

Planning and Environment Act 1987

MELTON PLANNING SCHEME

AMENDMENT C171

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Melton City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Melton City Council.

Land affected by the Amendment

The amendment applies to all land within the municipality.

What the amendment does

The amendment implements the recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014* by amending the Municipal Strategic Statement and Local Policy Planning Framework.

More specifically, the amendment will:

- Amend Clause 21.05 (Implementation and Review) to renumber it to 21.06;
- Insert a new Clause 21.05 (Activity Centres and Retail Provision) to implement the City of Melton *Retail and Activity Centres Strategy, March 2014* which introduces a hierarchy of activity centres that identify the existing and future centres in the municipality; and
- Delete Clause 22.06 and replace it with a new Clause 22.06 to update the Retail Policy to reflect the City of Melton *Retail and Activity Centres Strategy, March 2014*.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to implement the objectives and recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014*, adopted by Council in April 2014.

Activity centres perform a variety of roles and functions in our community. Activity centres are places to combine employment and retail functions with education hubs, business services and health and community services whilst providing distinctive places to meet and socially interact.

Council has a role in shaping development to deliver a network of centres that individually and collectively meets the needs of our residents, businesses and institutions. Therefore, the amendment is required to implement the objectives and recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014* ('the strategy') by amending the Municipal Strategic Statement (MSS) and Local Planning Policy (LPP) in the Melton Planning Scheme.

The strategy establishes an activity centre hierarchy that nominates where new retail development will be directed in the City. An activity centre hierarchy is imperative for developing a network of activity centres, as it co-locates similar activities and services together to provide accessible centres for current and future residents. By co-locating services at the closest possible point to residents, travel costs and energy consumption are reduced and private and public services benefit because of the increased pedestrian traffic, opportunities to share the costs of infrastructure and marketing advantages.

Further to this, the hierarchy provides certainty for substantial investments by firms, householders and the community. Investors will know that the location they choose will remain appropriate and viable for the term of the investment.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria as set out in Section 4(1) of the *Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use, and development of land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and
- Balances the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

Environmental effects

Travel costs and energy consumption are reduced in activity centres as services are clustered together (co-located), and fewer trips for the local resident is required. Activity centres provide jobs for local residents, therefore reducing the need for residents to commute long distances for employment.

Activity centres encourage and plan for alternative modes of transport to the motor vehicle. Walking, cycling and public transport are emphasised to make activity centres accessible to local residents in every way. They are designed to link with the existing footpath and cycle networks, and in the case of growth areas, shared path networks are designed for new neighbourhoods with activity centres as the focal point.

Social effects

A hierarchy of activity centres ensures that new and existing communities have equity of access to services and jobs, close to where they live. The activity centre hierarchy broadly consists of neighbourhoods centres to provide day to day services, activity centres to provide more specialised sub- regional services to a suburb or several suburbs and a metropolitan activity centre to provide higher order activities to the region.

As mentioned above under environmental effects, activity centres cluster services together. This provides a range of services to the resident conveniently in one central place. Further to this, higher order activity centres can also include residential development.

The hierarchy and amended Retailing Policy also identify activity centres that are or will be (established centres and future centres) important central places in communities in order to foster informal socialising and community development. This is especially important in the establishment of new suburbs.

Economic effects

The activity centre hierarchy directs investment into a planned network of centres which gives economic certainty to investors, households and the community. Investors will know that the location they choose will remain appropriate and viable for the term of the investment. This is especially important with planning new neighbourhoods in the growth areas of the City.

As previously mentioned the co-location of services is encouraged which can also provide opportunities to share the costs of infrastructure. Co-locating services also increases pedestrian traffic in an area which provides marketing advantages.

Further to this, the hierarchy identifies employment opportunities for local residents through established and future centres. The *Background Analysis and Discussion Report (2013)* that accompanies the Strategy identified that in 2011, half the jobs in the City were activity centre

based employment; therefore highlighting the important role the network of activity centres will play in regards to future employment in the City.

