

C171 Table – Amendment C171 to the Melton Planning Scheme

Submission 1 Citinova Development	Original Submission	Council Response to Original Submission	Outstanding /Additional Issues	Council Response to Outstanding Issues or Further Comments	Resolved or Unresolved?
<p><b>Neighbourhood Centre</b></p> <p>1) The proposed specific inclusion of Map 1 in Clause 21.05-4 indicating a proposed Neighbourhood centre in Melton East, immediately to the east of the subject land may unnecessarily preclude the alternative siting of this centre, based on the merits of a proposal at the time of detailed planning. <b>UNRESOLVED</b></p> <p>2) Flexibility is required in the siting and design of proposed future neighbourhood centres on their merits based on site characteristics, growth considerations and patterns and the prevailing road network for the area. Precise locations for any neighbourhood centre should not be nominated at this premature stage prior to the resolution of the future Melton East Precinct Structure Plan and future detailed site assessment and planning. <b>UNRESOLVED</b></p> <p>3) The subject land is identified as forming an extension to the existing Homemaker Centre east of Melton, remaining sections of the land have longer term potential for partial rezoning for a mixture of uses. Relevant use opportunities could be considered for land in conjunction with the Melton East PSP. As part of this PSP process the subject land has significant potential for the location of a future neighbourhood centre to be located on the land. <b>UNRESOLVED</b></p> <p>4) A case could also feasibly be made for a future neighbourhood centre to be partly located on the subject land in conjunction with partial development of a centre on the remaining section of land zoned Urban Growth to the east. <b>UNRESOLVED</b></p> <p><b>Proposed advantages of a Neighbourhood Centre:</b></p> <p>5) The subject land offers significant advantages for the potential location</p>	<p>1) Map 1 in Clause 21.05 is indicative of PSP activity centre locations as stated. Council has updated Map 1 in Clause 21.05 to make clear the indicative nature of the NACs and that the location of this centre will be determined by the PSP process.</p> <p>2) The Strategy and the amendment do not preclude Citinova's site being considered as an appropriate location for a Melton East NAC. The location of centres will be determined through the preparation of the Melton East PSP.</p> <p>3) As per #2, however this proposed application is out of scope of this amendment and will need to be dealt with through a separate process.</p> <p>4) As per #2 and #3.</p> <p>5) As per #2 and #3.</p>	<p>a) Clause 22.06 'To ensure equitable and efficient access to goods and services for all residents.' This is not fully rounded.</p> <p>It is suggested there is an opportunity to properly support and extend this point to include the following suggestions:</p> <ul style="list-style-type: none"> <li>- Alternative uses within existing centres as a new dot point in policy (allowing the flexibility to have existing centres to play a role rather than having to create an additional centre.</li> <li>- Additional wording could include: 'consider alternate uses in existing activity centres and neighbourhood centres, including the Bulky Goods Precinct, where there has been higher than expected population growth or where the network needs to be adjusted in order to meet resident needs.' <b>UNRESOLVED</b></li> </ul> <p>b) For clarity it is suggested that '(existing)' is either: - removed from Figure 1 to Clause 21.05 or - is alternately worded (proposed in bold following) Figure 1's legend could be added to the Bulky Goods Precinct 'and the potential additional site of 24 High St, Melton.' <b>UNRESOLVED</b></p> <p>This would then properly give effect to Council's suggestion that the revised policy would provide an avenue for future consideration of landowners.</p>	<ul style="list-style-type: none"> <li>• The amendment cannot consider alternate uses as the zone applied to the land determines the uses allowed. Alternate uses can only be considered through a rezoning of land, which is out of scope of this amendment.</li> <li>• The term 'existing' on Figure 1 of proposed Clause 21.05 identifies the centres that are 'existing' in the municipality. Council Officers do not agree with identifying the site (24 High Street) in Figure 1 as it is not an existing, planned or proposed centre identified in the hierarchy. Any proposed application for an activity centre or rezoning is out of scope of this amendment.</li> </ul>	<p>Resolved or Unresolved? Unresolved.</p>	

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<p>(and early delivery) of a future neighbourhood centre including:</p> <ul style="list-style-type: none"> <li>• High visibility and accessibility from a major Road (Keilor-Melton Road) with future major access from the future Taylors Road extension</li> <li>• High level connector roads running through it, ensuring accessibility for a future neighbourhood centre.</li> </ul> <p>Council has required a public road be located off High St as part of the part B application allowing an extension of connector road to the north</p> <ul style="list-style-type: none"> <li>• Entire site is in single ownership – Location of a neighbourhood centre is more feasible</li> <li>• A neighbourhood centre with a mixture of commercial and community facilities would complement the proposed bulky good and auto industry uses and developments on the land and existing industrial development on the eastern side of the township.</li> <li>• Supermarket that is intended as part of the development of a future neighbourhood centre can be readily provided to serve both current and future needs in the eastern sector of Melton</li> <li>• Neighbourhood centre can be far more readily and immediately developed on the subject land compared to a longer term opportunity on undeveloped land to the east.</li> </ul> <p><b>UNRESOLVED</b></p> <p><b>Suggestions for 21.05</b></p> <p>6) Inclusion of the activity centres hierarchy as Map 1 from the City of</p>	<p>6) As per #1.</p>			

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<p>Melton Retail and Activity Centres Strategy, March 2014 (the strategy) should be deleted from proposed clause 21.05 as:</p> <ul style="list-style-type: none"> <li>• It is too detailed and prescriptive for inclusion in the planning scheme</li> <li>• Reference to the Strategy in the strategy is considered sufficient to provide a necessary strategic and legal link to application of a suitable activity centres hierarchy, using the maps to guide locations under the strategy rather than duplication in the planning scheme.</li> <li>• It is considered unnecessary and duplicative to exactly repeat a map that is already included in reference document to the Melton Planning Scheme.</li> <li>• The map is somewhat prescriptive in that it pinpoints exact locations for proposed neighbourhood centres. If taken literally, the inclusion of the map in the planning scheme and its exact use could preclude minor variation to the siting of any proposed neighbourhood centre based in the site specific merits of an alternative proposal.</li> <li>• A degree of flexibility is required in the siting of any proposed future neighbourhood centre, the exact location of which may vary due to the rate of development in the area, demonstrated demand, and identification of local road networks, final PSP details, site characteristics and owner</li> </ul>	<p>Further to this, Map 1 is an important addition to Clause 21.05 as it presents the Hierarchy in a clear and visual manner.</p>			

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<p>aspirations. <b>UNRESOLVED</b></p> <p>7) In regards to 21.05, delete Map 1, and replace with similar wording to below: <i>‘Provide a network of activity centres in the City of Melton to meet the objectives of this clause and the City of Melton Retail and Activity Centres Strategy, March 2014. The final siting and provision of activity centres will be based on site characteristics demand in the area, the location of road networks and identification of future land uses and developments in any approved PSP.’</i> <b>UNRESOLVED</b></p> <p><b>Suggestions for Clause 22.06</b></p> <p>8) Delete 22.06 entirely because:</p> <ul style="list-style-type: none"> <li>It is considered the policy objectives and policies outline are adequately dealt with under proposed Clause 21.05.</li> <li>All policy objectives in proposed Clause 22.06 are strategies, not policies that should be included in proposed Clause 21.05</li> <li>Proposed Clause 22.06 partly duplicates proposed Clause 21.05 strategies and may give rise to conflicting interpretations for example proposed policies in Clause 22.06 are similar although differently worded to detailed discussion and guidance for activity centres in Table 1 in Objective 6 in proposed Clause 21.05-4</li> <li>Although Clause 22.06 is designed to apply to activity centres generally, the four listed policies closely resemble and almost duplicate (yet are different) to strategies for local activity centres in Table 1 in Objective 6 in proposed Clause 21.05-4.</li> </ul>	<p>7) As per #1 and #6.</p> <p>8) Clause 22.06 has been updated to soften the language of floor space soft caps and non-retail percentages that were perceived as prescriptive. Suggested floor spaces and non-retail percentages in the Strategy were indicative only and intended to be a target for Council and developers. These indicative floor spaces and percentages are discretionary and not a cap. Also the application requirements section of Clause 22.06 has been updated to make clear that application requirements refer to new centres (other than those identified in approved PSPs). The policy in Clause 22.06 is necessary to guide decision making at Council in regards to new local centres, new neighbourhood activity centres and new activity centres (other than those identified in approved PSPs).</p>			

