

## MELTON PLANNING SCHEME

**21.01 MUNICIPAL PROFILE, COUNCIL VISION AND STRATEGIC DIRECTIONS**DD/MM/YYYY  
Proposed C200**21.01-1 Municipal profile**DD/MM/YYYY  
Proposed C200

The City of Melton is a key part of Melbourne's western growth corridor. It comprises three distinct areas; the existing urban areas known as the established areas, the growth areas and the rural areas which lie outside the Urban Growth Boundary and are part of the 'Green Wedge' which forms a ring around Melbourne. [Western Plains North Green Wedge Management Plan p.7]

The City is adjacent to the municipalities of Wyndham, Brimbank, Macedon Ranges, Hume, and Moorabool. The municipality encompasses 52,730 hectares of land and is strategically located with good access to Melbourne's key freeways, airports and the Port of Melbourne. [Melton's Economic Profile - Remplan]

The City of Melton is one of Australia's fastest growing communities. The population grew from 52,029 in 2001, to 140,422 in 2016 and is forecast to be in excess of 374,700 by 2041. When the City of Melton reaches its ultimate population it will be a City of more than 400,000 people. This unprecedented growth brings great challenges as well as opportunities. [Melton Council and Wellbeing Plan 2017-2021 p.12]

This population growth has led to the proposed establishment of eleven new suburbs across the growth corridor between the existing suburbs of Melton and Caroline Springs and in areas including Plumpton, Rockbank and Truganina. Boundary changes will also occur in long-established localities such as Melton, Melton South and Melton West. [Melton City Council website]

Increasingly, the focus of development is dispersing to the smaller townships of Eynesbury, and Diggers Rest, and the growth suburbs of Aintree, Bonnie Brook, Cobblebank, Deanside, Fieldstone, Fraser Rise, Grangefields, Ravenhall, Rockbank, Strathtulloh, Thornhill Park, Truganina, Harkness and Weir Views. [Melton Council and Wellbeing Plan 2017-2021]

Ultimately the Toolern Precinct Structure Plan (PSP) area which incorporates the new suburbs of Weir Views, Cobblebank, Thornhill Park and Strathtulloh, located south east of the Melton Township, will be the major future urban growth area. It covers an area of 2,500 hectares and will have approximately 60,000 people living in around 20,000 households.

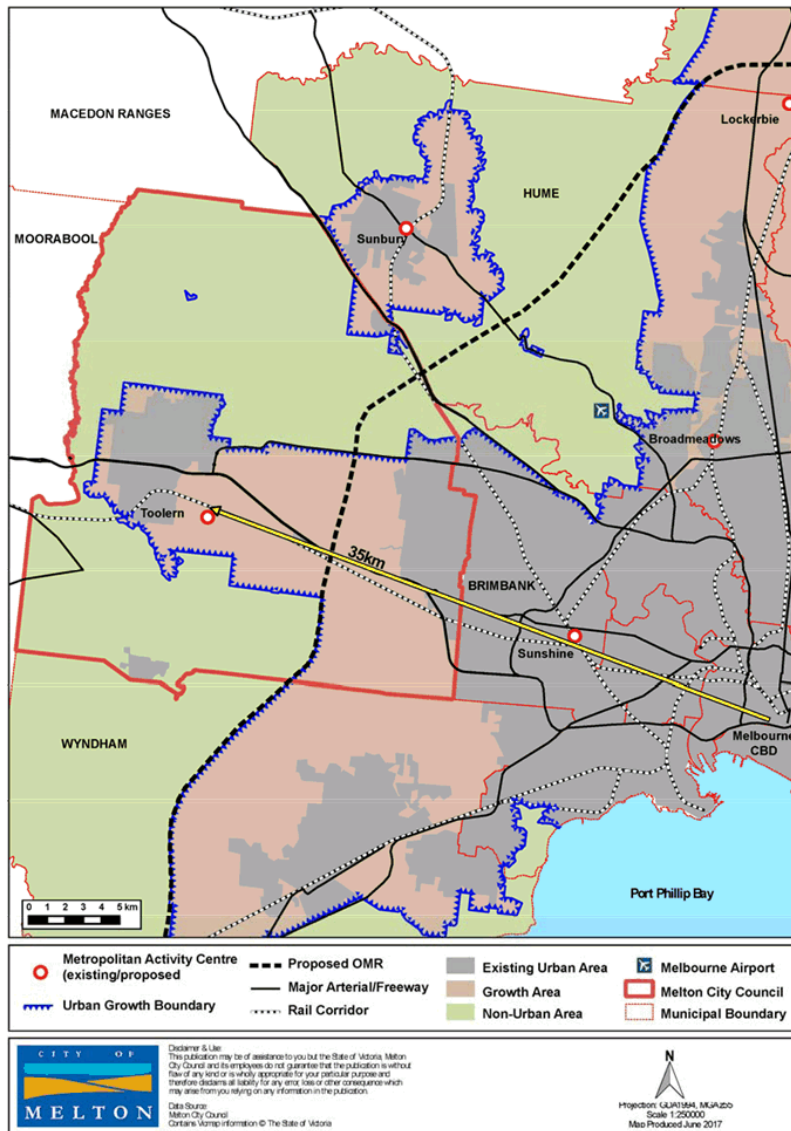
A future Metropolitan Activity Centre (MAC) is identified within the Toolern PSP area, this activity centre will eventually be the largest for the City of Melton. It will be a significant retail, employment and business generator into the future and will provide civic, education and health facilities for the growing population within the City of Melton and the wider western region. [New]

Melton also has a number of rural areas including Parwan, Plumpton, Mount Cottrell, Exford, parts of Diggers Rest, Toolern Vale and the rural part of Eynesbury Station.

The municipality has a variety of significant, natural and cultural heritage places and landscapes associated with pre-contact, post contact settlement and pastoral activity that is fundamental to the City's identity. [New]

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Figure 1: Regional Context Plan



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**21.01-2 Key influences**

The key influences in relation to the municipality are:

- Rapid population growth.
- Infrastructure provision to service existing and future residents.
- Natural environment and significant landscapes.
- Housing diversity and housing character.
- The local economy and local employment opportunities.
- Liveability.
- Urban design and image.
- Green wedge areas.

**21.01-3 Key issues**

The key issues facing Melton are focused around nine strategic themes:

**Settlement**

- Managing growth to provide liveable communities that contribute positively to residents' wellbeing. [Melton Council and Wellbeing Plan 2017-2021 p.30]
- Responding to and advocating for the timely provision of physical and community infrastructure and services and to discourage out of sequence development unless infrastructure occurs in a timely manner. [Melton Council and Wellbeing Plan 2017-2021 p.30]
- Providing clear directions for future growth that results in a well-planned and built City. [Melton Council and Wellbeing Plan 2017-2021 p.30]
- Ensuring that future PSP areas are not compromised by land fragmentation and /or land use and development.
- Providing housing diversity and choice throughout the residential areas and encouraging higher densities around designated Activity Centres.

**Environment and landscape values**

- Supporting biodiversity through enhancing habitat connectivity, decreasing fragmentation and increasing ecosystem resilience. [Melton Environment Plan]
- Protecting the landscape and natural environment while also accommodating the rapidly increasing population. [Significant Landscape Features Strategy p.vi]

**Environmental risks**

- The risk to life and property from flooding and bushfire.
- Creating a resource efficient, low carbon City well-adapted to climate change. [Melton Council and Wellbeing Plan 2017-2021 p.28]

**Activity Centres and Retail Provision**

- Planning for a network of vibrant and dynamic activity centres that increases the community's access to a broad range of retail, entertainment, community and leisure facilities while also promoting social connectedness. [City of Melton Electronic Gaming Machine Planning Policy Project p.9]
- Creating a city that encourages and enables people to work, shop and spend time locally. [Melton Council and Wellbeing Plan 2017-2021 p.30]

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**Built environment and heritage**

- Creating vibrant and safe neighbourhoods, Activity Centres and public spaces that are engaging places for all. [Melton Council and Wellbeing Plan 2017-2021p.30]
- Achieving greener buildings and better developments through the application of Environmentally Sustainable Development (ESD) principles. [Melton Environment Plan p.1]
- Recognising and retaining the City's cultural heritage which creates an important sense of local identity for existing and future residents. [City of Melton Heritage Strategy 2013-2017 p.4]
- Creating high quality industrial areas that are practical, functional and attractive so they are desirable places in which to work and do business. [Industrial Design Guidelines p.2]
- Creating places and spaces that enhance and contribute to a sense of place for the local community.

**Liveable Communities and Housing**

- Minimising the impacts of gaming and alcohol on the health and wellbeing of the community. [City of Melton Electronic Gaming Planning Policy Project in part]
- Facilitating housing choice, diversity and affordability and ensuring that housing is sustainable and reflects community needs. [Melton Housing Diversity Strategy Background Report p.3]
- Recognising that an expanding population and changing demographic profile will result in differing housing and infrastructure needs over time. [Melton Housing Diversity Strategy Background Report p.3]
- Balancing the protection and conservation of existing neighbourhood character with the need for more housing to provide for a growing population. [Housing Character Assessment and Design Guidelines p.2]
- Managing rural residential development to ensure the residential offer is maintained without adversely impacting upon environmental and landscape outcomes. [Western Plains North Green Wedge Management Plan]

**Economic development**

- Fostering a strong and diverse local economy that results in business growth, encourages new investment and leads and responds to change. [Melton Council and Wellbeing Plan 2017-2021p.35]
- Creating a lifelong learning City rich in local employment and education opportunities. [Melton Council and Wellbeing Plan 2017-2021p.35]
- Recognising the growing potential of the visitor economy in contributing to economic development.

**Transport**

- Providing an integrated transport network to reduce the City's current reliance on motor vehicles. [Moving Melton p.11]
- Providing a flexible, safe and connected active transport network to deliver wide ranging economic, environmental, health and social benefits to residents. [Moving Melton p.27]

**Infrastructure**

- The timely provision of community facilities, infrastructure and services that are equitably planned for, provided and maintained. [Melton Council and Wellbeing Plan 2017-2021p.30]

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- Applying appropriate infrastructure levies to contribute to the cost of works, services and facilities. **[New]**
- Protecting existing infrastructure assets from inappropriate development. **[Clause 22.04]**

**21.01-4 Strategic vision**DD/MM/YYYY  
Proposed C200

The Melton City Council is committed to strategically and inclusively planning for the future. For the first time Council has incorporated the Municipal Public Health and Wellbeing Plan into the Council Plan. Consolidating the two plans illustrates Council's commitment to promoting, improving and protecting public health and wellbeing and aims to:

- Recognise that all areas of Council have an impact on the health and wellbeing of the community
- Ensure a whole of Council and community approach to promoting and protecting community wellbeing
- Align strategic planning, objectives and indicators

The Melton Council and Wellbeing Plan 2017-2021 has been developed through extensive community consultation.

The plan sets out the following Vision and Mission statements:

- Vision: *A thriving community where everyone belongs.*
- Mission: *Support the growth, wellbeing and aspirations of our community through leadership, excellence and inclusion.*

Council is committed to a plan of action designed to address the vision and mission through five strategic themes:

Theme	Outcome
1. <b>A proud, inclusive and safe community</b>	A City of people leading happy and healthy lives
2. <b>A thriving and resilient natural environment</b>	A City that preserves and enhances its natural environment for future generations
3. <b>A well planned and built City</b>	A City with a clear vision to manage growth in a sustainable and accessible way
4. <b>A strong local economy and a lifelong learning City</b>	A City rich in local employment and education opportunities
5. <b>A high performing organisation demonstrating leadership and advocacy</b>	An organisation operating with innovation, transparency, accountability and sustainability

**21.01-5 Strategic framework plan**DD/MM/YYYY  
Proposed C200

Council has prepared a Strategic Framework Plan which 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 Framework Plan illustrates the municipality's regional context, provides an overview of land use in the municipality and identifies the following key strategic directions:

- Transport connections including proposed train stations.
- Areas identified for significant urban growth.

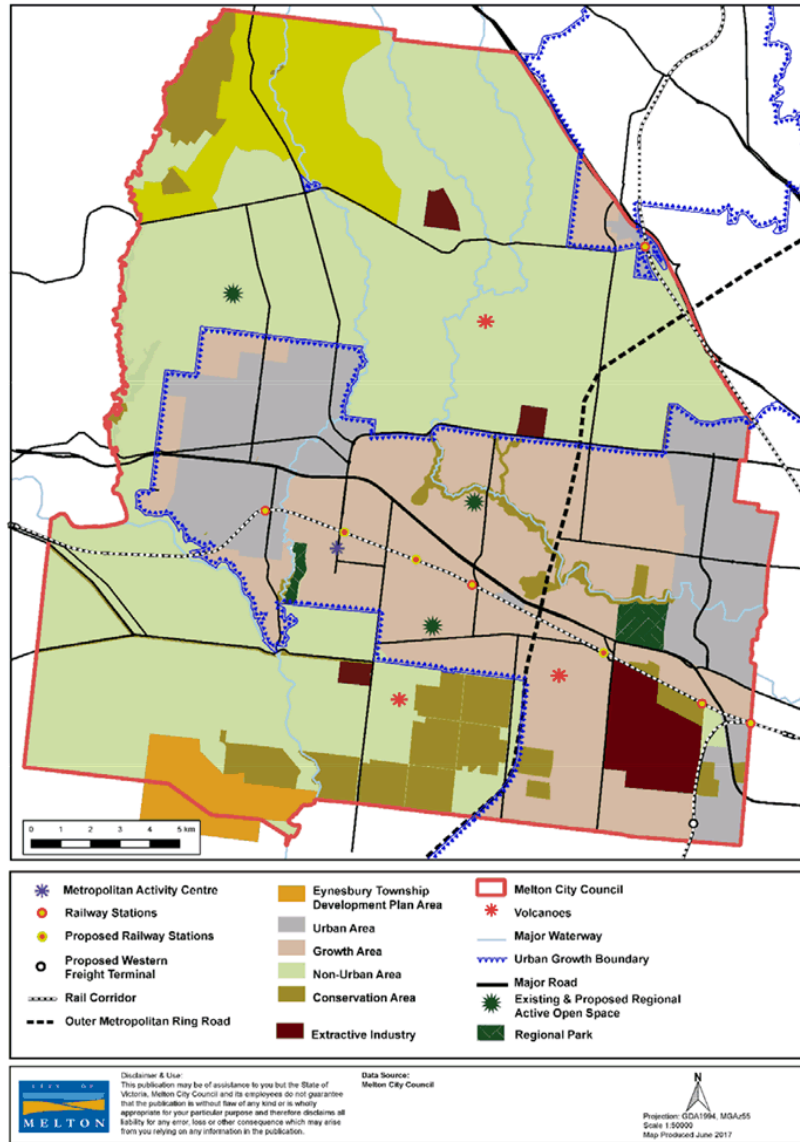
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- The location and hierarchy of existing and proposed Activity Centres.
- Major employment nodes.
- Areas of environmental and landscape significance.
- Key open space and recreation nodes.
- Identification of towns.

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Figure 2: Strategic Framework Plan



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**21.02 SETTLEMENT**DD/MM/YYYY  
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This clause provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

Specific reference to the individual town of Eynesbury is also included in Clause 21.11 (Local Areas).

**21.02-1 Urban Growth Areas****Overview**DD/MM/YYYY  
Proposed C200

*Plan Melbourne 2017-2050* and the Growth Corridor Plans (*West Growth Corridor Plan August 2012* and *Sunbury/Diggers Rest Growth Corridor Plan June 2012*) set the strategic direction for development of land within the Urban Growth Boundary (UGB) of the City of Melton and guides the development of Precinct Structure Plans (PSPs). PSPs detail how the land will be developed and how and where services are planned to support development. [New]

The majority of residential development and population growth is occurring in the City's growth areas, the planning of which is undertaken by the Victorian Planning Authority through the delivery of Precinct Structure Plans. [Melton Housing Diversity Strategy Background and Issues Assessment p.i]

The *West Growth Corridor Plan* identifies:

- The majority of the land between Melton Township and the Eastern Corridor will be developed for residential purposes,
- The location of existing and proposed activity centres, including the Toolern Metropolitan Activity Centre.
- Three employment nodes.
- Land to be retained for the protection of biodiversity and drainage.
- The location of regional open space.
- The location of new transport infrastructure including new railway stations, arterial roads and the Outer Metropolitan Ring Road.