The *Background Analysis and Discussion Report* (2013) identified that currently there is only one job for every four people in the City. The City of Melton would like to see jobs increase to one job per household, meaning an increase of 124,000 jobs will be needed. Activity centres can generate 60% or 76,000 of the jobs needed to achieve this goal, therefore the activity centre hierarchy is important in directing where future employment for the City will be, and the type of employment that will be available.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

Ministerial Direction No. 9 – Metropolitan Strategy

The amendment is consistent with the metropolitan strategy *Plan Melbourne: Metropolitan Planning Strategy* (DTPLI 2014). The amendment is based on Plan Melbourne's hierarchy of activity centres which identifies Toolern as an emerging Metropolitan Activity Centre (MAC) and six existing and future activity centres in the City of Melton.

Ministerial Direction No. 11 - Strategic Assessment of Amendments

The requirements of this direction have been followed in the course of preparing this amendment.

Ministerial Direction No. 15 - The Planning Scheme Amendment Process

The requirements of this direction have been followed in the course of preparing this amendment.

Ministerial Direction - The Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7 (5) of the *Planning and Environment Act 1987*.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with the metropolitan strategy *Plan Melbourne: Metropolitan Planning Strategy* (DTPLI 2014) and the following clauses of the State Planning Policy Framework:

Clause 11 - Settlement

The amendment is consistent with this Clause, particularly the objectives of Clause 11.01 (Activity Centres) and 11.04 (Metropolitan Melbourne). Clause 11.01 aims to establish a network of activity centres that concentrate a mix of everyday services that are highly accessible to the community, whilst Clause 11.04 aims to create healthy and active 20 minute neighbourhoods, and plan for jobs closer to where people live.

The amendment also meets other objectives of the Clause such as ensuring a sufficient supply of land for residential, commercial, retail, recreational and other community uses and facilitating the orderly development of urban areas.

Clause 17 - Economic Development

The amendment is consistent with this Clause, particularly the objectives of Clause 17.01 (Commercial) which encourages commercial development in activity centres and discourages out of centre development.

Clause 19 - Infrastructure

The amendment is consistent with this Clause which encourages health, education and social and cultural facilities to integrate in relevant activity centres to achieve co-location opportunities.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment implements the recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014* by amending the Municipal Strategic Statement and Local Policy Planning Framework.

The amendment is consistent with the following current clauses of the Municipal Strategic Statement and Local Planning Policy Framework:

Municipal Strategic Statement (MSS)

Retailing and employment are identified in Clause 21.02 under 'Key Issues in the City.' The amendment addresses these issues through the establishment of an activity centre hierarchy, which identifies a designated network of current and future activity centres.

The amendment is also consistent with the relevant planning objectives for the City of Melton, set out in 21.03-2 which states the following:

- To create sustainable and livable communities that are attractive and desirable places in which to live;
- To create an environment conducive to economic growth and wealth generation; and
- To encourage the growth and development of vibrant and dynamic retail centres.

Local Planning Policy

The amendment is consistent with the relevant objectives of the Employment Policy at Clause 22.05:

- To attract a range of new industry and employment generating uses to the municipality;
- To direct the majority of new employment growth to either the Melton Township, Toolern Precinct Structure Plan area or the Melton East growth area;
- To coordinate the development and location of commercial centres, industrial areas and other employment opportunities in the municipality so that the length and frequency of vehicle trips is minimised; and
- To encourage the provision of a range of employment opportunities for a variety of skill levels and qualifications.

The amendment is also consistent with the current Retailing Policy at Clause 22.06. The amendment builds on the objectives of this policy and seeks to update the policy to implement the recommendations of the *Melton Retail and Activity Centres Strategy, March 2014*. In particular, the amendment is consistent with the current objective to 'provide a clear and concise hierarchy of retailing facilities across the municipality.'

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions by implementing the recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014* through the Municipal Strategic Statement and Local Planning Policy Framework.

How does the Amendment address the views of any relevant agency?

Council has consulted with the Metropolitan Planning Authority the Department of Environment, Land, Water and Planning (DELWP) when preparing the *City of Melton Retail and Activity Centres Strategy, March 2014*.

Council has consulted with DELWP in respect of the content and format of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The *Transport Integration Act, 2010* is not relevant to this amendment.