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<p><b>Submission 2</b> Ecosse Property Holdings Pty Ltd</p> <p><b>UNRESOLVED</b></p> <p>1) The exhibited amendment is supported on the following grounds:</p> <ul style="list-style-type: none"> <li>The proposed Botanica Springs Neighbourhood Activity Centre is identified in the exhibited Clause 21.05 and hierarchy plan as a planned neighbourhood activity centre</li> <li>The land use strategies for the centre including the encouragement of a full line supermarket and provision for a diversity of services and activities is consistent with the vision for the centre addressed in Amendment C119</li> <li>The criteria for assessing applications in the exhibited Clause 22.06 and proposed design strategies in Clause 21.05 are consistent with DPO 18 that applies to the land.</li> </ul> <p>2) We are supportive of Amendment C171 in its exhibited form as it will facilitate the establishment of a local/retail/community services centre to the benefit of the emerging local community in a triple-bottom-line context.</p> <p>3) The exhibited amendment is consistent with the provisions of the <i>City of Melton Retail and Activity Centres Strategy</i>.</p> <p>4) The proposed planning controls are consistent with the approved DPO18.</p>	<p>Comments are noted. No response required as the submitter supports the amendment.</p>			Resolved.
<p><b>Submission 3</b> Ranfurlie Developments Pty Ltd</p> <p><b>Strategy Outdated (Mt Atkinson)</b></p> <p>1) Melton Amendment C171 relies upon an Activity Centres Strategy that is now outdated. <b>UNRESOLVED</b></p> <p>2) The Strategy does not identify and have regard to the proposed Mt Atkinson Activity Centre.</p>	<p>1) The Strategy was adopted by Council in April 2014 and was written to account for change, in a rapidly growing municipality. Regardless of any changes, there are no differences to the objectives of the Strategy or the Hierarchy which form the</p>	<p>a) The accuracy of the Strategy that Council is relying upon as the basis of Amendment C171. <b>UNRESOLVED</b></p> <p>b) The introduction of indicative floor space allowances and percentages – This should be limited to activity centres in growth areas only.</p>	<ul style="list-style-type: none"> <li>The Strategy was developed based on detailed economic analysis and accounts for the projected growth in the municipality. The Strategy was tested through a separate consultation process and was</li> </ul>	Unresolved.

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<p><b>UNRESOLVED</b></p> <p>3) The strategy indicates that the Mt Atkinson residential catchment would be insufficient for a sub-regional centre at Mt Atkinson and would more likely be suited to a neighbourhood centre status. Conversely, the draft PSP recognises the Mt Atkinson Specialised Town Centre as playing a key role in ensuring the success of this higher order employment location. Specifically, the Strategy falls to recognise the 20,000 square metres of retail set out by the Mt-Atkinson PSP.</p> <p><b>UNRESOLVED</b></p> <p>4) Accordingly the outcomes and objectives of the Strategy would presumably significantly alter having regard to the Mt Atkinson PSP. These changes would have consequential flow-on effects to the balance of the Strategy. <b>UNRESOLVED</b></p> <p><b>Floor space identification</b></p> <p>5) The introduction of indicative floor space allowances and percentages of non-retail floor space is contradictory to the purpose and objectives of VC100. <b>UNRESOLVED</b></p> <p>6) The amendment identifies the site as being within the Burnside Activity Centre, an 'Activity Centre' in its activity centre hierarchy. Pursuant of Clause 21.05, activity centres must have a provision of at least 40% of non-retail floor space, approximately 35,000 square metres of conventional retail floor space and up to 20,000 square metres of restricted floor space based on a catchment of approximately 50,000 people.</p> <p>7) Our client considers these figures to be inconsistent with Amendment VC100 and was introduced to broaden the range of activities that land can be used for through removing all floor space limitations within commercial</p>	<p>strategic directions of the document.</p> <p>2) The Mt Atkinson PSP allows for a small sub regional centre that was determined during the PSP process and would not have been contemplated by the Strategy.</p> <p>Nevertheless, this makes no difference to the objectives of the Strategy or to the hierarchy as the Hopkins Road Specialised Town Centre is included in the hierarchy as being of activity centre status.</p> <p>The restricted retail component form part of the Mt-Atkinson Specialised Activity Centre, similarly to other activity centres and does not need to be recognised separately.</p> <p>3) As per #2. Further to the discussion in response #2, the Strategy accounts for change regarding the Mt-Atkinson PSP site and states that issues at the time (such as the unknown role of the Hopkins Road Centre and unknown size residential catchment) would be resolved through the PSP process.</p> <p>4) As per #2 and #3.</p> <p>5) Suggested overall centre floor spaces and percentages for non-retail floor space in the Strategy are indicative only and are intended to be a target for Council and developers as to the extent of land that may be required and to encourage a mix of retail and non-retail uses. These numbers are discretionary and not a cap.</p> <p>To reflect this intent accurately Council has softened the language around floor spaces in</p>	<p><b>UNRESOLVED</b></p> <p>c) The softening of the wording surrounding the discouraging of out of centre retail/commercial development (as seen in the revised version of the amendment documents circulated prior to Christmas 2016). <b>UNRESOLVED</b></p> <p>d) The ongoing encouragement of additional 'restricted retail premises' within the Burnside Activity Centre even though the market has demonstrated an over saturation of this land use (this directly relates to the above point 'a'). <b>UNRESOLVED</b></p>	<p>adopted by Council in 2014. Regardless of any changes since adoption, there are no differences to the objectives of the Strategy or the retail hierarchy which form the strategic directions of the document.</p> <ul style="list-style-type: none"> <li>The floor space allowances and non-retail use percentages are a guide only and are intended to be a target for Council and developers as to the extent of land required. They also encourage a mix of retail and non-retail uses, a wider range of local employment opportunities and articulate the role and function of each level of centre within the hierarchy. The language around these numbers is clear that they are a target.</li> <li>The Strategy notes that Burnside is able to offer an extensive bulky goods offering due to its position on the Western Highway and availability of land. This is demonstrated by the existing extensive provision of bulky goods outlets. This point has been made to differentiate the characteristics of Burnside and Caroline Springs Town Centre.</li> </ul> <p>This is not prescriptive and proposed Clause 21.05 does not specifically mention restricted retail in regards to Burnside Activity Centre.</p> <ul style="list-style-type: none"> <li>The wording surrounding the discouragement of out of centre development was not included in the revised versions of the proposed Clauses distributed to all parties on 21 December 2016.</li> </ul>	<p>Resolved or Unresolved?</p>