The growth area to the west of Diggers Rest Township is subject to the *Sunbury – Diggers Rest Growth Corridor Plan*. [Clause 21.01-2] This plan mainly applies to Sunbury within the City of Hume, Diggers Rest within the City of Melton is earmarked for predominantly residential development with some industrial land on the southern outskirts.

The City of Melton's rapid growth is placing pressure on existing community infrastructure and necessitating the creation of significant new public investment; this is at considerable cost to Government, including Council. [Melton Housing Diversity Strategy Background and Issues Assessment p.i]

It is important to ensure that these costs are included in Precinct Structure Plans and the Planning Scheme through the levying of appropriate infrastructure contributions. [New]

**Key issues**

- Managing significant population growth.
- Provision of physical and community infrastructure in a timely manner through development contributions and partnerships with state and federal governments.
- Providing jobs close to people's homes which are accessible by a variety of transport options.
- Developing open space that is appropriately integrated with surrounding land uses, and is responsive to natural landscapes and features. [Clause 22.03]



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- Protecting environmental, historical and culturally significant assets. [Clause 21.03-2]

**Objective 1**

To manage urban growth in a planned and orderly manner

**Strategies**

- 1.1 Support the provision of infrastructure in areas where growth is occurring.
- 1.2 Require an appropriate infrastructure contribution levy for the provision of infrastructure.
- 1.3 Ensure that residential growth aligns with the provision of additional and accessible employment opportunities.
- 1.4 Provide open space that facilitates a range of recreational opportunities in appropriate locations with good connectivity.
- 1.5 Protect the non-urban areas from urban incursions and reinforce the Urban Growth Boundary.
- 1.6 Ensure that the Precinct Structure Plans identify and protect environmentally and culturally significant areas and assets. [New]
- 1.7 Protect the productive capacity of surrounding agricultural land.
- 1.8 Require out of sequence development within existing and future PSP areas to contribute towards additional infrastructure to facilitate development.
- 1.9 Avoid the further fragmentation of land within the Urban Growth Zone where there is no approved PSP.
- 1.10 Avoid land use and development that has the potential to undermine future PSPs.

**Implementation**

The strategies in relation to urban growth areas will be implemented through the planning scheme by:

**Policy guidelines**

When deciding on applications within the Urban Growth Zone the following will be considered as appropriate:

- Clause 22.04 (Urban Development Policy)

**Application of zones and overlays**

- Applying Infrastructure Contributions Plan Overlays where appropriate to plan and fund infrastructure provision.

**Further strategic work**

- Investigate the development of a local policy for temporary land use permits within future PSP areas.

**Other actions**

- Advocate for the timely provision of state funded infrastructure in respect to transport, education, health and community facilities.
- Continue to work with the Victorian Planning Authority on the preparation of PSPs.

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**21.02-2 Established Areas**DD/MM/YYYY  
Proposed C200**Overview**

Within the established areas, growth is occurring through redevelopment of sites for higher density housing and development on infill sites. Unless carefully managed, such development can create adverse land use conflicts and poor built form outcomes. **[New]**

Melton township is located near the western boundary of the municipality. The township was originally established in the mid-1800s; and its current urban form is derived from its declaration as a satellite city in 1974 which led to major residential development. Planning policy has significantly changed since that time and it is now located as the westernmost end of a growth corridor. **[Clause 21.01-2]**

The residential character of Melton Township is older than the planned suburban estates in the Eastern Corridor. The development of Melton Township has occurred in a number of waves, which is evidenced by the progressive outward expansion of the township over a number of eras. **[Clause 21.01-2]**

The Western Freeway runs through the centre of the Township, with the Melton Railway Station located approximately 1.5km south of the Freeway, and the two major retail centres (the High Street and Woodgrove Activity Centre) located on its northern side. **[Clause 21.01-2]**

The Eastern Corridor is located on the eastern edge of the municipality. The area contains Caroline Springs, Burnside, Burnside Heights, Hillside and Taylors Hill. **[New]**

A number of new suburbs will be incrementally developed between the eastern part of the municipality and Melton township in accordance with the *West Growth Corridor Plan*. **[New]**

Increasing the availability of a range of housing options will be important to address the changing demographic profile and contributing to housing affordability and diversity.

The proximity of Melbourne Airport provides significant economic opportunities to the municipality. However the need to ensure the airport's curfew free status is protected considerably restricts development opportunities within the areas under the Melbourne Airport Environs Overlay Schedule 1 and 2. **[New]**

**Key issues**

- Managing significant population growth within the established areas.
- Providing a diversity of housing options.
- Identifying the existing and preferred character of neighbourhoods and protecting these qualities.

**Objective 2**

To manage population growth and change within the established suburbs to ensure a range of housing is available to meet changing demand and improve affordability.

**Strategies**

- 2.1 Support development that provides for diverse housing size, type, tenure and price.
- 2.2 Support well located medium and higher density housing that is close to public transport and services.
- 2.3 Minimise the impact of new development where it exceeds the capacity of existing infrastructure.

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**Objective 3**

To identify and protect the preferred neighbourhood character of residential areas.

**Strategies**

- 3.1 Support new development that respects and responds to the established neighbourhood character of existing areas.
- 3.2 Support new development that is innovative, accessible and site responsive.

**Implementation**

The strategies in relation to the established areas will be implemented through the planning scheme by:

**Policy guidelines**

When deciding on applications within the established areas of the municipality the following will be considered as appropriate:

- Clause 22.04 (Urban Development Policy)

**Further Strategic work**

- Implement the recommendations of *House Rules – Housing Character Assessment and Design Guidelines 2015*.
- Review and update the Housing Character Assessment and Design Guidelines and implement recommendations into the planning scheme by updating the schedules to the Residential Zones.

**Other actions**

- Monitor the effectiveness of the Housing Diversity Strategy in delivering identified outcomes.

**21.02-3 Non-Urban Land**

DD/MM/YYYY  
Proposed C200

**Overview**

The non-urban areas of the City of Melton perform a vital role in providing a buffer between the outward spread of Melbourne and the rural hinterland of Gisborne, Bacchus Marsh and beyond. These areas which lie outside of the Urban Growth Boundary are known as Green Wedge areas.

Council has two Green Wedges, with the Western Freeway forming the boundary between the Western Plains North Green Wedge (which is wholly in the City of Melton), and the Western Plains South Green Wedge (which is shared with the City of Wyndham). These areas play an important role in protecting habitat and preserving the natural landscape character. **[Clause 21.02]**

It is in these areas that a mixture of rural living and farming activities are undertaken. The City's rural areas have traditionally been used for grazing and cropping (primarily cereal production such as wheat, barley and oats) and agriculture remains as the dominant use of the rural areas.

In recent years the main rural enterprises to emerge are horse breeding and harness racing activities. There is also a trend towards viticulture and more intensive agricultural activities which is supported by the provision of recycled water to some areas. **[Clause 21.01-3 and New]**

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The rural areas of the City, and some urban fringe areas have always been popular for rural residential type living. This can create pressure for additional subdivision or rezoning of land. [Clause 21.01-3]

The proximity of land to the urban interface raises a range of challenges as a result of spill over activities from urban areas, increased land prices and land use conflict, which make agriculture more challenging, particularly contributing to pressure for additional subdivision or rezoning of land. There is also the potential for land use conflict between the Green Wedge Areas and urban and rural communities. [New] Pressure for the establishment of 'urban' uses in these areas such as schools and places of worship, and for the provision of infrastructure such as telecommunications towers present additional planning challenges. [Western Plains North Green Wedge Management Plan p. 43]

In response to on-going development pressures, Council has adopted the *Western Plains North Green Wedge Management Plan 2014*. The aim of the plan is to provide a framework to support sustainable land use, land management and development within this area. [New]

The implementation of the *Western Plains North Green Wedge Management Plan 2014* is a key Council initiative in addressing current land use conflicts and management issues. [New]

**Key issues**

- Protecting the natural and cultural values of the area.
- Conserving the landscape character and important view lines
- Managing the rural / urban interface.
- Supporting appropriate agricultural activities.
- Protecting agricultural land from inappropriate development and subdivision.

**Objective 4**

To reduce land use conflict between the Green Wedge Areas and urban and rural communities. [New]

**Strategies**

- 4.1 Require the subdivision of land adjoining Green Wedge land to provide an appropriate transition to reduce the hard urban edge interface.
- 4.2 Ensure that interfaces between urban and rural areas are planned to minimise land use conflict.

**Objective**

To protect the environmental and landscape values of the Green Wedge areas.

**Strategies**

- 5.1 Discourage land uses that would be better located and supported within the Urban Growth Boundary.
- 5.2 Facilitate innovative agricultural uses, particularly in respect to opportunities to utilise recycled water and where appropriate review planning controls to support these opportunities. [Western Plains North Green Wedge Management Plan Background Report 2013 p34-35]

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- 5.3 Support innovative projects that result in sustainable land use management practices whilst ensuring the amenity of surrounding areas are not adversely impacted. [Western Plains North Green Wedge Management Plan p.37]
- 5.4 Create opportunities for longer term public access to land along the three main creek corridors within the Green Wedge North (Djerriwarrh Creek, Toolern Creek and Kororoit Creek). [Western Plains North Green Wedge Management Plan p.57]

**Implementation**

The strategies in relation to green wedge areas will be implemented through the planning scheme by:

**Policy Guidelines**

When deciding applications for use and development within the Green Wedge Zone, the Green Wedge A Zone, the Rural Conservation Zone and the Farming Zone the following will be considered as appropriate:

- Clause 22.02 (A Sustainable Environment).
- Clause 22.08 (Rural Land Use Policy).

**Further Strategic work**

- Work with the City of Wyndham to develop the Western Plains South Green Wedge Management Plan.
- Undertake a planning scheme amendment to implement key recommendations of the *Western Plains North Green Wedge Management Plan 2014*.
- Review Clause 22.08 Rural Land Use Policy in the Melton Planning Scheme to assess consistency with current planning policy. [New]
- Undertake a strategic assessment of the agricultural quality of rural lands to develop an appropriate planning response to address the current mismatch between soil capability and associated agricultural opportunities and lot sizes. [Western Plains North Green Wedge Management Plan Background Report 2013 p38]
- Develop clear policy to reduce the pressure for fragmentation and re-subdivision of land particularly along major roads and close to urban areas and ad hoc rural residential development. [Western Plains North Green Wedge Management Plan Background Report 2013 p51]
- Investigate the application of the Green Wedge A Zone to land located at a sensitive interface to existing settlements. [VCAT]
- Prepare policy that guides the consideration of discretionary non-agricultural uses (e.g. schools and places of worship) within the Green Wedge area. [Western Plains North Green Wedge Management Plan p.38]
- Undertake a Rural Residential Land Supply and Demand Analysis to identify the demand in relation to number, location and lot size and on the basis of this work and the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors May 2013*, assess appropriate subdivision sizes. [Western Plains North Green Wedge Management Plan p.44]

**Other actions**

- Undertake the non-land use planning related actions to implement the recommendations of the *Western Plains North Green Wedge Management Plan 2014* and the *City of Melton Environment Plan 2017-2027*.

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**21.02-4 Open Space**DD/MM/YYYY  
C200**Overview**

The provision of well-planned open space network can improve an individual's physical and psychological health; strengthen communities and the economy; protect the environment and make neighbourhoods more attractive places to live, work and visit.

[Open Space Plan 2016-2026 p.7]

Council is committed to the delivery of an open space network that is accessible and meets the widest demand whilst retaining sustainable approaches to planning management and maintenance. [Open Space Plan 2016-2026 p.9]

To guide the future provision of open space, Council has adopted the *Open Space Plan 2016-2026*. This plan articulates Council's vision which is to ensure that:

'Our open space network will include attractive and desirable places to visit and use. It will be a well-connected network, offering a diverse range of vibrant and engaging opportunities for health and wellbeing and settings that reflect the demands of our local communities.' [Open Space Plan 2016-2026 p.18]

Flowing from the vision, the following principles guide the overall open space network provision:

- Desirable.
- Accessible.
- Diverse.
- Sustainable.

The trail network also provides important recreational opportunities. In particular, the Werribee River Shared Trail is a highly significant, long term planning and design strategy which will enable State government agencies and Melton and Wyndham Councils to establish a new open space corridor along the Werribee River. [Werribee River Shared Trail]

The Kororoit Creek Trail is another key regional trail that currently only follows parts of the Kororoit Creek. Linking the trail along the length of the creek will provide a scenic, high quality trail of significant distance with potential for loops with connecting trails. [West Trails p.48]

**Key issues**

- Providing appropriate levels and types of open space in all settlements.
- Connecting unfinished trails and linkages between trails both within and between municipalities.

**Objective 6**

To provide public open space that provides for a range of activities and experiences and caters for the diverse needs of the community.

**Strategies**

- 6.1 Ensure land and/ or a cash contribution for open space is provided in accordance with the demand modelling undertaken for the *Open Space Plan 2016-2026*.
- 6.2 Require innovative and flexible multi use facilities in active open space areas.

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- 6.3 Ensure any encumbered open space does not restrict opportunities for its designated use.

**Objective 7**

To integrate open space into the natural and built environment to optimise community appreciation and use.

- 7.1 Locate open space and recreation facilities to maximise surveillance with direct public access. [Clause 22.03]
- 7.2 Ensure that streets and buildings are oriented to the open space reserves.
- 7.3 Ensure all open space is integrated and connected to surrounding land uses.
- 7.4 Facilitate connectivity between areas of open space to create an extensive open space network.
- 7.5 Integrate and retain natural features including trees within the areas of open space.

**Objective 8**

To support the implementation and completion of existing and proposed regional trails.

**Existing Trails:**

- Toolern Creek, Melton Township
- Kororoit Creek Trail, Eastern Corridor
- The Wellness Trail, Eastern Corridor (Deer Park bypass)

**Future trails:**

- Werribee River Trail
- Continuation of the Kororoit Creek Trail
- Outer Metropolitan Ring Road Trail
- Regional Rail Link Trail
- Western Highway Trail

**Strategies**

- 8.1 Within the Urban Growth Boundary provide for land acquisition and funding for construction of trails through the Precinct Structure Plan process.
- 8.2 Within the rural open space corridor provide for land acquisition and funding through other funding mechanisms such as the Growth Areas Infrastructure Contributions Scheme, a Section 173 agreements or licensing arrangement.

**Implementation**

The strategies will be implemented through the planning scheme by:

**Policy guidelines**

When considering applications that create, adjoin or impact upon open space, the following will be considered, as appropriate:

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- Clause 22.03 (Recreation and Open Space Networks Policy).

**Application of zones and overlays**

- Applying the Public Park and Recreation Zone or the Public Conservation and Resource Zone, depending upon the area's use and natural values, to local, district or regional open space.

**Further strategic work**

- Undertake a demand supply analysis of the provision of public open space within the existing residential areas to determine the application of a suitable public open space contribution rate for established residential areas for inclusion in Clause 52.01 of the Melton Planning Scheme. [New]

**Other actions**

- Work collaboratively with surrounding Councils to facilitate open space and trail linkages both within and between municipalities.

**Reference documents**

*Biodiversity Conservation Strategy for Melbourne's Growth Corridors May 2013*  
*House Rules Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015*  
*Kororoit Creek Regional Strategy 2005-2030*  
*Melton Council Plan 2017-2021*  
*Melton Environment Plan Built Environment 2017*  
*Melton Housing Diversity Strategy Background and Issues Report 2014*  
*Melton Retail and Activity Centres Strategy 2016*  
*Moving Melton 2015*  
*Open Space Plan 2016- 2026*  
*Plan Melbourne 2017-2050*  
*Significant Landscape Features Strategy May 2016*  
*Sunbury Growth Corridor Plan June 2012*  
*The West Growth Corridor Plan August 2012*  
*Western Plains North Green Wedge Management Plan 2014*  
*Werribee River Shared Trail 2013*



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**21.03 ENVIRONMENT AND LANDSCAPE VALUES**DD/MM/YYYY  
Proposed

This clause provides local content to support Clause 12 (Environmental and Landscape Values) of the State Planning Policy Framework.

