

MELTON PLANNING SCHEME

21.03 PLANNING VISIONS AND OBJECTIVES FOR MELTON

C188

21.03-1 Planning Vision

24/07/2014
C157

Based on the snapshot, and on the identified issues, the following overarching vision is presented for the City to the year 2015.

The Council believes that urban development within the City will occur within the Urban Growth Boundary and will be supported by small villages (with constrained boundaries) all of which are surrounded and supported by non-urban land which fulfills a variety of agricultural, environmental, visual and tourist functions which Council is invigorating through innovative practices and environmental incentives.

The following **general vision** for the City until the year 2015 is provided to support this overarching position.

By 2015, **Melton township** will have continued to grow steadily and should contain in the order of 20,000 households. It is likely that there will be some differentiation in housing types, with a greater emphasis being placed on medium density housing (to cater for a steadily ageing population) in the centre of town and in Melton South. The development of the Toolern Precinct Structure Plan area will have begun, marking an important stage in Melton's future growth. The Hillside and Burnside estates in the Eastern Corridor will be thriving communities in their own right. Development in Caroline Springs and its town centre will be nearing completion. Shopping centres such as the Banchory Grove Activity Centre and the Bellevue Hill Neighbourhood Centre will have been developed providing their communities with a range of shopping and personal services. Community facilities such as children's services will have co-located with these centres, providing focal points for local residents.

The residential communities located in Melton Township and the Eastern Corridor are complemented by the small townships and settlements of Diggers Rest, Toolern Vale, Rockbank, and Eynesbury.

The employment base of Melton will have broadened considerably. Melton, Toolern and the Eastern Corridor's commercial areas will provide significant employment in the retail and personal services areas. Industrial employment will have increased with areas such as Burnside and parts of Toolern providing much of the impetus for this growth. Melton's rural areas will offer significant opportunities for intensive agriculture such as fruit and vegetables. Home-based businesses will be more commonplace.

The hills to the north of Melton township will continue to be protected from inappropriate development. Initiatives such as Landcare, Council's Environmental Enhancement Policy and sensible planning controls will have encouraged further regeneration to occur. Ridge tops and volcanic cones will have been preserved and creek and watercourses protected and included in Council's open space networks.

21.03-2 Planning Objectives

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In support of this overarching vision, the following are Melton City Council's **key land use planning objectives**. These objectives explicitly address each of the identified key issues and they underline Council's decision making and strategic thinking for the municipality. The objectives are further developed as the basis for local policy statements at Clause 22. The planning objectives are:

Residential Land Use

To create sustainable and livable communities that are attractive and desirable places in which to live.

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To recognise the importance of housing diversity in achieving Council's commitment to a 'Sustainable City'.

A Sustainable Environment

To protect and conserve the environmental resources and assets of the City for the benefit of current and future communities.

Recreation and Open Space Networks

To provide recreation and open space networks that cater for a variety of lifecycle needs.

Urban Development - Staging and Patterns

To ensure that infrastructure is designed and provided in an efficient and timely manner and the development of urban areas reflect sound planning principles and practices.

Employment

To create an environment conducive to economic growth and wealth generation.

To create industrial areas that are attractive and desirable places in which to do business and work.

[To ensure advertising signage supports business and is of a high quality design to promote an attractive image for the municipality's urban and rural areas and gateways.](#)

Retailing

To encourage the growth and development of vibrant and dynamic retail centres.

Transport and Movement

To develop an efficient and integrated transport infrastructure that allows people choice about how they move within and through the City.

Rural Land Use

To preserve the integrity of the City's rural land for sustainable and efficient rural land use.

Areas of Historical, Cultural and Environmental Significance

To protect and enhance areas of environmental, historical and cultural significance and sensitivity.