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<p>zones. <b>UNRESOLVED</b></p> <p>8) Consequently the introduction of the indicative floor spaces allocated in C171 renders VC100 meaningless. As a result of this provision the amendment will limit the allowance for a wider range of land uses that will support more mixed use employment as set out in Amendment VC100.</p> <p><b>UNRESOLVED</b></p> <p>9) The provision of indicative floor space is also contradictory to the site's current planning controls. None of the three applicable zones, the DPO or the future Burnside Hub Development Plan will limit future retail or commercial floor space within the site. Rather the zone and overlay planning controls and the Burnside Hub Development Plan contemplate intensive development of the land as a retail, commercial and community hub for nearby residents.</p> <p>10) Council should review and remove the proposed indicative floor space allowances within the amendment documentation to provide market flexibility to the area and allow for new expansion opportunities for new and existing retail, office and commercial business. Thus ensuring the economic and commercial viability for the Burnside Hub Town Centres future as envisaged by Amendment VC100. <b>UNRESOLVED</b></p> <p><b>Economic Justification</b></p> <p>11) The requirement for economic justification where indicative floor space allowances are exceeded in Clause 22.06 is unreasonable as it is again contradictory to the objectives of VC100 and provides an unnecessary financial burden on permit applicants. Remove the requirement for economic justification in Clause 22.06. <b>UNRESOLVED</b></p>	<p>Table 1 of Clause 21.05 and Clause 22.06 to make clear these numbers are a target only.</p> <p>6) Noted.</p> <p>7) As per #5.</p> <p>8) As per #5.</p> <p>9) Noted.</p> <p>10) As per #5.</p> <p>11) Agreed. The application requirements section of Clause 22.06 has been updated. Clause 22.06 has been updated to make clear that application requirements only refer to new centres (other than those identified in an approved PSP).</p>			Unresolved



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<p><b>Proposed Burnside Hub Town Centre</b></p> <p>12) The Activity Centre Strategy identifies Burnside as a centre for small sub regional retail facilities and this is not consistent with the array of uses proposed for the Burnside Hub Town Centre as identified in the draft Burnside Hub Development Plan agreed in principle by officers from the City of Melton, VicRoads and Public Transport Victoria.</p> <p><b>UNRESOLVED</b></p> <p>13) The Site is the primary landholding within the Burnside Activity Centre and will deliver substantial retail, commercial and community uses/services to satisfy the immediate needs of residents within Burnside and its surrounds. The industrial area to the south of this development is also expected to experience significant employment growth.</p> <p>14) Ranfurle consider the Strategy to be outdated and not consistent with the draft Burnside Hub Development Plan and that the amendment should have further regard to the significant growth opportunities afforded to the site. <b>UNRESOLVED</b></p>	<p>12) The Strategy does not preclude Burnside from being a larger centre and in fact upgrades the centre from a neighbourhood activity centre to activity centre status. The Strategy notes that Burnside would be able to support small sub regional facilities (such as a DDS, two full line supermarkets and speciality stores) as well as a more extensive bulky goods offering and specialist services for the adjoining industrial area to the south of the site.</p> <p>13) Noted.</p> <p>14) As per #1 and #13. Further, it is unclear how the Strategy is inconsistent with the draft Burnside Hub Development Plan which should be noted has not been lodged with Council.</p>			
<p><b>Submission 4</b> Geopec Pty Ltd</p>	<p>1) The City of Melton Activity Centres Hierarchy relies heavily on the application of the hierarchy to influence local development outcomes through the use of relatively prescriptive descriptions of expected development scale and format.</p> <p>2) For the Chisholm House site, this prescriptive approach in the Strategy to the application of the centres hierarchy is problematic in the following ways</p> <ul style="list-style-type: none"> <li>o The site is smaller than is required (0.63ha) for a true neighbourhood activity centre, yet also larger than is typically identified for most</li> </ul>	<p>1) Noted.</p> <p>2) This amendment process is not to assess Chisholm House, therefore this is out of scope for the amendment and will require a separate process.</p>	<ul style="list-style-type: none"> <li>• The purpose of a retail strategy is to define the hierarchy and the role and function of retail centres.</li> <li>• The floor space allowances for centres are a guide only and are intended to be a target for Council and developers as to the extent of land required. They also articulate the role and function of each level of centre within the hierarchy. The language around these numbers is clear that they are a target.</li> <li>• Since Council's response to Geopec's original submission, discussions with another</li> </ul>	<p><b>Unresolved.</b></p>



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<p>local convenience centres</p> <ul style="list-style-type: none"> <li>o The desire to create a mix of uses on the site means it is difficult to specifically classify the floor space scale, mix and function sought for the site as appropriate for either a local or neighbourhood centre in the hierarchy.</li> <li>o The centres hierarchy is well suited for planning for growth areas however it does not allow for an appropriate degree of flexibility and discretion for Council to consider proposals in more established parts of the municipality. These are areas where development opportunities associated with the transition of land from one use to another may not neatly fit hierarchy definitions, but which may otherwise meet all relevant policy goals. <b>UNRESOLVED</b></li> </ul> <p>3) The best fit classification for the Chisholm House site is that of a local activity centre, based on no intent to develop a major supermarket or equivalent and the relatively limited overall site size which is a natural physical limit to the scale of development. <b>UNRESOLVED</b></p> <p>4) Council must retain the ability to consider on merit, proposals which by innovation or necessity do not neatly fit into the hierarchy framework identified in the Strategy. <b>UNRESOLVED</b></p> <p>5) The consequence of not allowing appropriate discretion in Council decision making is that good development outcomes which are consistent with achieving a net community benefit may be prevented simply because they don't meet a</p>	<p>3) As per #2.</p> <p>4) Agreed. Discretion is given through the updated policy at Clause 22.06 for Council to determine proposals for new centres (other than those identified in approved PSPs).</p> <p>5) As per #4.</p>		<p>submitter has resulted in updating the wording in Clause 21.05 and 22.06 that indicates 'larger local activity centres' (larger than 800 square metres) may be considered where the local demand for services warrants and where it does not adversely affect the development of nearby larger centres.</p>	

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<p>strict conceptual definition of the centres hierarchy. <b>UNRESOLVED</b></p> <p>6) Concerns that the desire to support a relatively intensive mixed use development outcome has the potential to be prematurely undermined by an overly prescriptive interpretation by Council of the centres hierarchy policy. <b>UNRESOLVED</b></p> <p>7) Geopac are uncomfortable with the highly prescriptive and definitive wording of key elements in Amendment C171 such as in 22.06 'Ensure new local activity centres are between 300sqm and 800sqm.' This wording is more prescriptive than the generalised description used in the Strategy itself that a local activity centre should generally provide retail space in the range of 300sqm to 800sqm. <b>UNRESOLVED</b></p> <p>8) We encourage Council to consider specific recognition in Amendment C171 that not all proposals over the next decade or so that the strategy will be adopted, are going to be a neat fit into the hierarchy framework. As such Council at its own discretion had the ability to consider applications with a performance based approach. Such an approach assesses the merits of the proposal in a holistic manner which has due reference to but is not solely determined by the application of the hierarchy definitions applied in the strategy. <b>UNRESOLVED</b></p>	<p>6) As per #2.</p> <p>7) Suggested overall centre floor spaces and percentages for non-retail floor space in the Strategy are indicative only and are intended to be a target for Council and developers as to the extent of land that may be required and to encourage a mix of retail and non-retail uses. These numbers are discretionary and not a cap.</p> <p>To reflect this intent accurately, Council has softened the language around floor spaces in Table 1 of Clause 21.05 and Clause 22.06 to make clear these numbers are a target only.</p> <p>Clause 21.05 and Clause 22.06 have also been updated to increase the floor space of a local activity centre to 1,500sqm where the local demand for services warrants and where this does not adversely affect the development of nearby centres.</p> <p>The application requirements section of Clause 22.06 has been updated to make clear that application requirements refer to new centres (other than those identified in approved PSPs).</p> <p>The policy in Clause 22.06 is necessary to guide decision making at Council in regards to new centres.</p> <p>8) As per #4 and #7.</p>			