Resource and administrative costs**• What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will streamline Council's planning permit process in regards to assessing retail applications and will most likely result in fewer VCAT appeals. Therefore the amendment will not adversely impact on the resource and administrative costs of Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Melton Civic Centre
232 High Street
MELTON VIC 3337

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by Thursday 8 September, 2016.

A submission must be sent to:

Manager City Design, Strategy and Environment
Melton City Council
PO Box 21
MELTON VIC 3337

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week commencing 6 February, 2017.
- panel hearing: Week commencing 27 February, 2017.

MELTON PLANNING SCHEME

21.05 ACTIVITY CENTRES AND RETAIL PROVISIONDD/MM/YYYY
Proposed
C171**21.05-1 Overview**DD/MM/YYYY
Proposed
C171

The Council has adopted the *City of Melton Retail and Activity Centres Strategy, March 2014*. The aim of this strategy is to provide a comprehensive plan to support the long term integrated land use planning and delivery of a hierarchy of retail and activity areas across the City of Melton.

21.05-2 Key issuesDD/MM/YYYY
Proposed
C171

The City of Melton has experienced rapid population growth and will continue to be one of the major growth fronts for metropolitan Melbourne. As a result, there will be an increase of additional residents seeking access to services such as well located shops, health and community facilities, education opportunities and all the other services that are typically provided in activity centres.

The existing residents of the municipality are eager for a higher level of service from our activity centres that will reduce the need to travel to access goods and services from elsewhere. For some, this will be resolved as growth triggers new investment. In other parts of the municipality though, some centres require assistance to gain the vibrant level of service that residents deserve.

Our residents will also be looking for local job opportunities in a wide range of occupations and skill levels. Currently, there is only one job for every four working residents in the municipality. Our aim is to move towards a ratio of one job for every household with our activity centres needing to generate a substantial share of this growth.

Council has a role in shaping development to deliver a network of centres that individually and collectively meets the needs of our residents, businesses and institutions. The *City of Melton Retail and Activity Centres Strategy, March 2014* is Council's response to the unprecedented growth of services needed to provide for a rapidly growing population.

21.05-3 Strategic visionDD/MM/YYYY
Proposed
C171

Council recognises that, whilst jobs and services are at the core, activity centres have many roles. They are places in which activities of similar 'reach' can be clustered together; a network which provides highly accessible every day services and in which a small number of centres can act as higher order suburban service nodes, providing jobs and services that people might otherwise have to travel into central Melbourne to access.

The *City of Melton Retail and Activity Centres Strategy, March 2014* provides a plan to guide retail development in the City of Melton through the establishment of a hierarchy of activity centres. The City of Melton Activity Centre Hierarchy is based on the metropolitan planning strategy, *Plan Melbourne's* hierarchy of activity centres, the Western Growth Corridor Plan and strategic policy.

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. This will improve the viability of individual activity centres and provide certainty for substantial investments by firms, householders and the community. The hierarchy will also provide fair and evenly distributed access to services for current and future residents and improve the sustainability of urban development. Development outside of the nominated centres is therefore discouraged.

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

MELTON PLANNING SCHEME

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 served by at least a neighbourhood centre, activity centre and/or the Toolern Metropolitan Activity Centre. Some residents may also be served by a local centre where it is 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 Homemaker Precinct at the corner of Melton Highway and High Street.

