



PLANNING SCHEME

AMENDMENT C173

SIGNIFICANT LANDSCAPE FEATURES STRATEGY 2016

Amendment C173 incorporates the key recommendations from the *Significant Landscape Features Strategy 2016* into the Melton Planning Scheme. These recommendations include:

- Extending the existing Significant Landscape Overlay (SLO) affecting Mt Kororoit, Mt Atkinson and Mt Cottrell areas, and update the Schedule.
- Introducing a Local Planning Policy which includes Landscape Management Guidelines.
- Updating Environmental Significance Overlay (ESO) Schedules 1 and 2.

The Significant Landscape Features Strategy was adopted by Council at the Ordinary Meeting of Council May 2016 following an 18 month period of development including consultation. The strategy identifies significant landscape areas, recommends updates to existing planning controls and provides guidance on how best to manage rural landscapes into the future.



Frequently asked questions

Why is the amendment necessary?

The amendment is necessary to ensure future development proposals in rural zoned areas consider the siting and design of buildings and works.

Will the changes to the overlays stop me from developing my land?

No, planning overlays can't prohibit development as this is determined by the zoning. In most circumstances rural zoning will require a planning permit. Rural zoning consists of four zones -Rural Conservation Zone, Farming Zone, Green Wedge Zone, and Green Wedge Zone A.

Will the proposed overlay changes stop me from farming my land?

No, the use of the land is determined by the zone. Agricultural activities and associated minor works generally don't require a planning permit.

When do the Landscape Management Guidelines apply?

The Landscape Management Guidelines apply when a planning application is triggered by the ESO and SLO overlays. They should be used to inform any design or development proposal in these overlays prior to the application being lodged. The guidelines will form the basis of any assessment of an application from a design and development perspective.

Environmental Significance Overlay (ESO)

The current schedules to the ESO1 (Remnant Woodlands, Open Forests and Grasslands) and ESO2 (Wetlands, Waterways and Riparian Strips) are affected by Amendment C173. These two overlays apply to many of the municipalities' creeks, waterways and vegetated areas and identify areas that are affected by environmental constraints. The ESO schedules will be updated to provide clearer guidance for the assessment of planning applications including objectives to be achieved and decision guidelines. No changes are proposed to the existing mapping of the ESO's.

Significant Landscape Overlay (SLO) - Volcanos

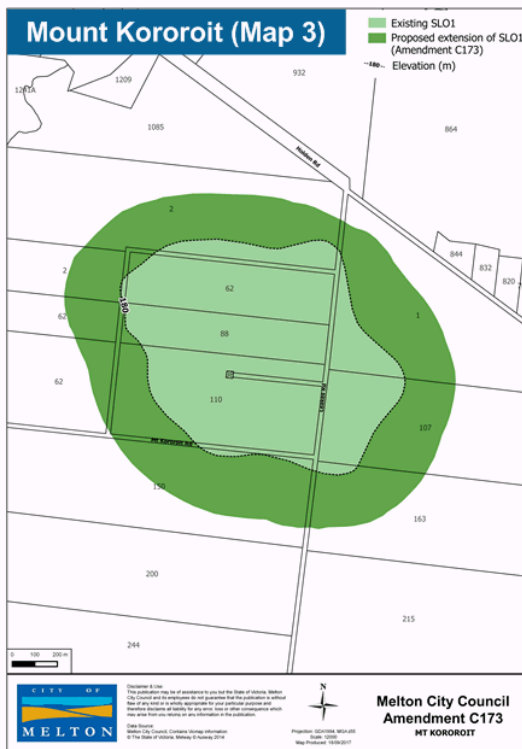
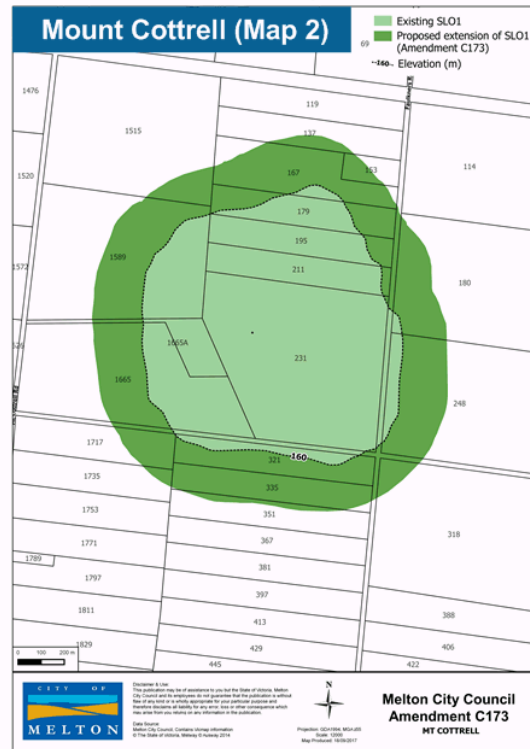
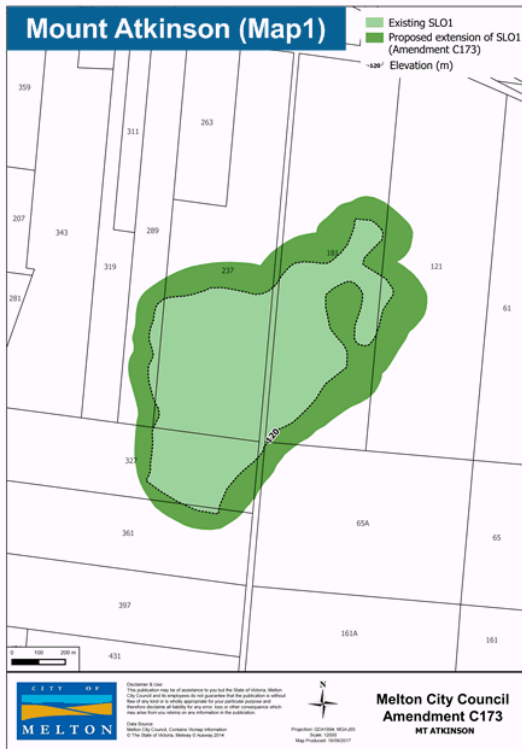
Volcanic activity has shaped much of Victoria's landscape. The Western Volcanic Plains include areas of stony rises, old lava flows, volcanic cones and old eruption points which together create a unique visual landscape. Melton's three dormant volcanos provide an important example of this ancient landscape.