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<p><b>Submission 5</b> Moorabool Shire Council</p>	<p>1) City of Melton is to be applauded for the work undertaken. 2) Moorabool Shire residents rely to varying degrees on higher order retailing provided in Melton, especially Woodgrove. 3) Bacchus Marsh especially forms part of the Melton retail landscape and catchment and effective planning of activity centres benefits Moorabool residents. 4) Moorabool Shire looks forward to seeing the work finalised and implemented in the coming months.</p>	<p>Comments are noted. No response required as the submitter supports the amendment.</p>			Resolved.
<p><b>Submission 6</b> Coles Group</p>	<p>1) Coles continues to support the activity centre hierarchy that designate Toolern as a Metropolitan Activity Centre. 2) Coles Supports the proposed Amendment C171 and strongly opposes any submissions that seek to undermine the established activity centre hierarchy.</p>	<p>Comments are noted. No response required as the submitter supports the amendment.</p>			Resolved.
<p><b>Submission 7</b> Mount Atkinson Holdings</p>	<p>1) MAH supports the updating and introduction of specific policies for activity centres in the Melton Planning Scheme including the retailing policy objectives. 2) The amendment policies are derived from the Strategy which had incomplete detail in relation to the Mt Atkinson PSP activity centre. <b>UNRESOLVED</b> 3) The advancement of C162 (Mt Atkinson and Tarnet Plains PSP) should be recognised and C171 policies updated in terms of references in the Strategy to the Hopkins Road Activity Centre. <b>UNRESOLVED</b> 4) Amendment C171 should be adjusted to reflect the above and also confirm the candidacy of the Specialised Activity Centre at Mt Atkinson together with recognition of the</p>	<p>1) Noted. 2) The Mt Atkinson PSP allows for a small sub regional centre that was determined during the PSP process and would not have been contemplated by the Strategy. Nevertheless, this makes no difference to the objectives of the Strategy or to the hierarchy as the Hopkins Road Specialised Town Centre is included in the hierarchy as being of activity centre status. 3) The Mt Atkinson Specialised Activity Centre is identified in the City of Melton Existing, Planned and Proposed Activity Centre Hierarchy in Clause 21.05. Council has removed PSPs from the reference document section of Clause 21.05 and Clause 22.06 as PSP documents are</p>	<p>a) MAH request that the Hopkins Road Business Precinct be included in the retail hierarchy as a restricted retail precinct. <b>UNRESOLVED</b> b) See tracked changes of Clause 21.05 (Including Figure 1) and 22.06 in Appendix 1 to this table.</p>	<ul style="list-style-type: none"> <li>The recent release of the C162 Mt Atkinson and Tarnet Plains PSP Panel Report (9 December 2016) will affect Council Officers and potentially the submitters response to this outstanding issue. The Panel Report recommends deleting the 40,000 square metre restricted retail soft cap of the Hopkins Road Business Precinct in section 2.4 of the Urban Growth Zone 9 (UGZ9). If the Planning Authority, the Victorian Planning Authority (VPA) chooses to adopt this recommendation, Council Officers will not support Hopkins Road Business Precinct being included in the retail hierarchy as a restricted retail precinct. This will not be</li> </ul>	Unresolved.

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<p>function of the SAC south of the rail line and proposed rail station and the need to limit retail floor space to the north of the rail line in order to encourage the activity area south of the rail line to provide early stage retail facilities for local residents.</p> <p>Characteristics of the SAC south include providing services and business support for a large employment area. <b>UNRESOLVED</b></p> <p>5) The Hopkins Road large format retail areas should be separately acknowledged in the C171 policies in particular Map 1 in Clause 21.05-4. It is currently listed in Table 1. <b>UNRESOLVED</b></p> <p>6) Table 1 in Clause 21.05 should be amended to remove a requirement for 40% of floor space in activity centres to be non-retail (and amend Clause 22.06 accordingly). Such an outcome may not be possible to achieve in early stages of the activity centre in the PSP area. <b>UNRESOLVED</b></p> <p>7) Modify the Objective 1 strategy in Clause 21.05-4 (third dot point) to reflect an ability to exceed the Table 1 floor space description subject to appropriate justification. <b>UNRESOLVED</b></p> <p>8) In Clause 21.05-6, implementation, include reference to advocacy (second last dot point) to the State Government to build a rail station at Mt Atkinson. <b>UNRESOLVED</b></p>	<p>incorporated documents.</p> <p>4) This is out of scope of this amendment and will be dealt with through the PSP process.</p> <p>5) The restricted retail precinct is identified in Table 1 as being an adjunct to the Hopkins Road activity centre.</p> <p>6) The suggested overall centre floor spaces and percentages for non-retail floor space in the Strategy are indicative only and are intended to be a target for Council and developers as to the extent of land that may be required and to encourage a mix of retail and non-retail uses. These numbers are discretionary and not a cap.</p> <p>To reflect this intent accurately Council has softened the language around floor spaces in Table 1 of Clause 21.05 and Clause 22.05 to make clear these numbers are a target only.</p> <p>The application requirements section of Clause 22.06 has been updated to make clear that application requirements only refer to new centres (other than those identified in approved PSPs).</p> <p>7) As per #6.</p> <p>8) Agreed. The development of Mt Atkinson train station has been included in Clause 21.05-6.</p>		<p>supported, as the soft cap in the UGZ is the only mechanism that identifies restricted retail in the Hopkins Road Business Precinct. However it should be noted that this will not affect the submitters ability to develop restricted retail at this location as it is an as of right use in the Commercial 2 Zone.</p> <p>If the VPA does not choose to adopt the recommendation, and retains the soft cap explained above, then Council Officers will support introduction of the Hopkins Road Business Precinct into the retail hierarchy as a restricted retail precinct. Council Officer support will be based on the restricted retail soft cap in the UGZ providing clear policy direction for the Hopkins Road Business Precinct.</p>	
<p><b>Submission 8</b> Macedon Ranges Shire</p>	<p>1) Macedon Ranges Shire Council does not have any specific comments to</p>			<p><b>Resolved.</b></p>

