is considered to acceptable, given, the prevailing setbacks of the area. The dwelling at 11 Lindsay Court (opposite site of the street, fronting Unitt Street) is only setback about 2.5 metres from Unitt Street.</p> <p>A variation to the requirement is considered to be acceptable.</p> <p><u>Minimum setback from a side setback</u></p> <p>The required minimum front wall of new development fronting the side street of the a corner site should be setback at least the same distance as the setback of the front all any existing building on the abutting allotment facing the side street or 3 metres, whichever is the less.</p> <p>Dwellings 3, 4, 5, 6, 7, and 8 are setback 3.28 metres from Lindsay Court. The front setback of these dwellings comply with the requirement.</p> <p>The required minimum side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> <p>Dwellings 2 and 10 are setback at least two metres from Lindsay Court. The side setback complies with requirement.</p>
B7	Building height	✓	✓	<p>Complies.</p> <p>The overall building height of the development is 7.9m, which is less than 13.5 (maximum building height of the Residential Growth Zone).</p>
B8	Site coverage	✓	✓	<p>The proposal has a site coverage of approximately 47.88% which</p>

				is less than the permitted 60% site coverage.
B9	Permeability	✓	✓	The site has a permeability of 36.57% which is more than the 20% permitted by this standard.
B10	Energy efficiency	✓	✓	Complies.
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. The wide road reserve along Lindsay Court is not considered to public open space.
B12	Safety	✓	✓	The layout of the development will ensure the future safety and security of residents. The entrance of each proposed dwellings will either be visible from the street or on entry to the site. Private areas within the development will be secured via appropriate fencing.
B13	Landscaping	✓	✓	A landscape plan would be requested as condition on permit, should a permit be issued. There is sufficient space in front of each dwelling for the planting of vegetation.
B14	Access	✓	✓	Complies.
B15	Car parking facilities should: <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. 	✓	✓	Complies.

	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.			
B17	Side and rear setbacks	✓	✓	Complies.
B18	Walls on boundaries	✓	✓	Complies.
B19	Daylight to existing windows	✓	✓	Complies.
B20	North-facing windows	✓	✓	Complies.
B21	Overshadowing open space	✓	✓	The proposed development will not result in unreasonable overshadowing impacts to adjoining properties.
B22	Overlooking	✓	✓	Complies. All habitable room windows on the first floor on the eastern elevation is shown to have fixed obscure glazing to a height of 1.7m above the finished floor level.
B23	Internal views	✓	✓	Complies. All habitable room windows on the first floor on the eastern elevation is shown to have fixed obscure glazing to a height of 1.7m above the finished floor level.
B24	Noise impacts	✓	✓	No external noise impacts have been identified. The subject site and all adjoining properties are residential in nature.
B25	Accessibility	✓	✓	Complies.

B26	Dwelling entry	✓	✓	Each dwelling entry of the proposed dwellings will either be visible from the street or on entry to the site.
B27	Daylight to new windows	✓	✓	Complies. All of habitable room windows will receive adequate amounts of daylight.
B28	Private open space	✓	✓	Complies. Dwellings 1 and 2 will be provided with balconies on the upper floor with a floor area of 8.71m ² . The balconies have convenient access from living room. More than 40 square metres of private open space is provide for the dwelling. Dwelling 3, 4, 5, 6, 7, 8, 9, and 10 will be provided with at least 40m ² of private open space consisting 25m ² of secluded private open space.
B29	Solar access to open space	✓	✓	Complies.
B30	Storage	✓	✓	Each dwelling has at least 6m ³ of external storage space.
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. The plans show that the dwellings would have colourbond roofing. The use of colourbond roofing is considered to be uncommon, as such this aspect of the proposal should be modified.
B32	Front fences			No front fence is proposed.
B33	Common property	✓	✓	No common property is proposed.
B34	Site Services	✓	✓	Complies.

House Rules – Housing Character Assessment and Design Guidelines – Garden Suburban 2

The Housing Character Assessment and Design Guidelines (House Rules) was adopted by Council on 13 October 2015 and was gazetted into the Melton Planning Scheme as a reference document on 18 April 2019. The subject land is located in a Garden Suburban 2 (GS2) area. An assessment against the Design Guidelines for the GS2 area is provided in the table below:

Table 2, Garden Suburban 2 (GS2) Assessment

Design Response	Assessment	Compliance
Front setback	A landscaped strip between the driveway and side boundary is provided. A minimum 5 metre front setback is provided. A permeable area of at least 60% can be achieved.	Complies
Walls on boundaries	Walls on boundaries are setback more than 3 metres from the front building façade.	Complies
Subdivision	Not applicable.	N/A
Garages and car ports	The garages are setback behind the line of the dwellings and are not a dominant built form.	Complies
Vehicle crossing	The subject site has a frontage of 20.12 metres to Church Street, 20.12 metres to Unitt Street, and 100 metres to Lindsay Court. The extent of proposed crossovers is considered to be acceptable. Nine street trees would need to be removed allow for the construction of new crossovers for the proposed dwellings that front onto Lindsay Court. The applicant has provided an Arborist Report to justify the removal of the trees. The trees that would be removed as part of the proposal area either considered to be small and insignificant, a weed species, dead, collapsed, and/or of poor health. The removal of these street trees is considered to be acceptable. The construction of additional crossovers onto the Lindsay Court frontage would allow the dwellings front onto Lindsay. This is considered to be a superior Urban Design outcome, given, that dwellings would front onto Lindsay Court, and activate and provide a form of passive surveillance along Lindsay Court, which is 100metres in length.	Generally complies. A landscape plan would be requested as a condition on permit. The landscape would include a requirement for location of replacement planting.
Height and form	The maximum building height will be 7.9 metres. Windows break up the mass of larger wall surfaces.	Complies

Trees and other vegetation	A canopy tree can be provided in the private open space for all dwellings.	Complies
Front fence	No front fence is proposed.	Complies
Colours and materials	<p>The proposed dwellings will use colours and materials that are respectful to neighbourhood character.</p> <p>The plans show that the dwellings would have colourbond roofing. The use of colourbond roofing is considered to be uncommon, as such this aspect of the proposal should be modified.</p>	Generally Complies.