

Appendix 3 – Relevant Planning Policy Context

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.

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.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- ✚ Are enjoyable, engaging and comfortable to be in.
- ✚ Accommodate people of all abilities, ages and cultures.
- ✚ 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.

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.

Relevant strategies include:

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

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.

Relevant strategies include:

- Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.
- Encourage development to retain existing vegetation.

Clause 15.01-5S (Neighbourhood Character)

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

Relevant strategies include:

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- i. The pattern of local urban structure and subdivision.
- ii. Underlying natural landscape character and significant vegetation.
- iii. Neighbourhood character values and built form that reflect community identity.

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.

Relevant strategies include:

- Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
- Promote consolidation of urban development and integration of land use and transport.
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
- Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

Clause 16.01-1S (Housing Supply)

To facilitate well-located, integrated and diverse housing that meets community needs.

Relevant strategies include:

- Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identify opportunities for increased residential densities to help consolidate urban areas.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.
- Encourage the development of well-designed housing that:
 - ✚ Provides a high level of internal and external amenity.
 - ✚ Incorporates universal design and adaptable internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Clause 16.01-2S (Housing Affordability)

To deliver more affordable housing closer to jobs, transport and services.

Clause 18.01-1S (Land use and transport integration)

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Relevant strategies include:

- Support urban development that makes jobs and services more accessible:
 - ✚ In accordance with forecast demand.
 - ✚ By taking advantage of all available modes of transport.

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.

Clause 19.03-3S (Integrated Water Management)

The objective of this clause is to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.
Relevant strategies include:

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage. Minimise the potential impacts of water, sewerage and drainage assets on the environment.

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 21.01-3 (Key Issues)

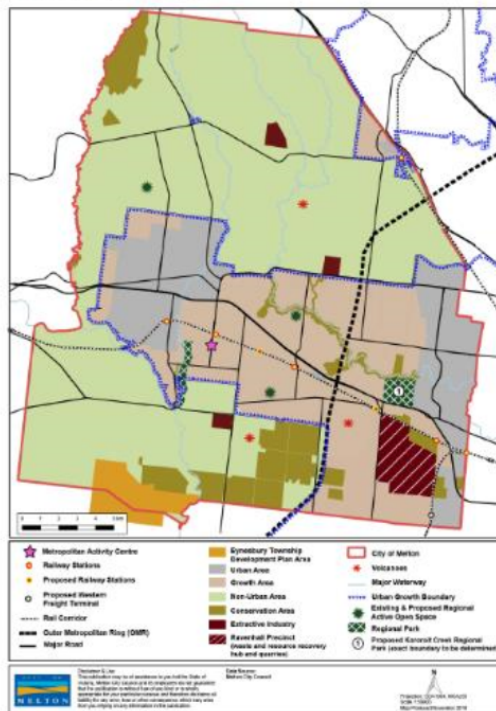
Relevant key issues listed under this Clause for this application:

1. Settlement
2. Built environment and heritage
3. Housing

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



The subject land is located in an urban area identified for urban growth.

Clause 21.02-2 (Established Residential Areas)

The key issues of Clause 21.02-2 that are relevant to this application are:

- Managing the pressures on existing transport and community infrastructure of significant population growth.
- Managing the impacts of significant population growth on the established areas of the municipality.
- Identifying the existing and preferred character of neighbourhoods and protecting these qualities.

The objectives along with the strategies of this Clause 21.02-2 that are relevant to this application are:

1. To ensure a range of housing is available to meet changing demand and improve affordability and accessibility.
 - I. Support development that provides for diverse housing size, type, tenure and price.
 - II. Support medium and higher density housing that is close to public transport and services.
 - III. Support the development of transit oriented development around Melton railway station.
 - IV. Support new development in existing areas where infrastructure is available.
2. To identify and protect the preferred neighbourhood character of residential areas.
 - I. Support new development that respects and responds to the preferred neighbourhood character of existing areas.
 - II. Support new development that is innovative, accessible and site responsive.

Clause 21.07-1 (Local Character and Sense of Place)

The key issues of Clause 21.07-1.2 that are relevant to this application are:

- Creating places and spaces that enhance and contribute to a sense of place for the local community.
- Improving urban design outcomes to enhance the community's well-being and improve neighbourhood liveability.
- Recognising that topography, green spaces and landscaping are intrinsic characteristics of a local area's amenity, liveability, character and sense of place.