21.05-4 Activity Centre Network

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Proposed
C171

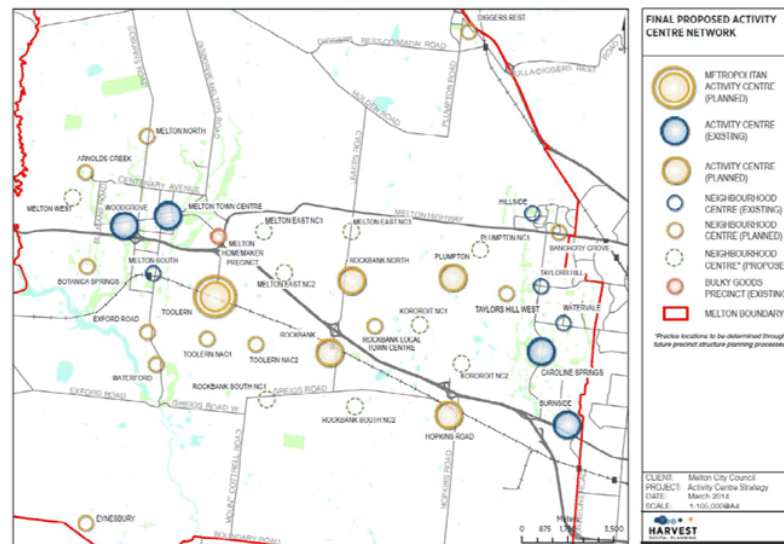
Objective 1

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

Strategies

- Direct retail development and investment into a network of activity centres defined within the City of Melton Activity Centre Hierarchy in the *City of Melton Retail and Activity Centres Strategy March 2014 (shown below in Map 1 and in Table 1)*.
- Discourage out of centre development that undermines the City of Melton Activity Centre Hierarchy.
- 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.
- Encourage a mix of land uses such as retail, office, business, community (e.g. education, health and recreation), entertainment and residential to cluster in centres to maximise 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 Centre Hierarchy: Supportable network of activity centres at full development



MELTON PLANNING SCHEME

Objective 2

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

Strategies

- Encourage a diverse range of land uses including retail, office, business, community (e.g. education, health and recreation), entertainment and residential uses.
- Encourage medium and higher density housing opportunities of an appropriate scale within and adjoining centres, ensuring that commercial uses dominate the ground level frontage.
- Require new activity centres to integrate residential land uses as part of any new activity centre development.

Objective 3

To ensure residents in the City of Melton have access to a range of fresh food and convenience goods and services within a reasonable distance to their homes (and preferably within walking distance).

Strategies

- Facilitate retail development and investment within centres identified in the City of Melton Activity Centre Hierarchy to ensure there is an even distribution of centres that services all residents.
- Ensure neighbourhood activity centres provide residents with a broad range of everyday goods and services and are easily accessible via pedestrian and cycling networks.
- Support the provision of retail or other opportunities which increase local access to fresh produce.
- Ensure all centres are accessible for residents via a well connected road network, pedestrian and cycle network and public transport services.

Objective 4

To ensure appropriate provision of restricted retail opportunities.

Strategies

- Encourage restricted retail uses into the preferred locations of the existing Melton Homemaker Precinct and planned activity centres.
- Ensure restricted retail uses provide connections between activity centres and surrounding neighbourhoods, positively contributes to the amenity of the pedestrian environment and integrates into the surrounding area.

MELTON PLANNING SCHEME

Objective 5

To ensure centres have access to adequate land.

Strategies

- Monitor and review data such as population figures to ensure commercial land availability responds to population growth.
- Encourage the development of centres on land within multiple parcels to encourage diversity.
- An application to rezone land to introduce a new centre would need to demonstrate that a rezoning is needed to address a geographical gap in the activity centre hierarchy and that it will not adversely impact the viability of other centres in the hierarchy.

Objective 6

To recognise other areas of economic importance.

Strategies

- Support 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.

Table 1 - City of Melton Activity Centre Hierarchy

Activity Centre	Land Use Strategies
Metropolitan Activity Centre	<p>Encourage:</p> <ul style="list-style-type: none"> ▪ 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. ▪ A broad mix of integrated land uses such as retail, office, business, community (e.g. education, health and recreation), entertainment and residential. ▪ Higher density housing in order to improve access to services for a wide variety of households (particularly small households). ▪ Connection to the Principal Public Transport Network via the Toolern railway station. ▪ Connection to regional and sub regional roads, pedestrian and cycling networks.
Activity Centres	<p>Encourage:</p> <ul style="list-style-type: none"> ▪ A broad mix of integrated sub regional land uses such as retail (discount department store as well as supermarkets and specialty stores), office, business, community (e.g. education, health and recreation), entertainment and residential. The provision of at least 40% of non- retail floor space to generate a breadth of employment choices. ▪ Residential development (usually above ground floor level) and medium and higher density residential housing in close proximity