C171 Table – Amendment C171 to the Melton Planning Scheme

Council	Original Submission	Council Response to Original Submission	Outstanding /Additional Issues	Council Response to Outstanding Issues or Further Comments	Resolved or Unresolved?
<p><b>Submission 9</b> Avid Property Group</p>	<p>make on the Amendment at this time.</p> <p>1) It is understood that the Local Town Centre identified in the Diggers Rest PSP would be designated as a Neighbourhood Activity Centre in the Melton Activity Centre Hierarchy.</p> <p>2) Concerns with the proposed policy wording seeking to implement a discretionary requirement for minimum non retail floor areas of 30% in Neighbourhood Activity Centres. <b>UNRESOLVED</b></p> <p>3) The future activity centre at Bloomdale has approval under the approved Diggers Rest UDF however will be subject to future planning permit applications – The concept, developed in accordance with requirements of the PSP achieves a non retail floor area that is arguably less than 30% of the centre area, depending upon the areas of inclusion. Avid seek assurance that this will not obstruct the issue of future planning permits to deliver the centre. <b>UNRESOLVED</b></p> <p>4) Also note that Map 1 contained in proposed Clause 21.05-4 incorrectly locates the future Diggers Rest Neighbourhood Activity Centre on the eastern side of Plumpton Road. <b>UNRESOLVED</b></p>	<p>amendment.</p> <p>1) This is correct.</p> <p>2) The percentages for non-retail floor space in the Strategy were indicative only and are intended to be a target for Council and developers to encourage a mix of retail and non-retail uses. These indicative percentages are discretionary. To reflect this intent accurately, Council has softened the language of these percentages in Table 1 of Clause 21.05 and in Clause 22.06 to make clear that these percentages are a target only.</p> <p>Also the application requirements section of Clause 22.06 has been updated to make clear that application requirements refer to new centres (other than those identified in approved PSPs). Therefore the policy would not apply to the Diggers Rest Neighbourhood Activity Centre as it is already identified in the approved Diggers Rest PSP.</p> <p>3) As per#2. Further to this the UDF is approved and endorsed by Council and the policy cannot be applied retrospectively.</p> <p>4) Council has updated Map 1 in Clause 21.05 to make clear the indicative nature of the centres. In addition, Council has also updated the Diggers Rest Neighbourhood Centre to its correct location on Plumpton Road.</p>			<p>Unresolved.</p>
<p><b>Submission 10</b> Victorian Planning Authority</p>	<p>1) In regards to Clause 21.05-4, Table 1, City of Melton Activity Centre Hierarchy – Based on the changing retail landscape and opportunities for greater residential densities around these centres, a size of between 300m<sup>2</sup> and 800m<sup>2</sup> is too prescriptive</p>	<p>1) Suggested floor spaces in the Strategy are indicative only and intended to be a target for Council and developers as to the extent of land that may be required. These indicative floor spaces are discretionary and not</p>	<p>a) The VPA acknowledge that Table 1 in Clause 21.06 and Clause 22.06 has been updated to include consideration of a local activity centre up to 1,500m<sup>2</sup> where local demand for service warrants and where this does not adversely</p>	<ul style="list-style-type: none"> <li>Council Officers agree on the revised wording stating a 'larger local activity centre' instead of '1,500sqm' as it gives Council discretion when assessing applications.</li> </ul>	<p>Resolved and have received letter withdrawing submission.</p>

C171 Table – Amendment C171 to the Melton Planning Scheme

Original Submission	Council Response to Original Submission	Outstanding/Additional Issues	Council Response to Outstanding Issues or Further Comments	Resolved or Unresolved?
<p>and it is submitted that this be increased to up to 1,500m<sup>2</sup> for 'shop' uses. <b>RESOLVED</b></p> <p>2) In regards to Clause 21.05-4, Map 1 – It is requested that this map be updated to reflect recent approved and exhibited PSPs otherwise it will lead to confusion as the map does not accurately reflect the location of some activity centres. <b>RESOLVED</b></p> <p>3) Clause 22.06, Policy – in regards to the policy 'Discourage retail development that is not within a nominated activity centre in the City of Melton Activity Centre Hierarchy' – reward to encourage retail development to focus within activity centres in the City of Melton activity centre hierarchy and in new centres identified in PSPs. <b>RESOLVED</b></p> <p>4) It is noted that no Local Convenience Centres have been identified in Map 1 of Clause 21.05-4. The VPA does not want to discourage any potential for appropriate retail in these centres just because they have not been identified in the City of Melton activity centre hierarchy. <b>RESOLVED</b></p> <p>5) The VPA agrees that the intensity of retail should be in activity centres but it may in some cases be appropriate to have a diversity of uses in other areas and particularly in Local Convenience centres/local activity centres to encourage some competition among supermarket retailers in appropriate locations. <b>RESOLVED</b></p> <p>6) It may be that Local Convenience Centres/Local Activity Centres can develop to a larger shop/retail size even if the neighbouring Local Town Centres (equivalent to Neighbourhood Town Centres) are also successful. The rationale for this is to reduce escape spending, the potential of which has been identified in the strategy. <b>RESOLVED</b></p>	<p>a cap.</p> <p>To reflect this intent accurately Council has softened the language in Clause 21.05 and 22.06 to make clear that these numbers are a target only.</p> <p>The application requirements section of Clause 22.06 has been updated to make clear that application requirements only refer to new centres (other than those identified in approved PSPs).</p> <p>Clause 21.05 and Clause 22.06 have also been updated to increase the floor space of a local activity centre to 1,500sqm where the local demand for services warrants and where this does not adversely affect the development of nearby centres.</p> <p>2) Council has updated Map 1 in Clause 21.05 to reflect the correct location of centres and to make clear the indicative nature of the location of centres yet to be determined by the PSP process.</p> <p>3) This dot point has been removed as this point is already conveyed through the policy objective section of Clause 22.06.</p> <p>4) Within land zoned UGZ, local centres are identified in the PSP. For the rest of the municipality local centres cannot be pre-empted and will occur on a needs only basis, therefore local centres are not shown in the hierarchy. Council has updated the application requirements in Clause 22.06 to make clear that new centres are not centres identified in approved PSPs</p> <p>5) The proposed network of activity</p>	<p>affect development of nearby centres</p> <p>In the VPAs response to Melton dated 16/9/16 we did seek relaxation of the 300-800sqm to 1500 sqm so we appreciate this modification of the wording, however we still consider the wording proposed too prescriptive as it would suggest that anything over 1500sqm retail may not be considered.</p> <p>This is a positive approach however there may still be a need to consider applications over 1,500sqm and the updated wording may be too prescriptive to enable this in the future.</p> <p>Refer to Appendix 2 in this table for VPA suggested changes to proposed Clauses 21.05 and 22.06. <b>RESOLVED</b></p> <p>b) Reference to the Hopkins Road activity centre should be renamed to Mt Atkinson. The VPA acknowledge the Strategy refers to it as Hopkins Road; however the PSP is more up to date. Update Figure 1 to reflect this as well. <b>RESOLVED</b></p> <p>c) The VPA suggest alternative wording for the note under the title to Figure 1, in order to be clear that it applies to activity centres and 'planned' centres too. Wording as follows:  <i>"The precise locations for planned and proposed activity and neighbourhood centres are determined through precinct structure planning processes."</i> <b>RESOLVED</b></p>	<ul style="list-style-type: none"> <li>Council agrees that all references to 'Hopkins Road' should be updated to 'Mt Atkinson.' Figure 1 in Clause 21.05 will note that Mt Atkinson Activity Centre is referred to as Hopkins Road in the Strategy and Mt Atkinson Specialised Town Centre in the PSP.</li> <li>Agreed. We will update Figure 1 with the VPA's suggested wording.</li> </ul>	<p><b>Resolved</b></p>