**21.03-1 Biodiversity**DD/MM/YYYY  
Proposed C200**Overview**

The City of Melton is located on the Victorian Volcanic Plains (VVP). The VVP is Victoria's only biodiversity hotspot and one of only 15 in Australia, making it an area of national and global biological significance. The VVP supports many species of native plants and animals that are protected under Commonwealth and State laws. [Draft City of Melton Environment Plan 2017-2027 March 217 p.7]

The current and projected pace of population growth of the City will adversely impact upon the natural environment unless planning gives proper regard to the protection and enhancement of the environmental values of the municipality. [New]

Over 150 years of agriculture, grazing and urban development has radically transformed the landscape, and as little as only 1% of the former extensive grasslands and grassy woodlands of the VVP survive today. The remaining areas are therefore of particular significance. [Environment Plan Community Directions Paper - April 2016 p.4]

The City's already reduced biodiversity continues to be threatened on many fronts, including the clearing of native vegetation for land development, spread of weeds, predation by invasive species, poor land management practices and the impact of climate change. [Draft City of Melton Environment Plan 2017-2027 March 217 p.8]

Urban development and the clearing of vegetation results in an increase in impervious surfaces, an increase in pollutants from runoff into rivers and streams and a change to the rate of water flow. Addressing water quality is a key initiative in protecting biodiversity.

**Key Issues**

- Ensuring biodiversity values are enhanced and protected while managing growth and development.
- Minimising the impact of poor land management practices such as the management of noxious weeds and introduced species.
- Increasing opportunities for linking habitat corridors to assist in protecting vulnerable species.
- Minimising the impact of urban development on the ecological health of waterways and riparian areas.

**Objective 1**

To increase connectivity between remnant and other vegetation to improve habitat connectivity and increase ecosystem resilience. [City of Melton Environment Plan 2017-2027- Natural Environment p22]

**Strategies**

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- 1.1 Improve habitat connectivity by incorporating creek lines and floodplains as open space, especially those that connect with existing Bio link projects, or link current areas of public conservation land. [Western Plains North Green Wedge Management Plan Background Report 2013 p30]
- 1.2 Recognise the contribution of roadsides in maintaining local biodiversity and habitat values as part of a wildlife and vegetation corridor. [Environment Plan – Natural Environment p3]
- 1.3 Protect significant large old trees and patches of native vegetation [Western Plains North Green Wedge Management Plan Background Report 2013 p30]
- 1.4 Avoid the further loss or modification of intact remains of the Rocky Chenopod Open-scrub community in Long Forest by limiting urbanisation on adjoining land and encouraging the restoration of degraded areas. . [Western Plains North Green Wedge Management Plan Background Report 2013 p30]
- 1.5 Require areas of open space within the Urban Growth Boundary to be located in or adjoining areas of high environmental values where possible. [Open Space Strategy p. ]

**Objective 2**

To protect and enhance the ecological health of waterways, wetlands and catchments. [Environment Plan – Natural Environment p4]

**Strategies**

- 2.1 Facilitate the application of Integrated Stormwater Management and Water Sensitive Urban Design principles in all Precinct Structure Plan (PSP) areas. [Environment Plan – Natural Environment p5]
- 2.2 Upgrade the network of shared trails along waterways through sale, negotiation or permit conditions for subdivision to increase community access and appreciation. [Environment Plan – Natural Environment p24]
- 2.3 Reduce the adverse impact of stormwater entering waterways through treatment systems that maximise the quality of run-off and reduces the quantity and velocity of urban run-off. [Environment Plan – Natural Environment p 24]
- 2.4 Provide for appropriate development setbacks from adjoining waterways to prevent sedimentation of the waterway and provide opportunities for re-vegetation and bank stabilisation.
- 2.5 Require any new development to mitigate any adverse impacts upon the habitat and survival of the growling grass frog.

**Objective 3**

To enhance the environmental values of the municipality. [Environment Plan – Natural Environment p4]

**Strategies**

- 3.1 Reinforce weed and pest animal eradication through planning permit conditions or Section 173 agreements where applicable. [New]
- 3.2 Minimise the removal of indigenous vegetation where possible. [Significant Landscape Features Strategy p.118]
- 3.3 Protect original stands of indigenous vegetation. [Significant Landscape Features Strategy p.118]

## MELTON PLANNING SCHEME

- 3.4 Support the retention of dead trees for wildlife habitat. [Significant Landscape Features Strategy p.118]
- 3.5 Require development applications to be site responsive and have due regard to the environmental values of the area. [New]

**Implementation**

The strategies in relation to biodiversity will be implemented through the planning scheme by:

**Policy guidelines**

- Applying Clause 22.02 (A Sustainable Environment local policy) to facilitate the preservation and improvement of environmental features and ensure all development applications appropriately address environmental issues as part of the application process.

**Application of zones and overlays**

- Amending Schedules 1 and 2 to the Environmental Significance Overlay to provide a more detailed explanation in respect to the areas of significance and more detailed decision guidelines.
- Applying an Environmental Significance Overlay to significant large old trees and patches of significant native vegetation.

**Further Strategic work**

- Investigate whether the boundaries of the Environmental Significance Overlay should be expanded to better correlate with the identified areas of significance.
- Monitor and review the application and effectiveness of local planning policy and planning controls to support biodiversity. [Environment Plan – Natural Environment p1]
- Develop criteria for land with high biodiversity values (not in the Biodiversity Conservation Strategy areas) to determine which land Council should seek to acquire, manage or protect in new growth areas. [Environment Plan – Natural Environment p22]
- Develop a process to protect land with high biodiversity values (as identified in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors 2013*), either by acquisition by an appropriate agency, or through applying appropriate planning zones, overlays or covenants. [Environment Plan – Natural Environment p22]
- Review and update planning policies and controls to protect waterways, wetlands and catchments in consultation with relevant authorities and catchment management agencies. [Environment Plan – Natural Environment p4]
- Develop a biodiversity strategy. [Environment Plan – Natural Environment p21]
- Work with the Department of Environment Land Water and Planning (DELWP) to update the flora and fauna mapping for the City. [Environment Plan – Natural Environment 21]
- Assess and map all areas of significant roadside vegetation and weeds with the view to developing a Roadside Management Plan to maintain local biodiversity and habitat values. [Environment Plan – Natural Environment p21]

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- Collect data on biodiversity assets on private land through the Environmental Enhancement Program. [Environment Plan – Natural Environment p21]
- Investigate the introduction of planning controls in targeted areas that will require new developments to maximise the quality of stormwater runoff. [Environment Plan – Natural Environment p24]

**Other actions**

- Facilitate access and appreciation of the City's natural assets to foster an environmentally aware community. [Council Plan]
- Work with VicRoads to protect local biodiversity and habitat values within the roadside reserves.

**21.03-2 Significant Environments and Landscapes**DD/MM/YYYY  
Proposed C200

The City of Melton is within the area covered by the Port Phillip Catchment and forms part of the Western Volcanic Plain. The City has a number of significant natural sites which include remnant strands of native vegetation, native grasslands, woodlands, wetlands, geological features and flood plain areas. A key landscape feature is the volcanic hills which form important viewpoints. [Western Plains North Green Wedge Management Plan Background Report 2013 p17]

The City of Melton is expected to accommodate a large proportion of Melbourne's future housing supply. Infrastructure will be required to support this growth and will be located within or in proximity to some of the City's significant landscape features.

Council has adopted a *Significant Landscape Features Strategy, May 2016* and *Landscape Management Guidelines, May 2016* which involved the assessment of significant landscape areas across the City of Melton. The strategy provides guidance for development proposals through Landscape Management Guidelines which identify appropriate siting and design outcomes.

**Key Issues**

- Maintaining the distinct landscape character of Melton's significant landscapes and ensuring key landscape features are preserved while also accommodating substantial urban growth.
- Managing the visual impact of new development and protecting natural landscape values in locations of high scenic value.
- Improving the interface between waterways, landscape and conservation areas.

**Objective 4**

To protect the significant landscape values of the municipality and ensure development does not adversely impact upon them.

**Strategies**

- 4.1 Require the screening of buildings, structures and hard surfaces with appropriately scaled indigenous vegetation. [Significant Landscape Features Strategy p.118]

## MELTON PLANNING SCHEME

- 4.2 Discourage the siting of buildings and structures that would adversely impact upon the landscape quality of geological features such as volcanic cones, waterways, incised valleys and gorges. [Significant Landscape Features Strategy p.118]
- 4.3 Recognise the cumulative effect of development upon significant viewing corridors when assessing development applications. [Significant Landscape Features Strategy p.119]

**Implementation****Policy guidelines**

- Apply Clause 22.08 (Rural Land Use local policy) to land within a Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, or a Farming Zone to facilitate sustainable rural land uses.
- Apply Clause 22.10 (Stores and Outbuildings local policy) to applications for stores and outbuildings to protect the visual amenity and natural landscape.

**Application of zones and overlays**

- Applying the Significant Landscape Overlay to significant landscape features within the municipality.

**Further strategic work**

- Undertake a planning scheme amendment to apply the Significant Landscape Overlay to additional areas forming part of the volcanic cones as identified in the *Significant Landscape Features Strategy, May 2016* and *Landscape Management Guidelines, May 2016*.
- Updating the Schedule to the Significant Landscape Overlay to provide greater landscape protection and opportunities for enhancement as identified in the *Significant Landscape Features Strategy, May 2016* and *Landscape Management Guidelines, May 2016*.

**Reference documents**

- *Melton Landscapes - Significant Landscape Features Strategy 2016*
- *Western Plains North Green Wedge Management Plan 2014*
- *Western Plains North Green Wedge Management Plan Background Report 2013*
- *Melton Environment Plan – Natural Environment 2017*
- *Landscape Management Guidelines, May 2016*.

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**21.04 ENVIRONMENTAL RISKS**DD/MM/YYYY  
Proposed

This clause provides local content to support Clause 13 (Environmental risks) of the State Planning Policy Framework.

**21.04-1 Floodplains**DD/MM/YYYY  
Proposed C200**Overview**

The City of Melton is within the area covered by the Port Phillip and Westport Catchment. Management Authority. Melbourne Water is the floodplain manager for the municipality. [New]

Floods are naturally occurring, but unlike other natural hazards, floods are more predictable in terms of their location, depth and extent. [Applying the Flood Provisions in Planning Schemes Planning Practice Note 12]

The *Flood Management Plan for the City of Melton and Melbourne Water 2013* has been developed in partnership between the Council and Melbourne Water as part of a joint focus on managing existing and future flood risks within the municipality. This Plan details the flood risk within the municipality, particularly identifying any areas previously flood mapped, known as 'hot spots' and problem areas. [Flood Management Plan for the City of Melton and Melbourne Water p.4]

Floodplains play an important role in protecting environmental values. The environmental impact of any development within the flood plain or any proposed mitigation works must be considered when determining applications within the floodplain area. [New]

**Key issues**

- Protecting the community from the social, economic and environmental impacts associated with flooding.
- Maintaining natural environmental processes within floodplains.

**Objective 1**

To protect the community from the risk of flooding.

**Strategies**

- 1.1 Ensure that land use and development is located in areas that will not be adversely impacted by floodwaters or overland stormwater flows. [New]
- 1.2 Require new development to incorporate water sensitive urban design measures. [New]
- 1.3 Ensure new development will not have an adverse impact upon land downstream in terms of increasing the liability of the land to flood.

**Objective 2**

To maintain the role of floodways within the environment.

**Strategies**

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- 2.1 Minimise the impact of any flood mitigation works upon environmental values. [New]
- 2.2 Ensure the natural drainage functions are retained when land is developed.
- 2.3 Discourage the filling of flood prone land.

**Implementation**

The strategies in relation to flood management will be implemented through the planning scheme by:

**Policy guidelines**

Applying Clause 22.02 (A Sustainable Environment local policy) to land affected by flooding and overland flows.

**Application of zones and overlays**

- Apply the Urban Floodway Zone, Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay to land outside the Urban Growth Zone to identify land vulnerable to flooding and protect it from inappropriate development as identified by Melbourne Water. [New]
- Insert appropriate schedules to the flood overlay provisions in consultation with Melbourne Water that exempt appropriate buildings and works from the need for a permit.

**Further strategic work**

- Work with Melbourne Water to review and update mapping to identify and address flood issues. [New]

**Other actions**

- Update the Drainage Services Scheme in conjunction with Melbourne Water within Precinct Structure Plan areas.

**21.04-4****Bushfire**

.../20...  
Proposed C200

**Overview**

The economic and social effects of emergencies including loss of life, destruction of property, and dislocation of communities are inevitable. [Municipal Emergency Management Plan] The risks are addressed through land use planning and other actions identified in the *Municipal Emergency Management Plan 2015*. [New]

A significant area of the City of Melton is fire prone. Grassfire is the predominant threat within the municipality. Although grassfires are generally less intense than bushfires, they burn faster than forest fires and still generate enormous amounts of radiant heat. [CFA website <http://www.cfa.vic.gov.au/plan-prepare/grassfires-rural>] Fire risk is a particular issue at the urban/grassland interface of townships.

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The Bushfire Management Overlay should be applied to all areas where the fire hazard warrants protection measures to be implemented. A number of bushfire prone areas are subject to on - going development pressures. Intensification of development in highly fire prone areas is inconsistent with the state policy which prioritises human life. [Local Planning for Bushfire Protection Practice Note]

**Key Issues**

- Identifying areas prone to bushfire.
- Managing the risk from bushfire.

**Objective 3**

To minimise the risk to life, property and the environment from bushfire.

**Strategies**

- 3.1 Ensure new development is designed to allow for the rapid and effective response by emergency services. [New]
- 3.2 Ensure that the design, siting and layout of subdivisions increases protection from bushfire. [New]
- 3.3 Avoid development in areas where planned bushfire protection measures may be incompatible with other environmental objectives. [New]
- 3.4 Require new dwellings in bushfire prone areas to be located as close as possible to public roads to maximise opportunities for safe evacuation.
- 3.5 Direct new development to locations of lower bushfire risk where appropriate.
- 3.6 Consider the need for and implementation of bushfire and grassfire protection measures outside the Bushfire Management Overlay.

**Implementation**

The strategies in relation to bushfire will be implemented through the planning scheme by:

**Application of zones and overlays**

- Insert appropriate schedules to the Bushfire Management Overlay provisions in consultation with the Country Fire Authority that exempt appropriate buildings and works from the need for a permit.

**Other actions**

- Liaise with state government as required in respect to the application of the Bushfire Management Overlay in respect to current ground conditions and locations of new development. [New]

**21.04-5 Climate Change****Overview**



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DD/MM/YYYY  
Proposed C200

Council recognises the effect of climate and has adopted a *Greenhouse Action Plan 2011-2015* to meet targets for reducing greenhouse gas emissions. Council is committed to creating a low carbon city well-adapted to climate change and has set a target for the Council to become carbon neutral by 2025. [Greenhouse Action Plan 2011--2015]

The City will need to plan for and adapt to the impacts of climate change. More frequent adverse weather conditions will be experienced resulting in more frequent fire, storm and flood events. This will affect both the health and safety of the community and also the integrity of infrastructure and assets. [New]

The high population growth rate, a reliance on cars as a major means of transport and the community's vulnerability to higher electricity and food prices means the community is very susceptible to the impacts of climate change. [Greenhouse Action Plan 2011--2015]

Planning for and adapting to climate change and minimising greenhouse gas emissions will underpin the direction of land use planning in the municipality. [New]

Climate change will also impact on the degree and type of natural hazards. Fostering community resilience to a changing climate is a key initiative in the Council Plan. [New]

**Key issues**

- Minimising greenhouse gas emissions.
- Planning for the increase in adverse weather conditions through careful planning and design.