The objectives along with the strategies of Clause 21.07-1.3 that are relevant includes:

1. To create healthy and safe communities.
 - i. Support building designs with active street frontages.
 - ii. Require all development to optimise opportunities for passive surveillance.
 - iii. Facilitate opportunities for social interaction at interfaces between public and private areas.
 - iv. Require new developments and public realm areas to be reasonable and safely accessible by all members of the community.
2. To protect the preferred neighbourhood character in established residential areas of the municipality.
 - i. Maintain residential streetscape quality and character.
 - ii. Require new development to make a positive contribution to residential streetscape quality and character.

- iii. Ensure new development is in accordance with the preferred character of each area outlined in the Melton Housing Character Assessment and Design Guidelines: Character Statements and Guidelines, September 2015.
3. To create communities that are attractive and desirable places in which to live, work and visit.
 - i. Facilitate good quality urban design that responds to its site context, provides a high level of amenity and enhances the unique qualities of place.
 - ii. Facilitate development that:
 - ✚ addresses and enhances the street,
 - ✚ provides an active interface to the public realm
 - ✚ has an appropriate sense of scale.
 - iii. Support built form that includes colours, materials, architectural features and finishes that add visual interest and enhance the streetscape.
 4. To improve the quality and functionality of green space throughout the municipality.
 - i. Support the planting of indigenous vegetation where appropriate.
 - ii. Encourage planting in accordance with the Landscape Guidelines for the Shire of Melton 2010.
 - iii. Protect existing trees where possible and increase greening to maintain canopy and shade features to provide urban cooling.
 - iv. Support development that maximise the use of permeable surfaces.
 - v. Require canopy tree planning to be incorporated into landscaping setbacks.

Clause 21.07-2 (Environmentally Sustainable Design)

The key issues of Clause 21.07-2.2 that are relevant to this application are:

- Achieving greener buildings and better developments through the application of environmentally sustainable design principles.
- Recognising the opportunities to implement principles of sustainability, including environmentally sustainable design and water sensitive urban design through Precinct Structure Plans in growth areas.

The objectives along with the strategies of Clause 21.07-2.3 that are relevant includes:

1. To facilitate environmentally sustainable development.
 - I. Require environmentally sustainable design principles to be applied in all planning frameworks and applications including Precinct Structure Plans, subdivisions and new buildings.
 - II. Support water conservation and Water Sensitive Urban Design at both individual and precinct wide scale.
 - III. Design subdivisions and site buildings to maximise passive solar design.
 - IV. Support best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.

Clause 21.08 (Housing)

The key issues of Clause 21.08-1.2 that are relevant to this application are:

- Facilitating housing choice, diversity and affordability and ensuring that housing is environmentally sustainable and reflects community needs.
- Recognising that an expanding population and changing demographic profile will result in differing housing and infrastructure needs over time.
- Managing population growth without adversely impacting upon neighbourhood character and sense of place.
- Ensuring new developments within established areas of the municipality respond to the character of those areas and positively contribute to neighbourhood character

The objectives along with the strategies of Clause 21.08-1.3 that are relevant includes:

1. To increase housing diversity within the City of Melton.
 - I. Support well-designed residential infill development in appropriate locations that provides a smaller housing product.
 - II. Facilitate a diverse range of affordable housing stock, suitable for all household types.
 - III. Support housing designs that can be adapted for different life stages including the needs of an ageing household.
 - IV. Support innovative housing design and development.
2. To promote affordable housing options for households of all income levels.
 - I. Encourage the property industry to deliver a diverse range of housing options suitable for a range of income levels.
 - II. Support a proportion of housing to be affordable housing on large development sites proximate to Activity Centres, public transport and community services.
3. To provide a sufficient range of social, retirement, aged-care and special needs housing types throughout the municipality.
 - I. Support the development of smaller dwellings that will meet the future needs of older residents in locations close to facilities, services and public transport.
4. To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes.
 - i. Support higher density residential development in activity centres and surrounding train stations.

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.

Decision Guidelines:

Before deciding on an application, in addition to the decision guidelines applicable to the relevant zone, the responsible authority should consider whether the proposal is consistent with the objectives of the Melton Housing Diversity Strategy May 2014.

Zone

Clause 32.07 (RGZ)

The purpose of the RGZ:

- 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.

Clause 32.07-13

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 systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth 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

No Overlays

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.

General Provisions*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.