C171 Table – Amendment C171 to the Melton Planning Scheme

Original Submission	Council Response to Original Submission	Outstanding /Additional Issues	Council Response to Outstanding Issues or Further Comments	Resolved or Unresolved?
<p>7) Clause 22.06, Policy – in regards to the policy 'Ensure new local activity centres are between 300m<sup>2</sup> and 800m<sup>2</sup> and located on a connector road, preferably at the confluence of local pedestrian and cycle trails. – A size of between 300m<sup>2</sup> and 800m<sup>2</sup> is too prescriptive and the VPA submits that this be increased to be up to 1,500m<sup>2</sup>, to allow further opportunity for small scale supermarkets to develop within walkable distance of residents. Over this size a soft cap could be applied to allow Council discretion in determining a planning application. <b>RESOLVED</b></p> <p>8) The VPA wishes to reiterate our comments from 2014 that the floor space areas are only soft caps and that Council has discretion for the use once the cap is reached. <b>RESOLVED</b></p> <p>9) VPA prefers to refer to 'shop' floor space rather than 'retail' as the Commercial 1 Zone can apply a cap to 'shop'. However if Melton needs to stay with 'retail' the VPA will continue to translate this into the appropriate 'shop' floor space in PSP preparation. <b>RESOLVED</b></p> <p>10) There should be reference in the local policy as to the role PSP have in refining town centre size and locations. <b>RESOLVED</b></p>	<p>centres allows for and encourages competition between supermarket retailers within and between centres. A centre of 7,000-8,000 sqm of retailing, for example, could accommodate a full line supermarket and a smaller discount supermarket as well as specialty stores.</p> <p>The proposed caps on retail floor space in neighbourhood centres are presently calculated to capture a full share of expenditure in the food and grocery segment. Introducing significant new centres raises the danger of reducing the viability of provision in the main network. Nevertheless, the revised amendment now allows for the introduction of local centres up to 1,500 sqm in order to fill gaps in the network of centres. These would provide services in areas of need and generate some further competition to the offering in neighbourhood centres.</p> <p>6) As discussed above, the amendment has been revised to allow local centres of up to 1,500sqm.</p> <p>7) As per #1.</p> <p>8) Noted.</p> <p>9) Council confirms it will continue to use the definition 'retail' as per the Strategy.</p> <p>10) Text has been added into the local policy to explain this.</p>			
<p><b>Submission 11</b> Moremac Property Group</p>	<p>1) Moremac reserves the right to make a presentation at the Planning Panel if required in regards to any of the issues that may arise and be of concern between now and the Panel Hearing. <b>RESOLVED</b></p> <p>2) Moremac is supportive of the identification of Kororoit 2</p>	<p>1) Noted.</p> <p>2) In the Strategy, it is explained that the soft caps on page 10 are</p>		<p><b>Resolved (have received letter withdrawing submission).</b></p>



C171 Table – Amendment C171 to the Melton Planning Scheme

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<p>Neighbourhood Centre in the City of Melton Retail and Activity Centres Strategy (page 10) with a soft cap of 8,000 gfla for shop use. We strongly submit that the floor space is appropriately identified and allowed for in the Council Strategy and that this should be the relevant soft cap provision. <b>RESOLVED</b></p> <p>3) The current iteration of Schedule 12 to the UGZ requires updating to be in line with the City of Melton Retail and Activity Centres Strategy March 2014 as per dot point 4 of 'further strategic work' of Clause 21.05-6. <b>RESOLVED</b></p> <p>4) These documents both currently form elements of planning scheme amendments however seem to be at odds with each other. <b>RESOLVED</b></p>	<p>'indicative only until such time as they are confirmed by a detailed catchment analysis in Precinct Structure Plans' (page 11). Therefore this is out of scope of this amendment and needs to be dealt with during the PSP process.</p> <p>3) As per #2.</p> <p>4) As per #2.</p> <p>Note: This issue is likely to be resolved during the Kororoit and Plumpton PSP Panel commencing 29 November 2016.</p>			
<p><b>Submission 12</b> Lend Lease</p> <p><b>Appropriate policy acknowledgement of Caroline Springs Town Centre, in terms of its significant development, position and status within the retail centre hierarchy</b></p> <p>1) Caroline Springs Town Centre was identified in the 1997 Melton East Strategy Plan as the sub regional centre sitting at the top of the hierarchy for the then Melton East growth area.</p> <p>2) In 2003 its broader regional role was confirmed with its designation as a Major Activity Centre.</p> <p>3) Town centre has since developed as a Major Activity Centre underpinned by major investment (overall quantum in excess of \$360M).</p> <p>4) This context was recognised by the C91 Panel which reported that 'on every ground, the Panel supports the prioritisation of Caroline Springs as the best location in the Melton East area to focus increased retail floor space to the extent a choice is necessary due to limited demand for only one DDS and that a DDS is agreed as required to anchor an expanded</p>	<p>1) Noted.</p> <p>2) Noted.</p> <p>3) Noted.</p> <p>4) Noted.</p>	<p>The following outstanding issues correspond with the numbering in the left column (Council response to original submission)</p> <p>6. Council's response does not acknowledge that no strategic planning work has been done to justify the elevation of Burnside in the activity centre hierarchy. <b>UNRESOLVED</b></p> <p>7. It is not clear to LHM that this important independent finding has appropriately filtered through to Amendment C171. <b>UNRESOLVED</b></p> <p>8. The observations cited from the Strategy in the response do not constitute robust strategic work – which would be something more along the lines Council propose in Clause 22.06 for any new activity centres with respect to catchment identification, market supply and demand analysis, impact on surrounding centres etc – this work has not been undertaken or justified and hence the proposed elevation of Burnside is premature notwithstanding VC100. <b>UNRESOLVED</b></p> <p>9. Any work on detailed design of Burnside</p>	<ul style="list-style-type: none"> <li>Amendment VC100, prepared by the Minister for Planning, reformed the previous Business Zones to two new Commercial Zones and removed all floor space caps for these commercial zones. This is implemented through the Victorian Planning Provisions.</li> <li>The Melton C91 and C112 Panel Report (21 September 2012) occurred before Amendment VC100 and given this State policy change the Panel Report is out of date.</li> <li>The Strategy acknowledges the provision of these new zones and the amount of land zoned for Commercial 1 and 2 at Burnside, which would enable the development as an activity centre rather than a neighbourhood activity centre.</li> <li>The non-retail use percentages are a guide only and are</li> </ul>	<p><b>Unresolved.</b></p>

C171 Table – Amendment C171 to the Melton Planning Scheme

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<p>retail offering..... It offers the opportunity to operate as a double DDS shopping centre which the Panel is persuaded brings greater consumer benefits compared with two similar single DDS centres (pg 58).</p> <p>5) In light of the above context and noting that Caroline Springs is the only existing major centre in the eastern part of Melton, it is submitted that the proposed local planning policy framework updates should be reviewed.</p> <p>6) A review needs to be undertaken to ensure the proposed drafting of the MSS and local policy at Clause 22.06 more clearly prioritise the status and significant growth potential of Caroline Springs Town Centre, from both a hierarchy perspective and having regard to existing infrastructure and associated prior investment relative to other smaller centres such as Burnside. This should involve recognition that this would include a greater level of retail provision relative to the surrounding centres. <b>UNRESOLVED</b></p> <p><b>The proposed elevation of Burnside Neighbourhood Activity Centre</b></p> <p>7) Lendlease notes that the Melton C91 and C112 Panel did not support the expansion of Burnside based on economic evidence, and that the ongoing growth of retail provision at Caroline Springs was favoured in order to more broadly bring about increased net community benefit.</p> <p>8) Other than a reference to the removal of floor space caps, there does not appear to be any robust strategic work or planning justification provided in the draft Strategy underpinning the proposed elevation of Burnside and its nomination as an Activity Centre. Burnside is presently not identified as such by Plan Melbourne.</p>	<p>6) The hierarchy itself sets out certain expectations relevant to the level of the centre. Both Caroline Springs and Burnside Activity Centres have growth potential and it would be inappropriate to favour one centre over another especially given the circumstances of no floor space caps as a result of VC100. Council is supportive of all centres in the hierarchy.</p> <p>7) Noted.</p> <p>8) The Strategy states that the existing Burnside shopping centre does have surrounding uses that provide sub-regional services (page 15 &amp; 16) and that the area of vacant commercial land is sufficient to accommodate a DDS, a supermarket and further</p>	<p>puts the 'cart before the horse' as the strategic preconditions for further development are not satisfied and are not yet in place. <b>UNRESOLVED</b></p> <p>11. LUM has submitted that at the very least, Burnside's potential elevation be identified as a long term future change. <b>UNRESOLVED</b></p> <p>13. As per #6. <b>UNRESOLVED</b></p> <p>14. Plan Melbourne still refers to certain tests to be met for new centres and contains actions around confirming further policy requirements for new centres (initiative 1.1.1 short term actions, p.33 Plan Melbourne) and reviewing the subregional network of activity centres to determine the need for new activity centres and identify possible new locations of activity centres (initiative 1.2.3 short term action p.35 Plan Melbourne). <b>UNRESOLVED</b></p> <p>15-18. LUM seeks specific confirmation of how this is to be applied/interpreted at Caroline Springs Town Centre on the basis of the submitted land use analysis plan. <b>UNRESOLVED</b></p>	<p>intended to be a target for Council and developers as to the extent of land required. They also encourage a mix of retail and non-retail uses, a wider range of local employment opportunities and articulate the role and function of each level of centre within the hierarchy. The language around these numbers is clear that they are a target.</p> <p>The percentage target will not impact any current approvals for the centre. In any case, indicative percentages are intended to apply to the whole centre and not to any one particular site. Any future stages will still be subject to discussion with Council.</p>	