**Objective 4**

To develop a low-carbon City well-adapted to climate change. [Council Plan]

**Strategies**

- 4.1 Require developments and land use plans to consider and respond to the changing effects of climate change and incorporate best practice in design in mitigating extreme weather events.
- 4.2 Require risk management strategies to address identified climate change probabilities where appropriate.
- 4.3 Encourage development that reduces car dependency.
- 4.4 Encourage uses that will provide local employment.
- 4.5 Encourage landscaping that provides habitat, food resilience and shade. [New]
- 4.6 Support the reduced use of potable water and increased use of recycled water. [Draft Council and Wellbeing Plan]
- 4.7 Encourage development that maximises the capture and reuse of water from buildings.

**Objective 5**

To achieve a carbon neutral City by 2025.

**Strategies**

- 5.1 Facilitate developments that reduce energy usage and greenhouse gas emissions.
- 5.2 Facilitate developments that include renewable energy options and low carbon technologies.
- 5.3 Apply principles of Environmentally Sustainable Development to new development.

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**Implementation**

The strategies in relation to climate change will be implemented by:

**Further strategic work**

- Review and update the *Greenhouse Action Plan 2011-2015* and *Waste Management Strategy 2011-2016*.

**Other actions**

- Monitor and continue to plan for the impacts of climate change on the local environment.

**Reference documents**

*Melton Municipal Emergency Management Plan 2015*

*Flood Management Plan for the City of Melton and Melbourne Water May 2013*

*Greenhouse Action Plan 2011-2015*

*Council and Wellbeing Plan 2017-2021*

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**21.05 ACTIVITY CENTRES AND RETAIL PROVISION**

DD/MM/YYYY  
 Proposed C200

This Clause provides local content to support Clause 11.03 (Activity Centres) of the State Planning Policy Framework.

**21.05-1 Activity Centre Network**

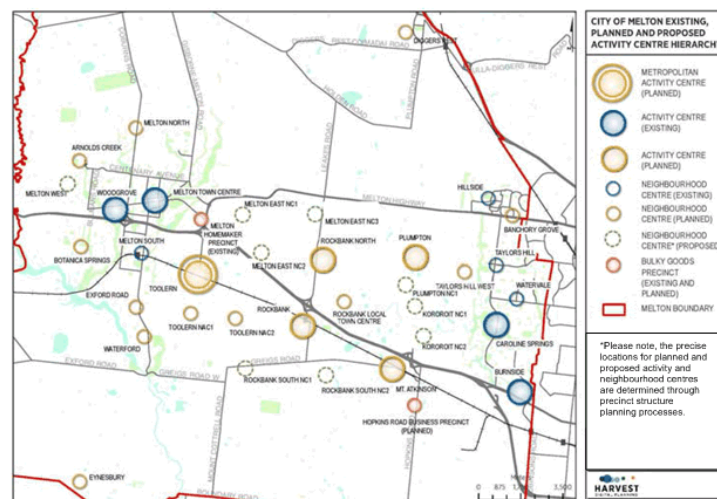
DD/MM/YYYY  
 Proposed C200

**Overview**

The *City of Melton Retail and Activity Centres Strategy, March 2014* is Council’s response to the growth of services needed to provide for a rapidly growing population and provides a comprehensive plan to support the long term integrated land use planning and delivery of a hierarchy of retail and activity centres across the City of Melton.

There is a strong expectation that retail and other appropriate commercial and community activities will be directed within one of the nominated centres in the hierarchy as shown in Figure 1.

**Figure 1: City of Melton Existing, Planned and Proposed Activity Centre Hierarchy**



**Key issues**

- Protecting and maintaining a viable activity centre hierarchy for existing, planned and proposed centres.
- Providing a range of goods and services for existing and future residents that respond to the needs of the changing community.
- Directing retail services to and within activity centres to ensure they remain the focus for retail, health, entertainment, leisure and community activities.
- Preventing escape expenditure from the City of Melton.

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- Providing local job opportunities within the municipality and providing opportunities for local businesses and enterprises.

**Objective 1**

To establish and support a network of viable activity centres that provide access to a wide range of goods and services appropriate to their role and function within the hierarchy.

**Strategies**

- 1.1 Direct retail development and investment into a network of activity centres defined within the City of Melton Existing, Planned and Proposed Activity Centre Hierarchy as outlined in Figure 1 and defined as follows:

**Table 1 - City of Melton Activity Centre Hierarchy**

Type of Activity Centre	Role and Function
<b>Metropolitan Activity Centre</b>	<p>To provide:</p> <ul style="list-style-type: none"> <li>▪ Higher order activities that deliver services to the region such as major retailers, major health services, further and higher educational institutions, substantial recreation, entertainment venues and hotels and corporate and government regional headquarters.</li> <li>▪ Higher density housing in order to improve access to services for a wide variety of households (particularly small households).</li> </ul>
<b>Activity Centres</b>	<p>To provide:</p> <ul style="list-style-type: none"> <li>▪ A broad mix of integrated sub regional land uses such as retail (discount department store as well as supermarkets and speciality stores), office, business, community (e.g. education, health and recreation), entertainment and residential in order to generate a breadth of employment choices for the City of Melton. As a target the non-retail floor space of a fully developed activity centre should be 40% of the total floor area.</li> <li>▪ Residential development (usually above ground floor level) and medium and higher density residential housing in close proximity to provide access particularly to small households.</li> <li>▪ Approximately 35,000 square metres of conventional retail floor space and up to 20,000 square metres of restricted retail floor space as a guide for activity centres based on a catchment of approximately 50,000 people.</li> </ul>
<b>Neighbourhood Activity Centres</b>	<p>To provide:</p> <ul style="list-style-type: none"> <li>▪ A mix of land uses including a full line supermarket, speciality retail, cafes, restaurants, local service providers and small offices to maximise the number and diversity of local employment opportunities. As a target the non-retail floor space of a fully developed neighbourhood centre should be at least 30% of the total floor area.</li> <li>▪ Higher housing densities in appropriate locations around neighbourhood centres to improve the use and vibrancy of each centre and to increase the accessibility of its services.</li> <li>▪ Approximately 7,000 square metres of conventional retail floor space as a guide for neighbourhood centres based on a catchment of approximately 10,000 people.</li> </ul>

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Type of Activity Centre	Role and Function
-------------------------	-------------------

**Local Activity Centres**

To provide:

- Corner stores and small groups of shops that provide top up groceries and local services such as hairdressing.
- Retail floor space to be generally between 300 and 800 square metres. Where the local demand for services warrants and where this does not adversely affect the development of nearby larger centres, a larger local activity centre may be considered.
- Walkable access via pedestrian networks.

1.2 Facilitate staged development of centres based on their catchment size and demand in order to sustain the viability of a centre in the short and longer term.

1.3 Support retailing that complements and reinforces the hierarchy of activity centres within the City of Melton.

1.4 Avoid inappropriate out-of-centre retail development.

**Objective 2**

To ensure centres develop as genuine mixed use areas.

**Strategies**

2.1 Encourage a diverse range of land uses in centres such as retail, office, business, community (e.g. education, health and recreation), entertainment and residential uses.

2.2 Encourage mixed use, medium and higher density housing opportunities of an appropriate scale within and adjoining centres to provide diversity in housing and increase the vitality of centres.

2.3 Ensure commercial uses dominate the ground level frontage when provided as part of a mixed use development incorporating medium and higher density housing.

2.4 Encourage new activity centres to integrate residential land uses as part of any new activity centre development.

**Objective 3**

To ensure all residents have access to a range of essential services and convenience goods including fresh produce within a reasonable distance of their homes (and preferably within walking distance).

**Strategies**

3.1 Ensure centres provide residents with a broad mix of everyday goods and services.

3.2 Support the provision of retail or other opportunities which increase local access to fresh produce.

3.3 Ensure all centres are accessible for residents via a well connected road network, pedestrian and cycle network and public transport services.

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**Objective 4**

To direct the appropriate provision of restricted retail to identified locations.

**Strategies**

- 4.1 Support restricted retail uses in the preferred locations of the existing Melton Homemaker Precinct, Hopkins Road Business Precinct and existing and planned activity centres as shown in Figure 1.
- 4.2 Locate restricted retail uses to the periphery of existing activity centres unless shown in Figure 1.

**Objective 5**

To support retailing within rural or tourism enterprise areas of economic importance.

**Strategies**

- 5.1 Encourage minor retail provision associated with rural or tourism enterprises, where such provision amounts to no more than that of a local centre, and is ancillary to the tourism use whilst not compromising the surrounding retail hierarchy.

**Implementation**

The strategies in relation to activity centre network will be implemented through the planning scheme by:

**Policy guidelines**

When deciding on applications for a retail use or development or applications within activity centres the following will be considered, as appropriate:

- Clause 22.05 (Employment Policy).
- Clause 22.06 (Retailing Policy).

**Further strategic work**

- Monitor the hierarchy of activity centres taking into account changing transport infrastructure, current and future population growth, and existing and planned retail floor space.
- Review the impact of commercial uses within the industrial zones and residential zones and provide guidance on determining applications of this nature.
- Monitor and review the zoning of land and population figures to ensure commercial land availability responds to population growth.
- Review and update relevant schedules to the Urban Growth Zone in line with the recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014*.

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**Other Actions**

Advocate to the State government for:

- The timely delivery of the Toolern train station to support the early delivery of the Toolern Metropolitan Activity Centre.
- The construction of specific infrastructure that will benefit activity centres such as the upgrade of the rail line between Sunshine and Melton and the upgrade of the Western Highway to an urban freeway standard.
- Upgrades to the existing Rockbank and Melton train stations, the development of the Paynes Road and Mt Atkinson train stations and tertiary health care and education facilities.

**21.05-2 Activity Centre Design**

DD/MM/YYYY  
Proposed  
C200

**Overview**

High quality retail centre design and development plays a key role in activating centres, promoting development and creating a strong sense of place.

**Key issues**

- Ensuring activity centres provide a range of vibrant, attractive spaces with a range of functions.
- Creating functional, attractive and accessible activity centres that provide strong connections to the surrounding communities by all modes of transport.
- Revitalisation of existing centres.
- Poor amenity, accessibility and connectivity to and within activity centres.
- Ensuring activity centres respond to and provide a mix of uses to meet the changing needs of the community

**Objective 6**

To ensure activity centres provide high quality urban environments.

**Strategies**

- 6.1 Create a 'sense of place' by encouraging urban design and built form outcomes that reflect and build upon the identity of individual communities and areas.
- 6.2 Create a permeable network of streets and civic spaces that promote and facilitate opportunities for social interaction.
- 6.3 Support the development of active street frontages to provide passive surveillance while responding to the human scale at street level.
- 6.4 Avoid blank walls on street frontages and civic spaces.
- 6.5 Encourage the use of environmentally sustainable design in centres.
- 6.6 Ensure the built form of centres is designed to positively address primary and secondary road frontages and residential or other sensitive interfaces.
- 6.7 Minimise the visual dominance of surface/at grade parking in centres and encourage parking to be located underground, undercroft or to the side or rear of buildings.
- 6.8 Support cafés and restaurants to include an outdoor seating area, particularly where this activates the use of open plaza areas.
- 6.9 Ensure all centres are highly permeable, to enable movement within and around them giving priority to pedestrian and cyclists.

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- 6.10 Ensure restricted retail development provide connections between activity centres and surrounding neighbourhoods, positively contribute to the amenity of the pedestrian environment and integrate into the surrounding area.

**Implementation**

The strategies will be implemented through the planning scheme by:

**Policy guidelines**

When considering application for a retail use or development and activity centres the following will be considered, as appropriate:

- Clause 22.05 (Employment Policy).
- Clause 22.06 (Retailing Policy).

**Further strategic work**

- Review the *Caroline Springs Comprehensive Development Plan 2009* and investigate opportunities to rezone land from the Comprehensive Development Zone to a broader suite of commercial and other zones.
- Review and update the Woodgrove Structure Plan (2006).
- Review and update the High Street Town Centre Structure Plan (2007).
- Review and update the Toolern Town Centre Urban Design Framework Plan (2012).
- Prepare a Structure Plan for the Melton South Neighbourhood Centre.
- Prepare an Urban Design Framework for Rockbank Town Centre.

**Other Actions**

- Investigate the role Council can play in the development of traders groups for centres as a means of creating effective input to capital works schemes and local businesses.
- Support the regular refurbishment and upgrading of centres and retail streetscapes.

**Reference documents**

*City of Melton Retail and Activity Centres Strategy, March 2014*

*Toolern Town Centre Urban Design Framework, 2012*

*High Street Town Centre Structure Plan July 2007*

*Woodgrove Structure Plan July 2006*

*The Caroline Springs Comprehensive Development Plan 2009*



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**21.06 BUILT ENVIRONMENT AND HERITAGE**DD/MM/YYYY  
Proposed C200

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

**21.06-1 Local character and sense of place**DD/MM/YYYY  
Proposed C200**Overview**

The quality and character of the urban fabric can impact upon the liveability of a place. High quality design outcomes can engender community pride, enhance community cohesion and create a sense of safety.

Character is the interplay of conditions that make one place different from another, including social and cultural conditions. Rapid population growth presents a significant challenge to preserve and enhance the City's existing local character, to provide for good design and avoid the creation of indistinct places in the future.

Industry is a key contributor to the City's economy and Council recognises the need to create functional industrial areas that are attractive and desirable places in which to work. Council adopted *Industrial Design Guidelines* 2016 to achieve well designed industrial areas that will encourage investment and minimise adverse amenity impacts on surrounding land uses.

In addition to the built form, landscaping and topography are key elements of the City's character and important to defining the desired future character of the municipality and its sense of place.

The quality and functionality of green spaces, both in the public and private realms, contribute to the liveability of a community. In growth areas this initiative has not received the priority it deserves and as change occurs with the intensity of built form, landscaping and green spaces can deliver a multitude of benefits relating to aesthetics, improved air quality, flood mitigation and shade for our houses and streets.

The retention of trees not only reduces the urban heat island effect, but also makes a significant contribution to the character of neighbourhoods and defining the desired future character of an area.

Protecting the municipality's heritage assets is crucial in providing an attractive environment and an important sense of place; including those sites within the urban growth areas where communities are yet to be created.

Council has a key role to play in creating vibrant, flexible, integrated and connected public spaces relevant to people's day to day lives. Good design also means that spaces, buildings and pathways are suitable for use by people with disabilities. This enables those people with a disability to live, work and socialise in the same way as everyone else. [\[Disability Action Plan & Public Realm Design Guidelines\]](#)

**Key issues**

- 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.

**Objective 1**

To create healthy and safe communities. [\[Clause 21.03-2\]](#)

**Strategies**

- 1.1 Ensure that urban design addresses issues of community safety and crime prevention (CPTED principles).

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- 1.2 Improve connectivity and access around the city for all members of the community.
- 1.3 Encourage building designs with active street frontage.
- 1.4 Ensure all development optimises opportunities for passive surveillance.
- 1.5 Encourage opportunities for social interaction at interfaces between public and private areas.
- 1.6 Encourage designs that provide for private and where appropriate shared garden space for food production.
- 1.7 Facilitate the provision of public art where appropriate.
- 1.8 Require new developments and public realm areas to be reasonable and safely accessible by all members of the community.
- 1.9 Reduce opportunities for graffiti and vandalism through the application of appropriate design and construction materials.

**Objective 2**

To protect the preferred neighbourhood character in established residential areas of the municipality as outlined in the *Melton Housing Character Assessment and Design Guidelines: Character Statements and Guidelines, September 2015*

**Strategies**

- 2.1 Maintain and enhance residential streetscape quality and character and ensure new development makes a positive contribution.
- 2.2 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*. **Housing Character Assessment and Design Guidelines p.2]**
- 2.3 Ensure the township of Eynesbury is developed in accordance with the vision of the approved development plan and in a manner that reflects a unique urban character for the City of Melton.
- 2.4 Discourage the use and development of land for more than one dwelling per lot within the Low Density Residential Zone.

**Objective 3**

To enhance the amenity and appearance of industrial and commercial areas. **[Clause 21.03-2]**

**Strategies**

- 3.1 Ensure new industrial development provides high quality and consistent built form outcomes. **[Industrial Design Guidelines]**
- 3.2 Minimise visual clutter and the proliferation of signage that will detract from the amenity of the natural and built environment.
- 3.3 Ensure residential interfaces are designed to minimise the adverse impacts of the business operations.
- 3.4 Encourage loading, car parking and service areas to be located at the rear of the site with appropriate screening.
- 3.5 Ensure appropriate landscaping is incorporated into the site layout, and where appropriate is also included within the public realm.
- 3.6 Ensure land uses that have a high car parking requirement do not undermine the amenity or functionality of surrounding land uses within industrial precincts.