MELTON PLANNING SCHEME

Activity Centre	Land Use Strategies
	<p>to provide access particularly to small households.</p> <ul style="list-style-type: none"> ▪ Accessibility via public transport including a public transport interchange and pedestrian and cycling networks. ▪ Extensive public open space. ▪ Approximately 35,000 square metres of conventional retail floor space and up to 20,000 square metres of restricted retail floor space based on a catchment of approximately 50,000 people.
Neighbourhood Activity Centres	<p>Encourage:</p> <ul style="list-style-type: none"> ▪ Everyday goods and services such as a full line supermarket (approximately 3,000-4,000 square metres), bakeries, newsagents, cafes, take away food outlets and local service providers such as hair dressers and repair outlets. ▪ Office activities such as banks, real estate agents and wholesalers, and community activities such as child care and front line health services. ▪ The provision of at least 30% of non- retail floor space to maximise the number and diversity of local employment opportunities. ▪ Walkable access via pedestrian and cycling networks. ▪ Access via the public transport network. ▪ Higher housing densities in appropriate locations around neighbourhood activity centres to improve the use and vibrancy of each centre and to increase the accessibility of its services. ▪ Co-location with parks (open space), community hubs and schools. ▪ Approximately 7,000 square metres of retail floor space based on a catchment of approximately 10,000 people.
Restricted Retail Precinct	<p>Encourage:</p> <ul style="list-style-type: none"> ▪ Restricted retail development to be located within the Melton Homemaker Precinct at the corner of Melton Highway and High Street ▪ Restricted retail development on the periphery of planned activity centres (Hopkins Road, Plumpton, Rockbank and Rockbank North).
Local Activity Centres	<p>Encourage:</p> <ul style="list-style-type: none"> ▪ Corner stores and small groups of shops that provide top up groceries and local services such as hairdressing. ▪ Retail floor space to be between approximately 300 and 800 square metres. ▪ Walkable access via pedestrian networks. ▪ Development to be located on connector roads at the confluence of local pedestrian networks.

21.05-5 Activity Centre Design

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Proposed
C171

Objective 7

To ensure activity centres in the City of Melton provide high quality urban environments.

MELTON PLANNING SCHEME

Strategies

- Encourage appropriate urban design and built form outcomes to create centres that are distinct and reflect the identity of individual communities, therefore creating a 'sense of place.'
- Encourage a well designed and permeable network of streets and civic spaces that promotes and facilitates social interaction and passive surveillance.
- Encourage active street frontages and permeable shopfronts in centres to maximise pedestrian flow and passive surveillance.
- Discourage blank walls that are visible to the public such as street frontages and civic spaces.
- Ensure all development adequately responds to the human scale at street level.
- Encourage sustainability in centres through environmentally sustainable design practices.
- Ensure restricted retail uses are located to the periphery of activity centres.
- Ensure restricted retail uses are designed to positively address primary and secondary road frontages and residential interfaces.
- Encourage parking in centres to be located underground, undercroft or to the side or rear of buildings.

Objective 8

To ensure activity centres in the City of Melton are accessible to all.

Strategies

- Ensure residents have convenient access to centres via pedestrian and cycle infrastructure that connects to public transport services and wider pedestrian and cycle networks.
- Ensure residents can access centres via high quality public transport services, therefore reducing car dependency.
- Ensure a highly permeable road network within and around centres which gives priority to pedestrians and cyclists.

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DD/MM/YYYY
Proposed
C171

Implementation

The strategies will be implemented through the planning scheme by:

Policy guidelines

Apply the following policies when considering retail applications for use and development:

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

Further strategic work

- Undertake a review to consider the impact of commercial uses within the industrial zones and residential zones and provide guidance in determining applications of this nature.

MELTON PLANNING SCHEME

- Investigate appropriate areas for future restricted retail land uses.
- 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*.
- Review the master plan for the Caroline Springs Town Centre 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 (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 will benefit activity centres such as the upgrade of the rail line between Sunshine and Melton (including the Toolern train station), upgrade of the Western Highway to an urban freeway standard, upgrades to the existing Rockbank and Melton train stations, and hospital in the Toolern MAC.
- 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 to improve the success of local businesses.