C171 Table – Amendment C171 to the Melton Planning Scheme

Original Submission	Council Response to Original Submission	Outstanding /Additional Issues	Council Response to Outstanding Issues or Further Comments	Resolved or Unresolved?
<p><b>UNRESOLVED</b></p> <p>9) C171 Proposes to apply the same planning status to Burnside and Caroline Springs (Existing AC). The reality on the ground however is one of stark difference with Burnside understood to involve existing shop floor space of approximately 6,000sqm in contrast to the long term planning and investment that has supported Caroline Springs to its present level. <b>UNRESOLVED</b></p> <p>10) Lend Lease is willing to provide economic evidence to demonstrate Burnside is many years away from being ready to be a designated as an activity centre.</p> <p>11) The present shop floor space and arrangement of Burnside is more suited to be a Neighbourhood Activity Centre currently with consideration to become an activity centre in the future. <b>UNRESOLVED</b></p> <p>12) Lend Lease are actively pursuing further retail development at Caroline Springs Square based in research identifying further demand at Caroline Springs. This is further evidence of a clear distinction between CS and Burnside.</p> <p>13) In the short to medium term, the primacy of Caroline Springs should continue to be supported by the LPPF. <b>UNRESOLVED</b></p> <p>14) It is important to note that changes to the status of centres in the hierarchy have only ever occurred as part of a metropolitan review process and that Plan Melbourne provides certain tests that should be met for new activity centres, including an identified market gap, and be well served by a range of transport options, with priority given to new centres that are developed based on TOD principles. <b>UNRESOLVED</b></p>	<p>specialty shops.</p> <p>The Strategy considered Amendment VC100 which removed floor space caps, and the Strategy identifies that Burnside could host a more extensive bulky goods offering because of its location on the highway and even accommodate specialist services for the adjoining industrial area to the south of the site.</p> <p>9) There is no doubt that Caroline Springs is more fully developed than Burnside and has become an attractive centre, with further potential to expand. However, Burnside has the space to become a significant activity centre and it already has a sub-regional restricted retail offering. The change in designation at Burnside provides an opportunity to collaborate on the design of the evolving centre to the benefit of the community.</p> <p>10) Noted.</p> <p>11) Burnside currently provides a neighbourhood retail role with a sub-regional restricted retail offering. The change in its designation to activity centre status recognises the potential of the centre to expand and allows this to happen.</p> <p>12) Noted.</p> <p>13) As per #6.</p> <p>14) This is contrary to the State government's Amendment VC100 which removed floor space caps in centres. As discussed, Burnside has sufficient vacant land to expand the centre.</p>			

C171 Table – Amendment C171 to the Melton Planning Scheme

Original Submission	Council Response to Original Submission	Outstanding /Additional Issues	Council Response to Outstanding Issues or Further Comments	Resolved or Unresolved?
<p><b>C171 suggested land use allocations</b></p> <p>15) With respect to the 40% non retail benchmark, Lend Lease seeks confirmation from Council as to how this would be intended to be applied in the context of Caroline Springs Town Centre. <b>UNRESOLVED</b></p> <p>16) Lend Lease interprets this provision applied to the Caroline Springs context as already being fulfilled or satisfied by the significant and diverse mix of non retail uses that already make up the overall town centre.</p> <p>17) The attached plan shows that the town centre already includes approximately 90% of its overall area as non retail use (including open space and Lake Caroline). Excluding open space and Lake Caroline the town centre is still made up over 50% of non retail floor space.</p> <p>18) Lend Lease seek confirmation from Council that the 40% non retail benchmark will not be applied to the Caroline Springs Square Site and its associated land holdings marked as retail on the attached plan. <b>UNRESOLVED</b></p> <p>19) Lend Lease queries whether there is a benefit of including the soft floor space allocations for Activity Centres in a broader planning context which has seen all floor space caps removed from all centres across the established areas of metro Melbourne. <b>UNRESOLVED</b></p> <p>20) In light of the above the Amendment should also be reviewed to ensure it is clear that this indicative allocation is not applicable to or is not intended to constrain retail floor space in the specific context of Caroline Springs Town Centre. <b>UNRESOLVED</b></p>	<p>15) Percentages for non-retail floor space in the Strategy are indicative only and intended to be a target for Council and developers to encourage a mix of retail and non-retail uses. These indicative percentages are discretionary.</p> <p>To reflect this intent accurately, Council has softened the language of these percentages in Table 1 of Clause 21.05 and in Clause 22.06 to make clear that these percentages are a target only for centres at full development. Clause 22.06 applies for new centres (other than those identified in an approved PSP).</p> <p>16) Noted.</p> <p>17) Noted.</p> <p>18) As per #15.</p> <p>19) Suggested floor spaces in the Strategy are indicative only and intended to be a target for Council and developers as to the extent of land that may be required. These indicative floor spaces are discretionary and not a cap.</p> <p>To reflect this intent accurately Council has softened the language in Table 1 of Clause 21.05 to make clear that these numbers are a target only.</p> <p>20) As per #19.</p>			Unresolved?

C171 Table – Amendment C171 to the Melton Planning Scheme

Appendix 1

MAH Tracked Changed Clauses (IDENTIFIED IN RED)

MELTON PLANNING SCHEME

*Plan Melbourne* identifies a metropolitan activity centre in Toolern that is strongly supported by Council. This centre will eventually be the largest centre for the municipality, providing higher order goods and services as well as providing all the goods and services found in other centres. The Toolern Metropolitan Activity Centre will be strongly connected to the rest of the metropolitan area via public transport, and will contain job-rich service activities that generate income for the region.

All residents in the municipality will be in reasonable proximity to one of the centres in the hierarchy. Urban residents should ideally be within walking distance of a food and grocery service, a neighbourhood or hub-and-spoke centre, served by a bus or neighbourhood centre, activity centre and the Toolern Metropolitan Activity Centre. Some residents may also be served by a local centre where it is in areas. Beyond a comfortable walk to a larger centre. In addition to the above centres, the municipality will be served by a restricted retail area called the Melton Housemaker Precinct at the corner of Melton Highway and High Street and the Hopkins Road Business and Large Format Retail Precinct.

**UNRESOLVED**

Activity Centre Network

21.05-4  
COMMUNITY  
PROPOSED  
CITY

Objective 1

To identify and support a network and hierarchy of activity centres;

Strategies

- Direct retail development and investment into a network of activity centres defined in the City of Melton and supported by the Planning and Zoning Amendment Centre Hierarchy in the City of Melton Retail and Activity Centres Strategy.
- UNRESOLVED – The amendment does not address the enlargement of existing centres.
- Discontinue set-of-centres development in Centre Hierarchy.
- Facilitate staged development of centres including assessment of existing centres based on their catchment size and demand justification in order to sustain the viability of a centre in the short and longer term.
- UNRESOLVED (e.g. education, health and recreation), entertainment and residential to cluster in centres to maximize demand.
- Encourage a mix of land uses such as retail, office, education, health and recreation), entertainment and residential to cluster in centres to maximize demand.
- Provide convenient access to all centres for residents through pedestrian and bicycle networks, road networks and public transport services.