## MELTON PLANNING SCHEME

**Objective 4**

To create communities that are attractive and desirable places in which to live, work and visit. [Clause 21.03-2]

**Strategies**

- 4.1 Promote good quality urban design that responds to its site context, provides a high level of amenity and enhances the unique qualities of place.
- 4.2 Ensure development addresses and enhances the street, provides an active interface to the public realm and has an appropriate sense of scale.
- 4.3 Encourage built form to include colours, materials, architectural features and finishes that add visual interest and enhance the streetscape.
- 4.4 Encourage design that enables the public realm to be used for multiple purposes with the flexibility to change over time.

**Objective 5**

To improve the quality and functionality of green space throughout the municipality [Greening the West Strategic Plan Overview]

**Strategies**

- 5.1 Encourage the planting of indigenous vegetation where appropriate.
- 5.2 Encourage planting in accordance with the *Landscape Guidelines for the Shire of Melton 2010*.
- 5.3 Retain and protect existing trees where possible and increase greening to maintain canopy and shade features to provide urban cooling. [New].
- 5.4 Encourage developments that protect natural ecosystems and encourage a connection to nature.
- 5.5 Encourage development that maximise the use of permeable surfaces.
- 5.6 Ensure landscaping setbacks in new developments incorporate canopy tree planting.
- 5.7 Encourage canopy tree planting within the public realm.

**Policy guidelines**

When deciding on applications for use, development or subdivision the following matters will be considered as appropriate:

- Clause 22.02 A Sustainable Environment Policy
- Clause 22.03 Recreation and Open Space Networks Policy
- Clause 22.04 Urban Development Policy
- Clause 22.12 Housing Diversity Policy

**Application of zones and overlays**

- Apply the Design and Development Overlay as appropriate to achieve specific design and built form outcomes.

## MELTON PLANNING SCHEME

**Further strategic work**

- Prepare a planning scheme amendment to implement the recommendations of the *Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015* and use this to inform the preparation of additional schedules to the residential zones.
- Introduce a local policy into the planning scheme that addresses good design principles for applications for development located within an Industrial 1 or 3 Zone or a Commercial 2 Zone.
- Update the *Shire of Melton Outdoor Advertising Policy and Guidelines prepared in 2005 and revised in 2010* and undertake a planning scheme amendment to introduce an Advertising Signage Policy into the Melton Planning Scheme.
- Review and update the *Landscape Guidelines for the Shire of Melton 2010*.
- Prepare Public Realm Design Guidelines.
- Prepare a Street Tree Strategy.
- Prepare a planning scheme amendment to implement the *Industrial Design Guidelines 2016* into the Melton planning Scheme including a local policy that reinforces good design principles for development located within an Industrial 1 or 3 Zone or a Commercial 2 Zone.

**21.06-2 Environmentally Sustainable Design and Development**DD/MM/YYYY  
Proposed C200**Overview**

Melton City Council is committed to planning for ecological sustainability to minimise the negative impacts of climate change and enhance liveability. Council recognises that environmental performance of the built environment plays an important role in creating a sustainable City resilient to the impacts of climate change and one that is more resource, energy and water efficient. **[New]**

To ensure development and subdivision meets environmental design objectives, *City of Melton Environment Plan 2017 – 2027* supports the incorporation of Environmentally Sustainable Development (ESD) principles as part of the planning permit application assessment. ESD principles should address energy efficiency, water resources, indoor environmental quality, stormwater management, transport, waste management and urban ecology. **[New]**

**Key Issues**

- Ensuring ESD principles are embedded in the design of new development.
- Recognising the opportunities to implement principles of sustainability, including ESD and Water Sensitive Urban Design (WSUD) through Precinct Structure Plans (PSPs) in growth areas.

**Objective 6**

To promote and facilitate ESD outcomes that incorporate best practice design in the built environment. **[City of Melton Environment Plan – 2017-2027 p14]**

**Strategies**

- 6.1 Encourage the application of ESD principles in all planning frameworks and applications including PSPs, subdivisions and new buildings.
- 6.2 Promote the integration of land use and sustainable transport (walking, cycling and public transport) in accordance with the strategies in Clause 21.09.

## MELTON PLANNING SCHEME

- 6.3 Encourage water conservation and WSUD at both individual and precinct wide scale in accordance with Clause 21.03-2.
- 6.4 Ensure the design of new subdivisions and the siting of buildings maximises passive solar design principles.
- 6.5 Encourage best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.
- 6.6 Encourage the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential, mixed use, industrial and commercial developments as part of the planning permit approval process.

**Implementation****Policy guidelines**

When deciding on applications for use, development or subdivision the following matters will be considered as appropriate:

- Clause 22.02 A Sustainable Environment Policy

**Further Strategic Work**

- Review Clause 22.02 (A Sustainable Environment Policy) to identify opportunities to strengthen environmental protection and enhancement. [City of Melton Environment Plan 2017-2027 p. 15]
- Develop ESD Principles to guide development within the City of Melton.
- Investigate the use of preferred environmental assessment tools to be used during planning applications (i.e. Green Star, BESS).
- Prepare an ESD Local Planning Policy to enable planning applications to be assessed against a range of ESD objectives and undertake a planning scheme amendment to introduce this into the Melton Planning Scheme. [Environment Plan – Built Environment p1]
- Consider adopting the Sustainable Design Assessment in the Planning Process (SDAPP) program as a voluntary process with the view of formalising into a Statutory Planning requirement in the form of a Local Policy.
- Investigate the development of a Sustainable Infrastructure Policy.
- Advocate for the co-location of services and facilities within PSPs as appropriate to reduce transport-related greenhouse gas emissions. [City of Melton Environment Plan 2017-2027 p. 14]

**Other actions**

- Encourage sustainable design within the community by:
- Demonstrating best practice ESD in all Council building and infrastructure projects.
- Sharing and promoting sustainable urban development outcomes with the community, other local government professionals, non-government organisations, State Government and developers through website, social media and other means. [City of Melton Environment Plan 2017 – 2027 p18]
- Encouraging developers to incorporate practice sustainability into development by working in partnership with the development industry and conducting advocacy programs. [City of Melton Environment Plan 2017 -2017 p19]

## MELTON PLANNING SCHEME

**21.06-4 Heritage****Overview**DD/MM/YYYY  
Proposed C200

The City of Melton is the boundary between two tribes of the Kulin nation: the Wurundjeri to the east of the Werribee River and the Wathaurung on the west side of the Werribee River. [Environmental History p12] The remnant grassland landscape, river and creek valleys and volcanic cones of the City provide reminders of indigenous stewardship and occupation of the land. The names of creeks and locations, such as Djerriwarrh, Toolern and Kororoit are testament to the continuing relationship of indigenous people with this area. Evidence of pre-contact Aboriginal occupation of the landscape is concentrated around watercourses and on the high rises above the plain, and is mainly demonstrated in artefact scatters.

The City of Melton was first settled by European pastoralists in the 1830s and 1840s, attracted to the extensive volcanic grasslands, deep creeks and easy access to ports at Melbourne and Geelong. Most of the City was taken up by three large pastoral holdings, Exford, Greenhills and Rockbank. These properties left a legacy of elegant homesteads and outbuildings, dry stone walls, dams, historic roads, fords and bridges. In the late nineteenth century smaller farmers moved into the area, as the large estates were broken up. These settlers created small dairy holdings, took up cropping and processed chaff, planted shelter belts, built wooden homesteads and constructed more dry stone walls. [City of Melton Heritage Strategy p. 4]

The dry stone wall landscape of the City is expressive of both the natural history of the volcanic creation of the area and the cultural history of its human modification. The dry stone wall landscape is of particular significance to the City which has undertaken to protect and incorporate dry stone walls in formerly rural areas. [Clause 22.14]

The fast pace of urban growth in the municipality makes the identification and retention of our heritage a Council priority. Within the growth areas, the preservation of heritage provides new communities with opportunities for engagement with and understanding of the past. These heritage assets will create a sense of place and community focus in a new environment. Heritage places provide opportunities for interesting design solutions and the creation of meaningful spaces for new communities. [New] Identification and planning around heritage assets in the early stages of Precinct Structure Planning is critical in ensuring cultural values are protected and enhanced. [New]

Council adopted the *Shire of Melton Heritage Study* in May 2007 and the *Melton Dry Stone Walls Study* in August 2011 which identified and assessed places of cultural heritage significance. These studies provide for identification, assessment and appreciation of the City's heritage. [New]

**Key issues**

- Protecting recognised sites and precincts that are of national, state and local level significance.
- Integrating heritage features into future urban development and planning for growth areas.

**Objective 7**

To protect, conserve and enhance places of historic, aboriginal, and cultural significance. [New]

**Strategies**

- 7.1 Ensure places of cultural heritage significance are protected, conserved and enhanced.

## MELTON PLANNING SCHEME

- 7.2 Encourage and support creative adaptive reuse of heritage places in PSP areas with sympathetic and imaginative designs which are compatible with the significance, scale, form and materials of the heritage place.
- 7.3 Encourage the preparation of Conservation Management Plans for heritage buildings and places which are undergoing adaptation and change of use. [Shire of Melton Heritage Strategy Stage 2 Volume 1 p.8]
- 7.4 Support the retention of places listed in the Conservation Desirable schedule of the *Melton Heritage Study, Vol 1 2007*. [Shire of Melton Heritage Study Stage 2 Volume 1 p.40]
- 7.5 Support and promote the identification and interpretation of archaeological, historical and cultural significance within the City. [Shire of Melton Heritage Study Stage 2 Volume 1 p.40]
- 7.6 Ensure that applications for the subdivision of land affected by a Heritage Overlay take into account significant views to and from the place, access, landscaping, buffers and appropriate new uses that do not impact on the significance of the place. [New]
- 7.7 Encourage and support the retention of roadside dry stone walls with integrated planning of transport networks, road design, subdivision and utility installation in dry stone wall areas.
- 7.8 Discourage the use of fake or reproduction dry stone walls and faux-style buildings in public spaces and heritage areas.

**Implementation****Policy guidelines**

- Apply Clause 22.14 (Dry Stone Walls local policy) to all dry stone walls subject to the Heritage Overlay to ensure dry stone walls are appropriately protected.

**Application of zones and overlays**

- Apply the Heritage Overlay to places of identified heritage significance, such as sites in the *Shire of Melton Heritage Study*, sites identified by Heritage Victoria, or any other relevant heritage studies.

**Further strategic work**

- Prepare a local policy to guide the consideration of applications for demolition, works, use and development in areas affected by a heritage overlay. [City of Melton Draft Heritage Strategy 2017]
- Review and update the *Shire of Melton: Environmental History 2007* in order to identify places which could be included in future gap studies.
- Assess Conservation Desirable sites in *Shire of Melton Heritage Study Volume 1 2007* and make recommendations for protection under a Heritage Overlay.
- Review the environmental history from the *Melton Heritage Study 2007* to ensure consistency with *Victoria's Framework of Historical Themes* which now forms the basis of heritage studies in Victoria.
- Investigate, identify and assess thematic gaps and under-represented places on the City's existing heritage studies and heritage overlay schedule.

**Other Actions**

- Continue to participate in Heritage Week to develop and enhance knowledge in local heritage.

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- Promote awareness about Council's heritage funding and advisory services to assist landowners in the enhancement and protection of places of significance.
- Continue to advocate for the protection, adaptation and conservation of heritage places, dry stone walls and landscapes in growth areas.

**Reference documents**

*City of Melton Heritage Strategy 2013-2017*

*Shire of Melton Heritage Study May 2007*

*Shire of Melton: Environmental History 2007*

*Shire of Melton Dry Stone Walls Study August 2011*

*The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance*

*City of Melton Environment Plan 2017-2027*

*Healthy by Design: A Planner's Guide to Environments for Active Living, National Heart Foundation of Australia, 2012*

*Industrial Design Guidelines 2016*

*Shire of Melton Outdoor Advertising Policy and Guidelines 2005 (revised 2010)*

*Landscape Guidelines for the Shire of Melton 2010*

*Melton Industrial Design Guidelines 2016*



## MELTON PLANNING SCHEME

**21.07 LIVEABLE COMMUNITIES AND HOUSING**DD/MM/YYYY  
Proposed C200

This clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

Specific references to the individual town of Eynesbury is also included in Clause 21.11 (Local Areas).

**21.07-1 Liveable communities**DD/MM/YYYY  
Proposed C200**Overview**

Liveability is the sum of all factors that add up to a community's quality of life – including the built and natural environments, economic prosperity, educational opportunities, and cultural, entertainment and recreational choices. [\[Partners for Liveable Communities website\]](#)

Currently, City residents do not have the same access to the level of services and choices available to residents living in the inner or middle ring suburbs of Melbourne. Addressing this shortfall for existing and future residents is crucial in creating a liveable and resilient City. [\[New\]](#)

The City has concentrations of socio-economic disadvantage. These areas are particularly vulnerable to the impacts of gaming machines. Gaming revenue records indicate that the City has a high gaming expenditure per adult and per gaming machine relative to other metropolitan municipalities. [\[City of Melton Electronic Gaming Planning Policy Project p.iii\]](#)

Council recognises the harmful social and economic impacts of gambling and in response adopted a *Responsible Gambling Policy 2014* which identifies Council's various roles in reducing harm, including the need to introduce additional planning controls.

The harm associated with alcohol has also led to the preparation of an Alcohol Management Framework which reflects Council's commitment to health promotion, prevention and harm minimisation through the regulation of licensed venues.

Good planning that enhances all residents' quality of life can have far reaching impacts; including reduced crime and improved safety. [\[Partners for Liveable Communities website\]](#) This in turn assists in building community capacity, connectedness and social capital and making communities more resilient to the effects of gaming and alcohol. [\[Socio-economic impacts of access to electronic gaming machines in Victoria\]](#)

**Key issues**

- Enhancing economic, educational and recreational opportunities for existing and future residents through the provision of appropriate services and infrastructure.
- Minimising the harmful impacts of gaming and alcohol on the health and wellbeing of the community.

**Objective 1**

To develop liveable communities with equitable access to services and opportunities that meets the needs of all residents.

**Strategies**

- 1.1 Facilitate the early delivery of activity centres to meet the needs for local services.
- 1.2 Facilitate options for the delivery of interim services where appropriate.

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**Objective 2**

To minimise the adverse impacts of liquor and gaming venues on the community.

**Strategies**

- 2.1 Manage the distribution, location, design and operation of licenced premises and gaming machines to reduce their social and amenity impacts.
- 2.2 Ensure that non-gaming forms of entertainment are available to communities, particularly in growth areas.

**Implementation**

The strategies in relation to liveability will be implemented through the planning scheme by:

**Policy guidelines**

When considering applications for use and development the following local policies will be considered, as appropriate:

- Clause 22.05 (Employment Policy),
- Clause 22.06 (Retailing Policy)

**Further strategic work**

- Complete the City of Melton Electronic Gaming Planning Policy Project to guide the assessment of applications considered under Clause 52.28 to install and use gaming machines.

**Other actions**

Develop stronger partnerships with State and Federal government and advocate for the timely funding and provision of the following facilities and services:

- New schools and local tertiary education facilities.
- A metro rail service.
- A freeway standard upgrade to the Western Highway.
- Improved arterial road intersections.
- A local integrated health system.
- Investment in the Toolern Metropolitan Activity Centre.

**21.07-2**

DD/MM/YYYY  
Proposed C200

**Housing****Overview**

The demographic profile of residents in the City of Melton varies considerably and this will have implications for the future diversity requirements of its housing stock.