The proposed changes to the SLO mapping (see maps on adjacent page) and associated Schedule 1 includes an expanded range of objectives that development should meet. Development will be discouraged at the higher areas of the respective volcanoes (as shown on the adjacent page). All development requiring a planning permit under the overlay will need to demonstrate how the proposal responds to the objectives of the schedule.

The adjacent maps show existing coverage of the SLO and the extent of the proposed additional area. The lighter shaded area represents the 'discouraged' area while the darker colour represents the lower slopes of the cone where development proposals will be assessed against the Landscape Management Guidelines contained in the Local Policy.

Local Policy

A key part of Amendment C173 includes a Local Policy at Clause 22.16 of the Melton Planning Scheme which will assist in the planning application process. The Local Policy includes a range of Landscape Management Guidelines that focus on preferred design outcomes and design issues that should be avoided. The Local Policy also provides specific Application Requirements that must be submitted with a planning application. This Policy applies to buildings and works applications in all rural zones, the SLO1, and ESO 1 and 2.



Mt Atkinson (see map 1) has an elevation of 140 metres and lies within the Urban Growth Zone at the eastern end of Greigs Road.

Mt Cottrell (see map 2) has an elevation of 205 metres and is predominantly surrounded by Green Wedge Zone and some Rural Conservation Zone land on its eastern slope.

Mt Kororoit (see map 3) has an elevation of 237 metres and lies within the Green Wedge Zone at the northern end of Leakes Road

Please note : maps are for illustration purposes only

Where to inspect and have your say:

In accordance with *The Planning and Environment Act 1987*, Council is exhibiting Amendment C173 for four weeks from 5 Oct 2017 to 6 Nov 2017

Submissions close on: 6 November 2017

Amendment documentation can be viewed on-line via the link below:

melton.vic.gov.au/planningschemeamendments

Or a hard copy is available for inspection at:

<p>Melton Civic Centre 232 High Street, Melton</p> <p>Opening hours: 8.30am to 5.00pm Monday to Friday,</p>	<p>Caroline Springs Library, 193-201 Caroline Springs Blvd, Caroline Springs</p> <p>Opening hours: 8am to 5.30pm Monday to Friday 10am-1pm Saturday 1pm -4pm Sunday</p>
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Make a submission via email or in writing.

Email: citysupport@melton.vic.gov.au
In writing to: Manager City Design Strategy & Environment,
 Melton City Council,
 PO Box 21,
 Melton Vic 3337

If you would like more information, call the City Strategy Team on 9747 7200. Submissions must be received in writing by close of business 6 November 2017.

Submissions are provided to the Planning Authority in accordance with the *Planning and Environment Act 1987*. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment. If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. Your submission will be made available for public inspection at Melton City Council until two months after final approval of the planning scheme amendment.

