

Clause 16 (Housing)

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01-1S (Integrated housing)

The objective of this clause is to promote a housing market that meets community needs.

A relevant strategy to this clause is to increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Clause 16.01-2S (Location of residential development)

The objective of this clause is to locate new housing designated locations that offer good access to jobs, services and transport.

Relevant strategies:

- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-3S (Housing Diversity)

The objective of this clause is to provide for a range of housing types to meet diverse needs.

Clause 16.01-4S (Housing Affordability)

The objective of this clause is to deliver more affordable housing closer to jobs, transport and services.

Clause 18.02-4S (Car parking)

The objective of this clause is to ensure an adequate supply of car parking that is appropriately designed and located.

Appendix 3 – Relevant Planning Policy Provisions – dated 15 January 2021**Melton Planning Scheme*****Planning Policy Framework (PPF)****Clause 11 (Settlement)*

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.

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.

Clause 11.02-1S (Supply of urban land)

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.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.

Clause 15 (Built Environment and heritage)

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.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Clause 15.01-1S (Urban design)

The objective of this clause is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Clause 15.01-2S (building design)

The objective of this clause is to building design outcomes that contribute positively to local context and enhance the public realm.

Clause 15.01-5S (Neighbourhood character)

The objective of this clause is to recognise and protect cultural identity, neighbourhood character and sense of place.

Clause 15.02-1S (Energy and resource efficiency)

The objective of this clause is to encourage land use and development that is energy and resource efficient, support a cooler environment and minimise greenhouse gas emissions.

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Local Planning Policy Framework (LPPF)

Clause 21.01-2 (Key influences)

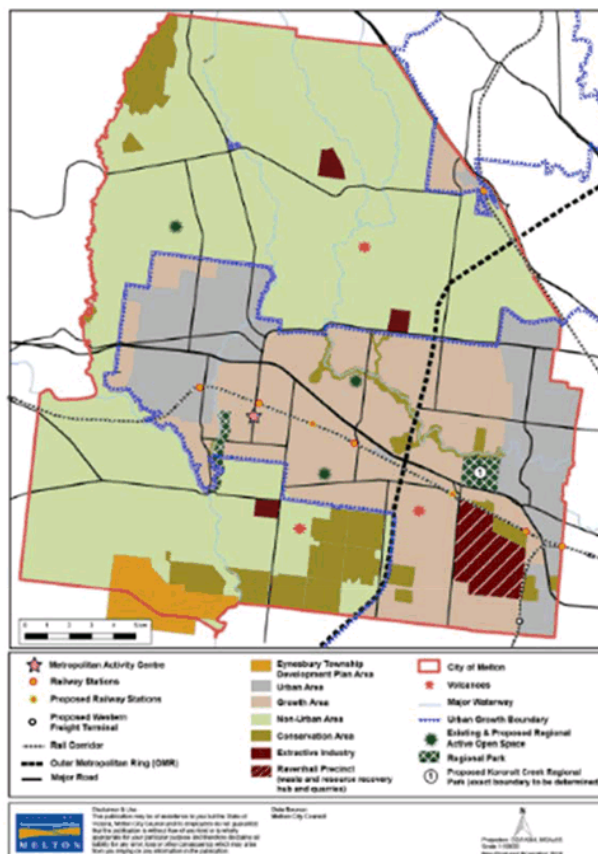
Relevant key influences listed under this Clause for this application:

- Reducing greenhouse gas emissions
- Infrastructure provision to service existing and future residents
- Housing diversity and housing character
- Liveability and resident wellbeing
- Urban design and image

Clause 21.01-5 (Strategic framework plan)

The Strategic Framework Plan identifies the major strategic directions for the municipality. This plan sets out the general pattern for land use and development to respond to the key influences and issues to achieve Council's strategic vision for the municipality. The areas identified for significant growth in the Strategic Framework Plan are identified in Figure 2 below:

Figure 2 – Strategic Framework Plan



Clause 21.02-2 (Established Residential Areas)

The Objectives of this clause are:

- 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.

Clause 21.07-1 (Local character and sense of place)

The Objectives of this clause are:

- To create healthy and safe communities.
- To protect the preferred neighbourhood character in established residential areas of the municipality.
- To enhance the amenity and appearance of industrial and commercial areas.
- To create communities that are attractive and desirable places in which to live, work and visit.
- To improve the quality and functionality of green space throughout the municipality.

Clause 21.08 (Housing)

The Objectives of this clause are:

- To increase housing diversity within the City of Melton.
- To promote affordable housing options for households of all income levels.
- To provide a sufficient range of social, retirement, aged-care and special needs housing types throughout the municipality.
- To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes.

Clause 22.12 (Housing Diversity Policy)

The objectives of Clause 22.12 – Housing Diversity Policy are:

- 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.

It is policy to:

- 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.

Zoning*Clause 32.0 8 (GRZ)*

The purpose of this clause is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.08-13 (Decision guidelines)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Dwellings and residential buildings:

For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.

Overlays

Not applicable

Particular Provisions*Clause 52.06 (Car parking)*

This purpose of Clause 52.06 includes the need to ensure the provision of an appropriate number of car spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

Clause 55 (Two or more dwellings on a lot and residential buildings)

The purpose of this clause is:

- 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.

Clause 65 (Decision guidelines)

While a permit can be granted this 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.

Clause 65.01 (Approval of an application or plan)

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- 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.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

Council's Strategies and Guidelines**The Melton Housing Diversity Strategy**

The Melton Housing Diversity Strategy locates the site within the existing character area 1: Melton. Area 1 constitutes the dominant residential character of the residential estates positioned to the northern, western and southern urban fringes of Melton. The various precincts which make up Area 1 range in size from smaller pockets (located to the south) and larger more expansive estates (located to the north and west), but all consist of newly established residential development, which represents recent expansion of the existing township. This area broadly typifies a 'standard suburbia' format consisting of single and double storey detached dwellings with dominant garage frontages. While there are a range of styles, brick and render is a consistent material palette.

Housing Character Assessment & Design Guidelines (House Rules)

The Housing Character statement and Design Guidelines was adopted in September 2015. House Rules follows on from the 'Melton Housing Strategy Background Report' and the 'City of Melton Housing Diversity Strategy'.

The Housing Character Assessment and Design Guidelines (House Rules) locates the site within the Compact Suburban 1 (CS1) character area. The preferred character statement of

CS1 identifies that within this character area there are higher site coverage, smaller backyards, reduced front and side setbacks, and (apart from principal streets) narrower roadways, compared with typical Garden Suburban and Garden Court areas.