Some sections of the City of Melton are considered 'disadvantaged' from a socio-economic perspective, and therefore affordability and cost of living are considered to be important issues. Opportunities have been identified for specialised residential markets, including social and affordable housing, and aged-care and retirement. [\[Clause 21.04-1\]](#)

The capacity of the established areas to accommodate increased residential densities and the need to protect neighbourhood character must be balanced with the need to provide for a growing population. Council has defined the preferred character of its residential areas

## MELTON PLANNING SCHEME

by adopting the *Housing Character Assessment and Design Guidelines*. [Housing Character Assessment and Design Guidelines p.2]

The *Melton Housing Diversity Strategy May 2014* is Council's response to the changing housing needs and requirements for existing and future residents within the City. The strategy provides a twenty-year plan that establishes the types of housing needed and the suitability of different residential locations to accommodate different rates of housing change. [Clause 21.04-3]

**Key issues**

- Managing population growth without adversely impacting upon neighbourhood character and sense of place.
- Reducing the disparity between the current housing supply and the demand for different types of housing.
- The need to encourage the provision of a greater diversity of housing options, including affordable housing, to accommodate more diverse households. [Clause 21.03-2]
- Ensuring new developments within established areas of the municipality respond to the character of those areas and positively contribute to neighbourhood character.

**Objective 3**

To increase housing diversity within the City of Melton.

**Strategies**

- 3.1 Encourage well designed residential infill development in appropriate locations that provides smaller housing product.
- 3.2 Facilitate a diverse range of affordable housing stock, suitable for all household types.
- 3.3 Support housing designs that are able to be adapted for different life stages including the needs of an ageing household.
- 3.4 Require residential subdivisions to provide a mix of lot sizes and densities to facilitate a range of housing products.
- 3.5 Encourage innovative housing design and development.

**Objective 4**

To promote affordable housing options for households of all income levels.

**Strategies**

- 4.1 Encourage the property industry to deliver a diverse range of housing options suitable for a range of income levels.
- 4.2 Facilitate developers of major sites to provide a proportion of dwellings as affordable housing.
- 4.3 Support opportunities for affordable housing developments in appropriate locations.
- 4.4 Require larger developments to provide a range of dwelling types and sizes, and encourage the inclusion of affordable housing.

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**Objective 5**

To provide a sufficient range of social, retirement, aged-care and special needs housing types throughout the City of Melton in appropriate locations.

**Strategies**

- 5.1 Support the development of smaller dwellings that will meet the future needs of older residents in locations close to facilities, services and public transport.
- 5.2 Facilitate development proposals that meet an identified need for social housing, retirement villages and aged care.

**Objective 6**

To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes.

**Strategies**

- 6.1 Require development applications on Residential Growth Zone land to make efficient use of the site.
- 6.2 Encourage, where the zone permits, higher density residential development in activity centres and surrounding train stations.
- 6.3 Ensure that appropriate consideration is given to the implications of increasing residential densities, in particular for development within the Residential Growth Zone, on the provision of community facilities, including schools, open space, recreation facilities, etc.

**Implementation**

The strategies in relation to residential development will be implemented through the planning scheme by:

**Policy guidelines**

When considering applications for use and development the following local policies will be considered, as appropriate:

- Clause 22.12 (Housing Diversity Policy)

**Application of zones and overlays**

- Align the boundary of the Residential Growth Zone to logical and defensible boundaries, i.e. major roads, open public reserves, modifications to land use and zoning, etc.
- Apply the Neighbourhood Residential Zone to areas with a distinctive pattern of development and/or consistent character in the context of the City of Melton, i.e. larger lots (greater than 1,000m<sup>2</sup>), lower density-styled estates, or isolated locations (in terms of proximity to activity centres, public transport etc.).

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**Further strategic work**

- Update the existing structure plans for the High Street Town Centre (2007) and Woodgrove Structure Plan (2006) focusing on the opportunity for mixed use development (i.e. including residential within commercial areas).
- Prepare a Structure Plan for Melton South.
- Investigate the implications of increasing residential densities on the provision of community facilities such as schools, open space and recreation facilities.
- Investigate the implications of increasing residential densities on the provision of engineering infrastructure such as roads, drainage and power.
- Develop built form and/or urban design guidelines as input to the Residential Growth Zone schedule and /or Development Plan Overlay for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.
- Develop a policy for non-residential uses within residential areas to protect residential amenity from incompatible non-residential uses.

**Other actions**

- Monitor the success of the application of the residential zones to the Melton Planning Scheme in achieving the recommendations of the *Melton Housing Diversity Strategy May 2014*.
- Continue to invest and improve public infrastructure, services and facilities that will contribute to the City of Melton's established areas being places where people want to live, work and invest.
- Develop a consolidated register of design principles to be used by Council staff and the development industry.
- In consultation with Department of Human Services, housing associations and community housing providers undertake a study of social and community housing requirements to assess the future need for social housing in the City of Melton.
- In consultation with developers and operators, develop a planning framework for assessing applications for retirement villages or aged care facilities to ensure such facilities are appropriately located.

21.07-3

DD/MM/YYYY  
Proposed C200**Rural residential development****Overview**

The significant growth of the City in recent years has influenced demand for housing and lifestyle properties beyond the Urban Growth Boundary. In particular, the Green Wedge areas of the City provide popular opportunities for residents to pursue rural lifestyles, often combining part time farming, fulltime farming, equestrian and other rural interests whilst living close to Melbourne. [Western Plains North Green Wedge Management Plan p.13]

While there is pressure for rural living type subdivision within the City, it is important to ensure such demand is appropriately managed. The *Western Plains North Green Wedge Management Plan 2014* recommends further work be undertaken to prepare a rural residential land supply and demand analysis to determine if additional supply is warranted beyond current levels. [Western Plains North Green Wedge Management Plan p.55]

For those lots located within the designated Green Wedge area, any change to the subdivision controls is subject to considerable scrutiny and approval by parliament is required.

## MELTON PLANNING SCHEME

Unplanned rural living development can have an adverse impact upon the environment and farming operations and can create demand for urban level services and infrastructure in rural areas.

**Key issues**

- The proliferation of weeds and feral animals.
- The loss of productive agricultural land.
- The burden of infrastructure costs being unfairly imposed on the community instead of the developer. [VCAT Reference No. P1730/2016]
- Unrealistic demands for urban level services.
- Distorted land values against agricultural values.
- Conflicts over farming practices.

**Objective 7**

To provide sustainable rural living opportunities as an alternative residential offer within the City whilst also protecting the objectives and values of the Green Wedge areas.

**Strategies**

- 7.1 Discourage the construction of dwellings in locations that require the upgrading of adjacent roads or other infrastructure.
- 7.2 Require dwellings to be setback from the boundaries of adjoining agricultural land to provide a buffer from farming activities.
- 7.3 Avoid adverse environmental impacts arising from the use of land for dwellings including, but not limited to, domestic wastewater management and the clearing of vegetation for buildings, services or defensible space for bushfire protection.
- 7.4 Require any infrastructure requirements to be financed by the developer.
- 7.5 Require the provision of reticulated water and abuttal to a sealed road.
- 7.6 Discourage out of sequence development.
- 7.7 Require environmental enhancement works to be undertaken as appropriate.

**Implementation**

The strategies in relation to rural residential development will be implemented through the planning scheme by:

**Policy guidelines**

When considering applications for use and development the following local policy will be considered, as appropriate:

- Clause 22.08 (Rural Land Use Policy)

**Further Strategic Work**

- Undertake a rural residential land supply and demand analysis and if appropriate, undertake a planning scheme amendment to implement the recommendations.

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**Reference documents**

*Western Plains North Green Wedge Management Plan 2014*

*Melton Housing Diversity Strategy Background Report Analysis and Issues Assessment  
August 2013*

*Melton Housing Diversity Strategy May 2014*

*House Rules – Housing Character Assessment and Design Guidelines: Character  
Statements and Guidelines 2015*

*City of Melton Responsible Gambling Policy 2014*

*Melton Advocacy Priorities 2015*

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## MELTON PLANNING SCHEME

**21.08 ECONOMIC DEVELOPMENT**DD/MM/YYYY  
Proposed C200

This clause provides local content to support Clause 17 (Economic development) of the State Planning Policy Framework.

**21.08-1 Economic growth**DD/MM/YYYY  
Proposed C200**Overview**

Council is committed to building the economic capacity within the City of Melton to improve its economic future and the quality of life for all. [Economic Development and Tourism Plan p.6]

A thriving local economy should enable lifelong learning opportunities. The expansion of the education sector including secondary schools, alternate forms of education and the attraction of tertiary institutions like a TAFE and a university is long overdue and a high priority for Council. [Strategic Issues and Opportunities p. 8]

Improved transport options to access employment, education, other services and recreational activities is a priority. These services are particularly important given the high number of young people in the municipality. Without this, the community will be increasingly excluded from opportunities for social and economic advancement. [Moving Melton p.17]

Melton is well located with strong connections to a range of key strategic assets and economic masses both locally and beyond. These include:

- Melbourne Airport to north-west and Avalon Airport to the south.
- Melbourne CBD and the Port of Melbourne to the east via the Western Hwy and train line.
- The State Significant Western Industrial Precinct.
- The three largest Victorian regional cities; Ballarat, Bendigo and Geelong.
- The Regional Rail Link. [Employment Land Supply Review 2013 p.4]

There are a range of major proposed infrastructure investments which will significantly expand the economic opportunities available to the City of Melton, namely:

- The Outer Metropolitan Ring Road will provide strong north-south connections, improving links with Werribee (and Geelong) to the south and the Airport, Sunbury and the northern growth corridor to the north.
- The proposed Western Intermodal Freight Terminal's (WIFT).
- The duplication and electrification of the Melton Railway Line. [Employment Land Supply Review 2013 p.4]

The key drivers of the economy are the retail trade, education and training, construction, health care, manufacturing and public administration. [Economic Development and Tourism Plan p.12]

The existing, planned and proposed Activity Centres will progressively play an important economic role. The future Toolern Metropolitan Activity Centre in particular represents a unique economic opportunity for a future range of innovative developments and partnerships with State and Federal government.

**Key issues**

- Strengthening local education and employment opportunities.
- Leveraging on the City of Melton's favourable locational attributes and population characteristics.
- Providing improved infrastructure and services to support economic growth.



## MELTON PLANNING SCHEME

**Objective 1**

To create a diverse economy that fosters business growth, encourages new investment and leads and respond to change. [Council & Wellbeing Plan 2017-2021 p.23]

**Strategies**

- 1.1 Facilitate proposals that will foster economic development and growth [Economic Development and Tourism Plan p22] such as the co-location of business, education and research. [New]
- 1.2 Support the preparation of Precinct Structure Plans within employment areas and the release of additional land for employment purposes. [Moving Melton p48]
- 1.3 Encourage the development of transit oriented development at the following railway stations:
  - Melton
  - Toolern (as identified in the *Toolern Precinct Structure Plan 2015*.)
  - Rockbank (as identified in the *Rockbank Precinct Structure Plan 2015*.)
  - Paynes Road (as identified in the *Paynes Road Precinct Structure Plan 2016*.)
  - Mt Atkinson (as identified in the *Mt Atkinson and Tarneit Plains Precinct Structure Plan 2016*.)
 [Moving Melton p.48]
- 1.4 Facilitate the establishment of additional educational opportunities including local tertiary options. [Strategic Issues and Opportunities p. 8]
- 1.5 Facilitate start up and small businesses including home occupations conducted from a dwelling in appropriate locations. [New]
- 1.6 Encourage new business opportunities provided through the introduction of recycled waste water including opportunities to increase the viability of agricultural production. [New]

**Implementation****Policy guidelines**

- Apply Clause 22.05 (Employment Policy) to guide consideration of applications and create an environment conducive to economic growth and wealth generation.
- Apply Clause 22.06 (Retailing Policy) to encourage the growth and development of vibrant and dynamic retail centres.
- Apply Clause 22.07 (Transport and Movement Policy) to develop an efficient and integrated transport infrastructure that will contribute to economic growth.

**Further Strategic Work**

- Prepare a Structure Plan for the area surrounding Melton Railway Station to encourage transit oriented development. [Moving Melton p.48]

**Other actions**

- Facilitate partnerships and cross council alliances to attract future innovative and emerging industries. [Investment Attraction Strategy 2016-2019 p 29]

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- Advocate for the State and Federal government to partner with Council in the planning and provision of services for Toolern Metropolitan Activity Centre. [Melton Advocacy Priorities]

**21.08-2 Industry**DD/MM/YYYY  
Proposed C200**Overview**

The City of Melton currently has a comparatively small amount of industrial land; however it is likely to play an increasingly significant role in accommodating and driving industrial and commercial development in the Western Region over the next 20 years. [Employment Land Supply Review 2013 p.16]

The City's industrial/commercial areas contain a wide variety of industries with the largest proportion in the construction industry followed by transport, postal and warehousing. The industrial areas were identified as having considerable potential for further industrial development and improvements to the presentation of the area and the quality of development.

There are also a number of sites with licences for extractive industry which should be protected from the encroachment of incompatible land uses.

**Key issues**

- Providing sufficient land for industrial and production related uses.
- Responding to changes in the industrial sectors.
- Ensuring that industrial and extractive industry precincts are protected from encroachment by incompatible and uses.
- Strengthening the image of the City of Melton as an area with high quality industrial sites.

**Objective 2**

To ensure sufficient industrial land is available and there are ample opportunities for industry to invest in the City of Melton to support the growth and resilience of the local economy.

**Strategies**

- Avoid non-industrial uses on industrial land that will compromise the viability of the area for industrial use.
- Support a transition towards knowledge based economies.
- Ensure adequate separation and the provision of buffer areas between sensitive land uses and high impact industries.
- Require high quality built form design outcomes and landscaping for industrial development.

**Implementation****Policy guidelines**

## MELTON PLANNING SCHEME

- Apply Clause 22.05 (Employment Policy) to guide consideration of applications and create an environment conducive to economic growth and wealth generation.

**Further Strategic Work**

- Undertake a planning scheme amendment to implement the *Industrial Design Guidelines 2016* into the Melton planning Scheme including a local policy that reinforces good design principles for development located within an Industrial 1 or 3 Zone or a Commercial 2 Zone.

**Other actions**

- Facilitate partnerships and cross council alliances to attract future innovative and emerging industries. [[Investment Attraction Strategy 2016-2019 p 29](#)]

**21.08-3 Agriculture**DD/MM/YYYY  
Proposed C200**Overview**

The agriculture sector plays an important role within the City of Melton and across the economy although it is not a large employer in the region. Food and fibre producers have a competitive advantage over producers in many other regions of Victoria as the areas close proximity to Melbourne markets and road networks greatly reduces transportation time, food miles and associated costs. [[Western Plains North Green Wedge Management Plan Background Report p33](#)]

The viability of agriculture within the Green Wedge is affected not just by local conditions but by regional and global markets and trends in agriculture. These trends have indisputably made productive agriculture more challenging. These more challenging conditions are affecting all agricultural areas, but those in the peri-urban fringe face greater challenges than most. These already challenging conditions are likely to be exacerbated by climate change. [[Western Plains North Green Wedge Management Plan p10](#)]

However, opportunities for more intensive agriculture are now presented by the increasing availability of recycled water. There are also emerging opportunities for new niche agricultural production. [[Western Plains North Green Wedge Management Plan p10](#)]

The City of Melton is also renowned for its long established equine industry, particularly harness racing, which attracts significant investment and is a key features of the region's economy. [[Western Plains North Green Wedge Management Plan p.29](#)]

**Key issues**

- Build on the opportunities for agricultural outputs close to Melbourne and the benefits in relation to food miles.

**Objective 3**

To build on the resources available for productive agriculture including the opportunities presented by recycled water.

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**Strategies**

- 3.1 Support the equine industry which benefits from the City of Melton's existing reputation and its location. [Western Plains North Green Wedge Management Plan p.30]
- 3.2 Preserve areas of broad acre farming to allow for a range of agricultural activities. [Clause 22.05]
- 3.3 Support continued agricultural production and encourage a diversity of new and innovative agricultural uses. [Western Plains North Green Wedge Management Plan p.32]
- 3.4 Support viticulture and winery operations and encourage other related activities to cluster in the region to leverage off this activity. [New]
- 3.5 Recognise the Leakes Road – Holden Road Precinct as a key area for agriculture. [Western Plains North Green Wedge Management Plan p.62]

**Implementation****Policy guidelines**

- Apply Clause 22.05 (Employment Policy) to guide consideration of applications and create an environment conducive to economic growth and wealth generation.
- Apply Clause 22.08 (Rural Land Use Policy) to guide consideration of applications for land within a Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, or a Farming Zone.