*Map 1: City of Melton Activity Centres Hierarchy - Supportable network of activity centres and their development*

Objective 2

To ensure centres in the City of Melbourne develop as genuine mixed use areas;

MELTON PLANNING SCHEME

Further strategic work

- Undertake a review to consider the impact of commercial uses within the industrial zones and residential zones and provide guidance on determining applications of this nature.
- Investigate appropriate areas for future residential retail land uses.
- Monitor and review the zoning of land and population figures to ensure commercial land availability respond 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.
- Review the master plan for the Caroline Springs Town Centre and investigate opportunities to fill development to reuse land from the Comprehensive Development Zone to a broader suite of commercial and other zones.
- Review and update the Woodgrove Structure Plan (2007).
- Review and update the High Street Town Centre Structure Plan (2007).
- Prepare a Development Plan for the Burnside Activity Centre.
- Prepare a Structure Plan for the Melton South Neighbourhood Activity Centre.
- Advocate to the State Government for the construction of specific infrastructure that can be used to improve the connectivity of the network. Such as the Melton Highway (including the development of Pedestrian and Bicycle paths) and the Melton Highway to an urban freeway standard, upgrade to the existing Rockbank and Melton train stations, development of the Farnes Road and Hopkins Road, Mt. Alexander train stations, tertiary health care and education facilities and hospitals in the Toolern-MAC.
- Investigate the role Council can play in the development of traded and non-traded services, a network of creating effective input to capital works schemes and of local businesses.

**UNRESOLVED**

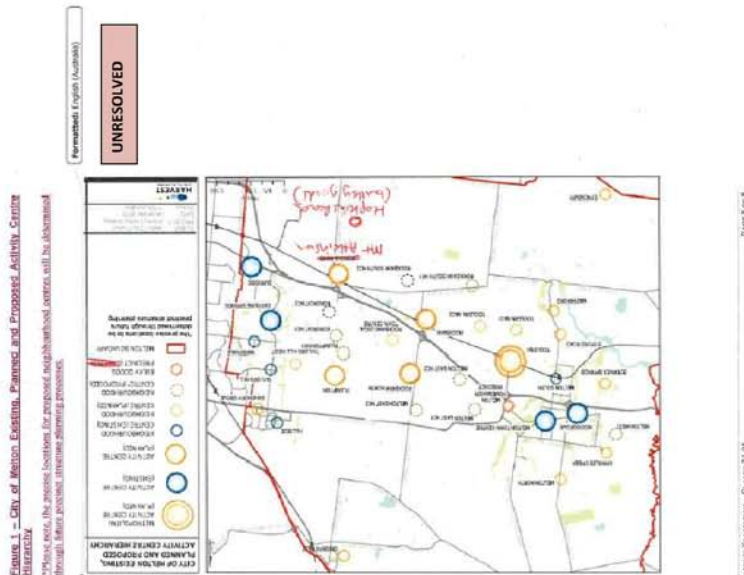
21.05-7  
COMMUNITY  
PROPOSED  
CITY

Reference documents

- Caroline Springs Town Centre Comprehensive Development Plan, August 2000
- City of Melton Retail and Activity Centres Strategy, March 2014
- City of Melton Retail and Activity Centres Strategy: Background Analysis and Discussion, March 2014
- High Street Town Centre Structure Plan, July 2007
- Melton South Neighbourhood Activity Centre Structure Plan, May 2010



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local demand for services, warrants, and where this does not adequately affect the development of nearby neighbourhood centres or larger centres.

- ~~and ensure new local activity centres are located on a connector road, preferably at the confluence of local pedestrian and cycle trails.~~
- ~~Consider new activity centres and neighbourhood centres in areas where there has been higher than assisted population growth or where the network needs to be adjusted in order to encourage growth.~~
- ~~Ensure on-site or near-site retail uses and other non-retail uses to account for approximately half a hectare of land that this is consistent with Clause 21.05, i.e. refers to a tract of, rather than at least, 40% of all floor space in fully developed activity centres and 30% of all floor space in fully developed neighbourhood activity centres.~~
- ~~Ensure minor retail provision ancillary to retail amount to no more than that of a local activity centre.~~

**UNRESOLVED**

Application requirements

Introduction of a new local activity centre other than those identified in approved Precinct Structure Plans

In addition to the application requirements applicable to the relevant zone, an application for the introduction of a new local activity centre other than those identified in approved Precinct Structure Plans, not identified in the City of Melton Activity Centre Hierarchy, should provide justification of its demand to the satisfaction of the responsible authority.

Justification should include (but not be limited to):

- Identification of the proposed local activity centre and its proposed establishment population the establishment to be served
- ~~De~~ Demonstration that the proposed local activity centre meets a geographical gap in the City of Melton Activity Centre, Planned and Proposed Activity Centre Hierarchy where the nearest neighbourhood centre or larger centre is beyond a reasonable walk (typically 500m).
- Identification of the proposed land uses.
- A ~~an~~ analysis of the proposed local activity centre's impact on nearby neighbourhood centres and larger, surrounding centres ~~and their population catchments as well as the overall City of Melton Activity Centre Hierarchy.~~





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that 1,000sqm may be considered above the local demand for services, requests and when the shop and activity centre is identified in the approved Precinct Structure Plans and identified in the approved Precinct Structure Plans.

**UNRESOLVED**

- Ensure that local activity centre of local prominence and cycle trail.
- Consider new activity centres and neighbourhood centres in areas where there has been higher than expected population growth or where the network needs to be adjusted in order to meet resident needs.
- Ensure the city-to-sub-urban retail node that provides the retail use of the activity centre for approximately 10% of all floor space in fully developed activity centres and 30% of all floor space in fully developed neighbourhood activity centres.
- Ensure minor retail provisions ancillary to retail or tourism enterprises amounts to no more than that of a local activity centre.

**Application requirements**

**Introduction of a new local activity centre, other than those identified in approved Precinct Structure Plans**

In addition to the application requirements applicable to the relevant zone, an application for the introduction of a new local activity centre (other than those identified in approved Precinct Structure Plans) and identified in the City of Melton Activity Centres Hierarchy must provide justification of its demand to the satisfaction of the responsible authority.

Justification should include (but not be limited to):

- Identification of the proposed local activity centre and its proposed catchment population; the catchment to be served.
- A demonstration that the proposed local activity centre meets a geographical gap in the City of Melton Activity Centres Hierarchy and Proposed Activity Centres Hierarchy when the nearest neighbourhood centre or large centre is beyond a reasonable walk (typically 500m).
- Identification of the proposed land uses.
- An analysis of the proposed local activity centre's impact on nearby neighbourhood centres and other surrounding centres and their proposed catchments as well as the central City of Melton Activity Centres Hierarchy.
- An analysis of access to the proposed local activity centre including pedestrian, cycle, public transport and motor vehicles as well as provision for car parking.

**Applications for introduction of a new neighbourhood centre or activity centre other than those identified in approved Precinct Structure Plans and neighbourhood activity centres**

Land for a new neighbourhood centre or activity centre would need to be serviced (other than those where the service is already provided) and the proposal justified in detail. The proposal must contain an assessment of the community benefit contribution of the proposed development to the neighbourhood activity centre or neighbourhood activity centre should demonstrate to the satisfaction of the responsible authority that the proposed development for a minimum of approximately 10% of floor space allocation in activity centres and 10% of floor space allocation in neighbourhood centres respectively.