**Further Strategic Work**

- Work with Western Water to prepare a 'recycled water based agriculture' business plan and review subdivision controls based on the outcomes. [Western Plains North Green Wedge Management Plan p.35]

**21.08-4 Visitor economy**DD/MM/YYYY  
Proposed C200**Overview**

Tourism contributes 2.1% to the local economy with the highest proportion of those jobs in the retail trade, accommodation and food services. [Economic Development and Tourism Plan p.13]

The visitor economy extends beyond the activities and economic impact of leisure tourists to encompass visitors travelling for work, education and visiting friends and family. [<http://corporate.visitvictoria.com/about-us/victorias-visitor-economy>] There is scope to further leverage off the opportunities this presents. [Economic Development and Tourism Plan p.19]

Expanding the local tourism industry will add additional value to the local economy. The municipality's natural attractions, heritage buildings and harness racing activities already attract a significant number of visitors to the area. There are also a number of tourism opportunities yet to be realised; such as tourism arising from boutique agricultural activities and associated food production. In particular, the proximity to the airport and the large land holdings available provide an as yet untapped opportunity for 'big ticket' tourism developments. [Strategic Issues and Opportunities p. 9]

## MELTON PLANNING SCHEME

**Key issues**

- Optimise the economic benefits available from the visitor economy.
- Promote the natural attractions and locational advantages of the City of Melton for tourism.
- Protect the natural and heritage assets on which tourism depends.
- Reinforce the existing Leakes Road Tourist Precinct as a key tourism generator.

**Objective 4**

To support quality visitor services that capitalises on and enhances the City's landscape, heritage natural features, and economic base. [Clause 22.05]

**Strategies**

- 4.1 Create a key focal point or destination for visitors within the Mount Kororoit Creek and wetlands precinct. [Western Plains North Green Wedge Management Plan p.24]
- 4.2 Recognise the Black Hill Road – Mount Aitken Road Precinct as a key area for agritourism, tourism and rural living where this is associated with agricultural pursuits. [Western Plains North Green Wedge Management Plan p.36]
- 4.3 Recognise the Toolern Vale Hills as a key area for conservation initiatives and small scale tourism uses. [Western Plains North Green Wedge Management Plan p.40]
- 4.4 Facilitate local tourism industries which continue to add value to the local economy. [Economic Development and Tourism Plan 2014-2030, p 19]
- 4.5 Support the implementation and connection of the trail and open space network to provide an additional tourism offer within the western region. [New]
- 4.6 Support the tourism focus at Leakes Road Tourist Precinct including the application of the Special Use Zone Schedule 5 which provides for tourist oriented uses. [New]
- 4.7 Require any new development at Leakes Road Tourist Precinct to mitigate any adverse impacts upon the habitat and survival of the growling grass frog.
- 4.8 Protect and enhance existing heritage assets and recognise the economic benefits through tourism that retention and adaptive re-use of heritage assets offers. [New]

**Implementation**

The strategies in relation to tourism will be implemented through the planning scheme by:

**Policy guidelines**

- Apply Clause 22.03 (Recreation and Open Space Networks Policy) to provide recreation and open space networks including trail linkages.
- Apply Clause 22.05 (Employment Policy) to guide consideration of applications and create an environment conducive to economic growth and wealth generation.
- Apply Clause 22.14 (Dry Stone Walls policy) to protect dry stone walls of significance.

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**Further Strategic Work**

- Investigate the need to protect key heritage assets along the Dry Stone Wall Driving Trail. [[Western Plains North Green Wedge Management Plan p.61](#)]

**Reference documents**

*Economic Development and Tourism Plan 2014-2030*  
*Industrial Design Guidelines – City of Melton March 2016*  
*Investment Attraction Strategy 2016-2019*  
*Moving Melton – Melton Integrated Transport Strategy November 2015*  
*Employment Land Supply Review September 2013*  
*Economic Development and Tourism Plan: Background Report 2013*  
*Western Plains North Green Wedge Management Plan September 2014*  
*Melton Council and Wellbeing Plan 2017-2021*

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**21.09 TRANSPORT**DD/MM/YYYY  
Proposed C200

This Clause provides local content to support Clause 18 (Transport) of the State Planning Policy Framework.

**21.09-1 Overview**DD/MM/YYYY  
Proposed C200

The City of Melton is one of Victoria's designated growth areas and is one of Australia's fastest growing local government areas. This rapid growth will have significant implications for the City of Melton's transport.

Considerable investment in transport infrastructure and improvements to transport connections are required if the City of Melton is to keep up with the expected growth whilst providing an appropriate level of service expected in a metropolitan area.

An integrated transport system aims to connect various transport modes for greater efficiency, integrate land use with transport infrastructure for more sustainable development and promote sustainable active travel, such as walking, cycling, safety and accessibility improvements. Achieving a more integrated transport system will support local living and economic vitality in activity centres, improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions.

Council has adopted an Integrated Transport Strategy *Moving Melton 2015* which provides a plan for the whole of the transport system.

**Key Issues**

- The growing population is putting a strain on a City already poorly served by transport infrastructure.
- Providing easy to use, safe, reliable and frequent transport services.
- Reducing car dependency and travel times (85% of working residents travel outside the City for work and many travel long distances to get to workplaces).
- Providing a better active transport network – the network for cyclists and pedestrians is not complete and is characterised by gaps, as well as a lack of segregation with road traffic. [*Moving Melton p.10 - 11*]
- Advocating for the provision of upgraded public transport and road infrastructure and services.

**Objective 1 - Integrated Transport**

To develop efficient and integrated transport infrastructure in a sustainable way to meet the needs of existing and future populations.

**Strategies**

- 1.1 Support the integration of transport systems with land use planning, community and economic development by facilitating a mix of land uses in and around activity centres and in locations with frequent and reliable public transport facilities and services that have access to public transport.
- 1.2 Locate higher density housing around areas with high public transport availability.
- 1.3 Create transit oriented development at identified railway stations. [*Moving Melton p48*]
- 1.4 Create an interconnected and continuous network of streets, cycle routes, shared paths, footpaths and public transport routes within and between neighbourhoods. [*3.12 - Moving Melton p42-43*]

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**Objective 2 - Active Transport**

To encourage and promote walking and cycling by creating a safe and connected active transport network. [Moving Melton p27- 28]

**Strategies**

- 2.1 Require principal pedestrian and bicycle networks to be provided in the development of Precinct Structure Plans in consultation with the Victorian Planning Authority. [1.3 - Moving Melton p27- 28]
- 2.2 Require the provision of footpaths and appropriate on or off- road cycling routes in new subdivisions. [1.2 & 1.4 - Moving Melton p27- 28]
- 2.3 Encourage the development of key regional and cycling routes such as:
  - Between Melton township and Metropolitan Melbourne. [Moving Melton 1.6]
  - The Werribee River Trail (linking Melton Township with Eynesbury and Werribee).
  - The Kororoit Creek trail.
  - MacPherson Park trail (linking Melton Township with MacPherson Park). [1.8 - Moving Melton p27- 28]
  - Trail connections recommended in the *Western Plains North Green Wedge Management Plan 2014*.
- 2.4 Require end of trip facilities in new activity centres and support improvements to these facilities at existing centres. [1.7 - Moving Melton p27- 28]
- 2.5 Support the development of end of trip facilities at railway stations and bus interchanges. [2.10 - Moving Melton p35-36]

**Objective 3 - Public Transport**

To provide a reliable, safe, affordable and simple to use public transport system that is accessible to all with frequent well connected services to the places residents want to go. [Moving Melton p33 - 35]

**Strategies**

- 3.1 Support projects associated with the duplication of tracks and the electrification of the Melton rail corridor. [2.1 - Moving Melton p35-36]
- 3.2 Support projects associated with the upgrade of the existing train stations at Melton, Rockbank, Caroline Springs and Diggers Rest. [2.6 - Moving Melton p35-36] and outside the municipality at Watergardens and Deer Park.
- 3.3 Facilitate projects that improve bus connections with train stations. [2.4 - Moving Melton p35-36]
- 3.4 Support the relocation of the existing bus terminal at Woodgrove Shopping Centre to High Street. [2.12 - Moving Melton p35-36]
- 3.5 Support the development of an improved bus terminal facility at Caroline Springs Town Centre. [2.13 - Moving Melton p35-36]



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**Objective 4 - Roads**

To provide a reliable, safe, affordable and simple to use road system that will contribute to the liveability, environmental sustainability and economic prosperity of the City of Melton. [Moving Melton p41 - 43]

**Strategies**

- 4.1 Identify and prioritise key road links to enable the early establishment of new bus routes in developing areas. [3.7 - Moving Melton p42-43]
- 4.2 Ensure that road patterns are understandable to users, encourage easy movement into and through developments and integrate with the existing road and bicycle networks. [Clause 22.07]
- 4.3 Provide a road network that meets the needs of users at a minimal cost to Council, the community and the environment. [Clause 22.07]
- 4.4 Require that all new subdivisions in rural areas are connected to a sealed road that forms part of the municipal sealed road network. [Clause 22.07]

**Objective 5 - Land Use and Development**

To ensure land use planning provides all residents with good access by all transport modes to a range of local services, employment opportunities and education services at all levels. [Moving Melton p47-49]

**Strategies**

- 5.1 Support the development of transit oriented development at the following railway stations:
  - Melton
  - Ferris Road (Toolern Metropolitan Activity Centre)
  - Rockbank (Rockbank Precinct Structure Plan)
  - Hopkins Road (Mt Atkinson Precinct Structure Plan) [4.1 - Moving Melton p48-49]
- 5.2 Ensure future activity centres are well serviced by transport options by working with the Victorian Planning Authority and Public Transport Victoria during the preparation of Precinct Structure Plans to provide walking, cycling and public transport networks. [4.4 - Moving Melton p48-49]
- 5.3 Support the development of taxi ranks at major activity centres. [4.5 - Moving Melton p48-49]
- 5.4 Support the preparation of Precinct Structure Plans within employment areas and the release of additional land for employment purposes to provide better access to local jobs which will assist in reducing the percentage of the population leaving the municipality for work. [4.6 - Moving Melton p48-49]
- 5.5 Support the development of the Western Interstate Freight Terminal, and the development of the surrounding transport network to support freight movement. [4.7 - Moving Melton p48-49]
- 5.6 Identify and reserve land required to remove level railway crossings at existing stations and when preparing Structure Plans and Precinct Structure Plans. [4.9 - Moving Melton p48-49]
- 5.7 Improve the appearance and connectivity to main roads by avoiding developments which back onto main roads and by requiring the establishment of service roads or

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other means to achieve frontage treatments. [1.19 Melton Industrial Design Guidelines, Precinct Structure Plans]

- 5.8 Discourage proposals on freeways and highways which lessen the level of service, safety and function of the road; which result in a lessening in appearance and visual amenity of the area; which result in a loss of vegetation; and which extend linear or ribbon forms of development. [Clause 22.04]

**Implementation**

The strategies in relation to the development of an efficient an integrated transport system will be implemented through the planning system by:

**Policy guidelines**

- Apply Clause 22.07 (Transport and movement policy) when considering applications to achieve greater integration between land use and transport provision.

**Application of zones and overlays**

- Applying the Road Zone Category 1(RDZ1) to identify significant existing roads and ensure appropriate access controls apply.

**Further strategic work**

- In consultation with the local community, adjoining municipalities and other key stakeholders, prepare a Road Network Plan that prioritises different transport modes based on desired road functions, and addresses the short, medium and long term needs. [3.13 – Moving Melton, p.42 and 43]
- Prepare a Structure Plan for the area surrounding Melton Railway Station to encourage transit oriented development. [4.2 - Moving Melton p48-49]
- Review the Melton Structure Plan 2007 for the area surrounding High Street, Melton to contribute to the revitalisation of this important centre and provide enhanced amenities to local residents to help reduce the need to travel for services. [4.3 - Moving Melton p48-49]

**Other Actions**

- Maintain and upgrade transport infrastructure to meet the existing and future transport needs of the community.
- Advocate for the upgrade of roads to provide bus priority for routes identified on the principal public transport network plan. [2.5 and 3.13 - Moving Melton p35-36]
- Support the development of new train stations at Ferris Road (Toolern Metropolitan Activity Centre), Paynes Road (Paynes Road Precinct Structure Plan), Hopkins Road (Mt Atkinson Precinct Structure Plan), and Calder Park (in the City of Brimbank). [2.7, 2.8 and 2.9 - Moving Melton p35-36]
- Support roadworks that facilitate the development of the following bus routes:
  - Bacchus Marsh – Melton township – Watergardens.
  - Melton township – Eynesbury Wyndham Vale – Werribee [Moving Melton 2.2]
- Advocate for the timely delivery of State infrastructure projects to alleviate congestion and improve access and connectivity. [new]

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- Work with the Victorian Planning Authority in the development of Precinct Structure Plans to develop an arterial road network to support long term growth as identified in the Growth Corridor Plans. [3.8 - Moving Melton p42-43]
- Work with developers and VicRoads to encourage the phased extension and construction of arterial roads identified in the West Growth Corridor Plan 2012 and Precinct Structure Plans to provide a grid of arterial roads. [4.8 - Moving Melton p48-49]
- Support the following projects that improve connectivity:
  - The construction of the Westwood Drive Bridge over the Kororoit Creek. [3.14 - Moving Melton p42-43]
  - The construction of the Rockbank Middle Road bridge over the Kororoit Creek [3.15 - Moving Melton p42-43]
  - The construction of the Sinclairs Road bridge over the Kororoit Creek [Kororoit PSP]
  - Works associated with the upgrade of the Western Highway to an urban freeway standard, including the removal of at grade intersection and the creation of new interchanges [3.2 - Moving Melton p42-43]
  - Works associated with the duplication of the Melton Highway between Melton Township and Hillside [3.6 - Moving Melton p42-43]
  - The upgrade of Christies Road between Ballarat Road and the Caroline Springs Train Station to provide improved access to the Train Station [3.3 - Moving Melton p42-43]
  - The construction of a southern bypass at Diggers Rest to provide a safe crossing of the Railway Line [3.5 - Moving Melton p42-43]
  - The construction of the extension to Hopkins Road to Taylors Road and the Melton Highway [Kororoit and Plumpton PSPs]
  - The construction of the Outer Metropolitan Ring Road [3.11 - Moving Melton p42-43]
  - The removal of all level railway crossings in the City of Melton [3.9 - Moving Melton p42-43]
  - The provision of a new interchange on the Western Freeway to service West Melton [3.4 - Moving Melton p42-43]
  - Paynes / Rockbank/ Mt Atkinson.
- Advocate for the timely planning and investment in the strategically significant Toolern Activity Centre including the Toolern Train Station. [Melton Advocacy Priorities p.15]
- In consultation with the local community, adjoining municipalities and other key stakeholders, prepare an Active Transport (Walking and Cycling) Strategy. [1.1 and 1.4 – Moving Melton, p28 and 29]
- Advocate for upgrades to train station car parks to facilitate ‘park and ride’.

**Reference documents***Moving Melton, Melton Integrated Transport Strategy, November 2015**Melton Advocacy Priorities 2015**Council and Wellbeing Plan 2017-2021*

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**21.10 INFRASTRUCTURE**DD/MM/YYYY  
Proposed C200

This clause provides local content to support Clause 19 (Infrastructure) of the State Planning Policy Framework.

**21.10-1 Provision of Infrastructure**DD/MM/YYYY  
Proposed C200**Overview**

As the City of Melton continues to grow at a rapid rate, it is vital that investments are made in enabling infrastructure. Council recognises that meeting this demand alone is extremely difficult and it is crucial that all levels of government work with Council to ensure that residents have access to the services that ensure the City's long term liveability. [Melton Advocacy Priorities p.4 and p.10]

The need for additional, accessible and well maintained social infrastructure such as community centres, recreation facilities and art spaces has been identified. The provision of a hospital in particular is a high priority for the community. Services and facilities for young people have also been identified as important.

The provision of community facilities and spaces in the growth areas is equally as important as renewing and maintaining them in established areas. [Strategic Issues and Opportunities Paper p.12]

The associated challenges are twofold:

- A gap between what Council needs to provide (services and infrastructure) and what it is able to fund.
- State and Federal level infrastructure that is outside Council's sphere of responsibility. [Melton Advocacy Priorities p.10]

Council has developed the following priorities for new infrastructure investment that will inform Council decision making and will also use this to advocate to other levels of government in forward infrastructure planning: [Melton Advocacy Priorities p.10]

- New schools based on growth projection.
- Local tertiary education opportunities.
- Planning and investment in the strategically significant Toolern Metropolitan Activity Centre (refer Clause 21.08).
- A local integrated health system.
- The timely planning and provisions of transport and connections (refer Clause 21.09). [Melton Advocacy Priorities p.10]

Urban development will need to be properly staged and controlled to ensure that physical and community infrastructure are provided in an efficient, sensible and timely manner.

Appropriate funding mechanisms must be implemented to provide these services through infrastructure contributions, partnerships with private and not for profit sectors and funding from state and federal government.

The rapid growth of the city has also given rise to a number of planning permit applications for a range of communications infrastructure facilities. Guidance is needed to ensure the carriers deploy their infrastructure sensitively whilst also facilitating a world class communications network. [New]

**Key Issues**

- The timely provision of community facilities, infrastructure and services that are planned for, equitably provided and well maintained. [Draft Council Plan p. 21]

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- Ensuring that where appropriate, the cost of infrastructure is provided for through the levying of contributions for the provision of works, services and facilities. [New]
- Managing out of sequence development within growth areas.

**Objective 1**

To ensure local primary and secondary schools are adequately provided for and expand opportunities for residents to access face-to-face tertiary education locally.

**Strategies**

- 1.1 Support the provision of new educational facilities that address the current shortfall in educational opportunities and respond to the needs of the growing community.
- 1.2 Plan for the provision of a range of educational facilities within Precinct Structure Plan (PSP) areas in collaboration with the Victorian Planning Authority and the Department of Education and Training.
- 1.3 Improve access to educational facilities through the provision of active transport options and support for additional public transport options.

**Objective 2**

To address the lower than average health and wellbeing indicators and lower life expectancy applicable to Melton residents and the associated lack of health facilities.

**Strategies**

- 2.1 Work in partnership with the Department of Health and Human Services for the planning and delivery of a hospital (ideally within the identified Health Precinct within the Toolern Metropolitan Activity Centre). [Melton Advocacy Priorities p.17]
- 2.2 Improve access to services through the provision of integrated community services hubs and the co-location of complementary community facilities.
- 2.3 Ensure community facilities are desirable, accessible, diverse and sustainable. [Community Infrastructure Planning Policy]

**Objective 3**

To ensure new physical, social and economic infrastructure meets the needs of the community in a timely and efficient way in accordance with Council's priorities. [Clause 22.04]

**Strategies**

- 3.1 Ensure that development patterns in Melton township focus on the orderly outward expansion of community and reticulated services and the sequential extension of the arterial road network. [Clause 22.04]
- 3.2 Locate rural residential development in locations which will not prejudice the efficient connection and provision of community and physical infrastructure. [Clause 22.04]
- 3.3 Use the *Negotiating with Developers in Growth Area Policy* to assist in making decisions on the facilitation of development, in particular through negotiations with developers regarding the acquisition of land outside of the subject development area. *Negotiating with Developers in Growth Areas Policy*

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**Objective 4**

To ensure that developers contribute equitably to the cost and provision of physical and community infrastructure. [New]

**Strategies**

- 4.1 Work with the Victorian Planning Authority to require infrastructure contributions to be applied to new development areas to assist with funding the required physical and community infrastructure. [New]
- 4.2 Work with the Victorian Planning Authority to ensure an Infrastructure Contributions Plan Overlay is applied to all areas identified where an infrastructure contribution is applicable. [New]
- 4.3 Require out of sequence development to provide additional infrastructure to facilitate development.

**Objective 5**

To ensure that new communications infrastructure does not adversely impact upon sensitive uses and landscape features whilst also facilitating a world class communications network.

**Strategies**

- 5.1 Protect significant landscape features such as volcanic cones from any adverse visual impact through careful design and siting of the facility.
- 5.2 Support the early provision of communication infrastructure in PSPs and new development.

**Implementation**

The strategies related to the provision of infrastructure will be implemented by:

**Policy guidelines**

When deciding on applications for the subdivision of land the following will be considered as appropriate:

- Clause 22.11 (Interim Telecommunications Conduit Policy)
- Clause 22.04 (Urban Development Policy)

**Further strategic work**

- Prepare a Communications Infrastructure Policy that provides location and siting guidance.

**Other actions**

- Advocate to the state government to invest in the timely provision of the following new schools including
  - Eynesbury Primary School
  - Burnside Primary School

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- Cobblebank Primary School
- Brookfield Primary School
- Aintree Primary School
- Advocate to State government and tertiary education providers to commit to providing local tertiary education options. [Melton Advocacy Priorities p.13]
- Advocate to state government to fund a day surgery facility within Melton Township (ideally within the Melton West Health Precinct).
- Advocate for the planning and provision of emergency services and justice facilities consistent with demand. [New]

**21.10-2 Protection of Infrastructure**DD/MM/YYYY  
Proposed C200**Overview**

The provision of major infrastructure and the full range of reticulated infrastructure within an urban area represents a considerable public investment. Planning for development must protect the existing infrastructure, and in respect to waste water treatment plants, prevent encroachment from sensitive land uses. [New]

Both City West Water and Western Water are responsible for the management and development of the water supply and sewerage treatment network in Melton township and the growth areas. The protection and efficient operation of this infrastructure is essential for the on-going development of the City of Melton. [Clause 21.01-10]

Surbiton Park is the City's only waste-water treatment facility and is integral to the on-going and future development of Melton township. In the east of the City, Melbourne Water is responsible for main drainage and City West Water are responsible for water and sewerage services. The Merrimu Reservoir is also an important part of Western Water's regional water supply and storage network. Land surrounding the reservoir lies within a proclaimed catchment area as defined under the *Catchment and Land Protection Act 1994*. [Clause 21.01-10]

Other significant infrastructure assets in the City include:

- Melton Reservoir that is used for irrigation purposes within the City of Wyndham
- High pressure gas transmission pipelines which make up an integral section of the Victorian gas transmission system
- High voltage electricity transmission easements
- Landfill sites
- Water tanks
- Surbiton Park

**Key Issues**

- The protection of existing infrastructure assets from inappropriate development. [Clause 22.04]

**Objective 6**

To ensure major infrastructure assets are protected from inappropriate development and encroachment by sensitive land uses. [Clause 22.04]

**Strategies**

- 6.1 Protect existing infrastructure assets including Surbiton Park, Djerriwarrh Reservoir and Melbourne Water assets from inappropriate development and minimise encroachment. [Clause 22.04]

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- 6.2 Protect surrounding land uses from high pressure gas transmission pipelines and participate in a Safety Management Study to inform Precinct Structure Plans for sites containing the pipelines. [New]

**Implementation**

The strategies related to the protection of infrastructure will be implemented by:

**Application of Zones and Overlays**

- Apply appropriate zoning such as Industrial 1 or Special Use Zone to major electricity transmission easements where specific planning outcomes are required. [New]

**Further Strategic Work**

- Investigate the potential to apply planning controls to protect existing infrastructure from the encroachment of urban development.
- Continue to investigate the application of planning controls to identify and protect pipelines that concentrate people away from the pipelines, and where appropriate, include referral and notice requirements to Energy Safe Victoria and the pipeline operator/owner as relevant.

**Other Actions**

- Continue to work with the EPA to investigate the application of buffer zones in appropriate areas.

**Reference documents**

*Melton Advocacy Priorities 2015*

*Community Infrastructure Plan 2017-2036*

*Background Analysis Paper City of Melton Communications Infrastructure Policy May 2017*



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**21.11 LOCAL AREAS**DD/MM/YYYY  
Proposed C200

This Clause focuses on Local Area implementation for a particular precinct within the City of Melton and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

**21.11-1 Eynesbury Station**DDMM/YYYY  
Proposed C200**Overview**

Eynesbury Station has a total site area of 7,420 hectares. It lies partly within the municipalities of Melton and Wyndham, approximately 40 kilometres west of Melbourne.

The site contains numerous former farm buildings, including the substantial former homestead complex, dry stone walls, dams and other features, that are included on the Victorian Heritage Register.

North of the Eynesbury Station Homestead is the Eynesbury Woodland, with an area of 268 hectares. This contains environmentally significant vegetation of Plains Grassy Woodland dominated by Grey Box.

Within the site, a residential development known as Eynesbury Township has been established. Approval of the overall development is based on the objectives of ensuring the balance of the land remains in productive agricultural use through the use of recycled water, environmental problems are addressed and the significant heritage and environmental assets are protected and enhanced.

The *Eynesbury Station Incorporated Plan 2001* provides the basis for the approval of the development. Further management plans, strategies, agreements and approvals, including a Development Plan, guide the on-going development of the area.

The vision for the township is to provide an integrated, innovative residential and recreational community based on principles of environmental, social and economic sustainability.

**Key Issues**

- Facilitate transport connections to Melton and Werribee to enhance residents' ability to access education, health, recreation and employment opportunities and services.
- The timely provision of infrastructure to meet the needs of the community.
- Ensuring the use of recycled water, on-going productive agricultural activity and the protection of heritage and environmental assets continues to be managed in accordance with the original intent of the *Eynesbury Station Incorporated Plan 2001*.
- Managing the complex layers of approvals and plans required for development including the existing Mixed Use Zone that applies to the Eynesbury Township.

**Objective 1**

To ensure infrastructure, including transport connections are provided in accordance with the new urbanist principles upon which the township is based.

**Strategies**

- 1.1 Ensure the road network provides for optimum future bus routes, is designed to cater for buses, with options for appropriately located bus stops.

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- 1.2 Ensure the subdivision design provides for a permeable and legible street network which allows safe and direct pedestrian and cycle access.
- 1.3 Support options for interim service delivery such as 'pop up' services pending construction of permanent facilities.

**Objective 2**

To support the continued use of Eynesbury for productive agriculture.

**Strategies**

- 2.1 Support the diversification and intensification of agriculture arising from the opportunities presented by access to the recycled water.
- 2.2 Ensure appropriate buffers are provided between the existing and future residential development and agricultural activities which may have adverse amenity impacts.

**Objective 3**

To ensure the on-going integrated environmental management of Eynesbury Station as a whole.

**Strategies**

- 3.1 Require best practice in all aspects of design, agricultural practice and environmental management which includes control of pest plants and animals, stormwater management and the management of key environmental assets.
- 3.2 Support the development of an innovative residential and recreational community at Eynesbury Station based on principles of environmental, social and economic sustainability.
- 3.3 Implement the vision and philosophy identified in the *Eynesbury Station Incorporated Plan, September 2001*.

**Objective 4**

To facilitate the productive reuse of water from Surbiton Park Treatment Plant.

**Strategies**

- 4.1 Support opportunities for the reuse of water primarily in connection with the agricultural and recreational components of Eynesbury Station.

**Objective 5**

To maintain and improve the water quality of Werribee River.

**Strategies**

- 5.1 Require the application of best practice water sensitive urban design techniques throughout Eynesbury Station.

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**Objective 6**

To protect and enhance the environmental and heritage assets of Eynesbury Station.

**Strategies**

- 6.1 Support the conservation and adaptive reuse of heritage buildings where consistent with the vision and philosophy of the *Eynesbury Station Incorporated Plan, September 2001*.

**Implementation**

- Assess applications for use or development against the approved plans, strategies and executed agreements to ensure the original vision and intent of the Eynesbury Station is preserved.

**Further strategic work**

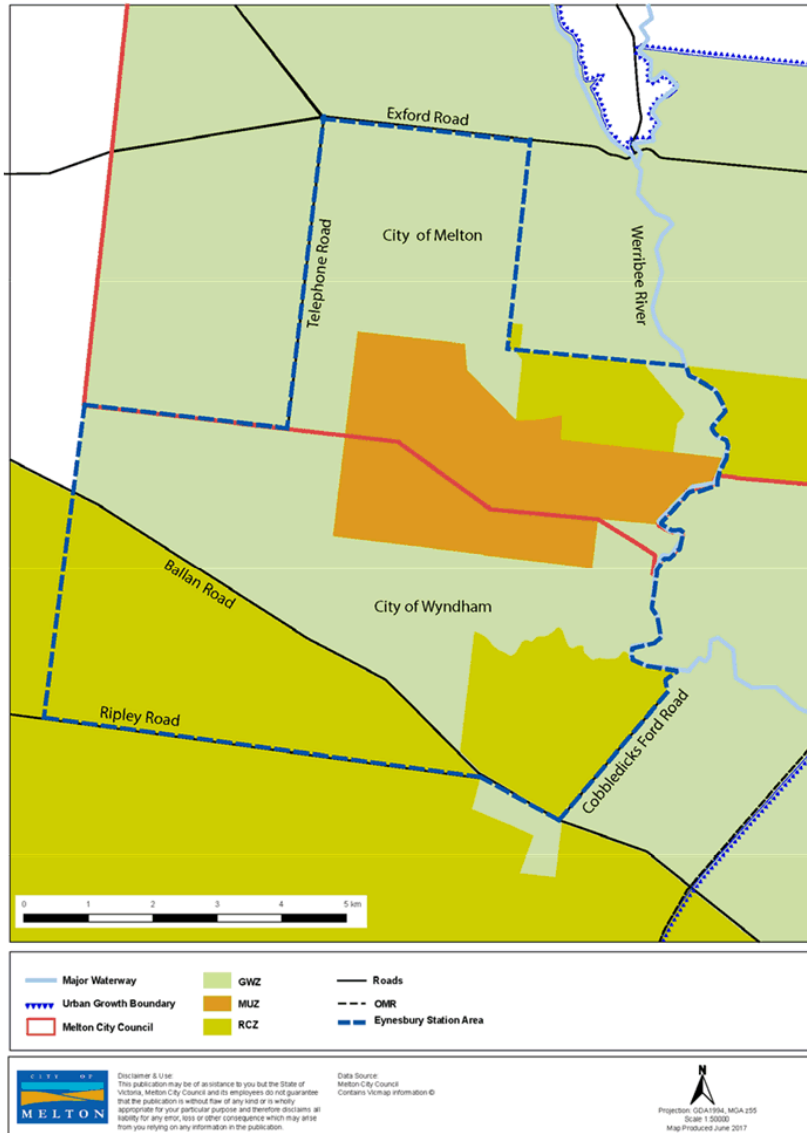
- Investigate whether the Mixed Use Zone which allows for a wide range of commercial activity is the most appropriate zone for the Eynesbury township or whether another zone such as the Comprehensive Development Zone would more effectively achieve the desired planning outcomes.

**Reference documents**

*Eynesbury Station Incorporated Plan, September 2001.*

MELTON PLANNING SCHEME

Figure 1: Eynesbury Township Development Plan Melton



**DRAFT**

## MELTON PLANNING SCHEME

**21.12 MONITORING AND REVIEW**DD/MM/YYYY  
Proposed C200

Council is committed to the ongoing monitoring and review of the Melton Planning Scheme in order to ensure its strategic planning policies remain current and that the operation and implementation of the Scheme remains effective and efficient.

Council will review the Melton Planning Scheme every four years (or otherwise as required by the Minister for Planning), in accordance with the requirements of the *Planning and Environment Act 1987*.

The planning scheme review process will be linked to and informed by the development and/or review of the *Council and Wellbeing Plan 2017-2021* and other corporate planning strategies.

Council will implement an ongoing program of performance monitoring to evaluate the achievement of strategic policy directions and the operational effectiveness of the Scheme.

The review process will be based on the following principles:

- Meeting all relevant requirements of a planning scheme review as outlined in the *Planning and Environment Act 1987*;
- Ensuring consistency and alignment with the Council Vision, *Council and Wellbeing Plan 2017-2021*, and other corporate objectives and strategic directions;
- Implementing an ongoing monitoring and review process through its corporate planning activities, which will be used to evaluate the achievement of Council's strategic policy directions and inform the planning scheme review process.