21.05-7DD/MM/YYYY
Proposed
C171**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**Diggers Rest Precinct Structure Plan, March 2012**High Street Town Centre Structure Plan, July 2007**Melton North Precinct Structure Plan, May 2010**Paynes Road Precinct Structure Plan, February 2016**Rockbank North Precinct Structure Plan, March 2012**Schedule 17 to Clause 43.04 in the Melton Planning Scheme**Taylor's Hill West Precinct Structure Plan, August 2011**Toolern Park Precinct Structure Plan, August 2014**Toolern Precinct Structure Plan, July 2011**Toolern Town Centre Urban Design Framework, 2012**Woodgrove Structure Plan, 2006*

MELTON PLANNING SCHEME

22.06 RETAILING POLICYDD/MM/YYYY
Proposed
C171

This policy applies to all land within the municipality.

Policy basis

This policy builds on the following Municipal Strategic Statement objectives:

- Clause 21.03-2 to encourage the growth and development of vibrant and dynamic retail centres.
- Clause 21.05-4 to identify and support a network and hierarchy of activity centres.

This policy is derived from the *City of Melton Retail and Activity Centres Strategy, March 2014*.

The strategy identifies that there is a strong expectation that retail and other appropriate commercial and community activities will be directed within one of the nominated activity centres in the City of Melton Activity Centre Hierarchy. The hierarchy identifies a network of existing and future activity centres that will support the residents of the City of Melton now and at full development.

Policy objectives

- To support a network of activity centres as defined within the City of Melton Activity Centre Hierarchy unless otherwise provided for in this policy.
- To protect the viability of existing and planned activity centres identified in the City of Melton Activity Centre Hierarchy.
- To ensure equitable access to retail provision for all residents.
- To support the introduction of local activity centres into areas of need where there is a demonstrated geographical gap in the activity centre hierarchy.
- To ensure activity centres have a mix of retail and non-retail uses to maximise the number and diversity of local employment opportunities.
- To support minor retail provision to support rural or tourism enterprises.

Policy

It is policy to:

- Discourage retail development that is not within a nominated activity centre in the City of Melton Activity Centre Hierarchy.
- Ensure new local activity centres are between 300sqm and 800sqm and located on a connector road, preferably at the confluence of local pedestrian and cycle trails.
- Ensure no cap is set on non-retail uses and that non-retail uses account for approximately 40% of all floor space in activity centres and 30% of all floor space in neighbourhood activity centres.
- Ensure minor retail provision ancillary to rural or tourism enterprises amounts to no more than that of a local activity centre.

MELTON PLANNING SCHEME

Application requirements**Introduction of a local activity centre**

In addition to the application requirements applicable to the relevant zone, an application for the introduction of a local activity centre 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 limited to):

- Identification of the proposed local activity centre and its proposed catchment population.
- A demonstration that the proposed local activity centre meets a geographical gap in the City of Melton Activity Centre Hierarchy.
- Identification of the proposed land uses.
- An analysis of the proposed local activity centre's impact on surrounding centres and their population catchments as well as the overall City of Melton Activity Centre Hierarchy.
- An analysis of access to the proposed local activity centre including pedestrian, cycle, public transport and road access as well as provision for car parking.

Applications for activity centres and neighbourhood activity centres

In addition to the application requirements applicable to the relevant zone, an application for the use and/or development of an activity centre or neighbourhood activity centre should demonstrate to the satisfaction of the responsible authority, that non-retail uses account for a minimum of approximately 40% of floor space allocation in activity centres and 30% of floor space allocation in neighbourhood centres respectively.

Where an application is received to vary the floor space allocation for retail and non-retail uses in activity centres and neighbourhood activity centres as described above, justification is required to the satisfaction of the responsible authority to demonstrate how the varied floor space allocation will be viable in a particular catchment and its impact (if any) on other centres in the Activity Centre Hierarchy.

Justification should include (but not limited to):

- Identification of the proposed allocation of retail and non retail uses.
- Identification of the proposed retail catchment including population.
- A demonstration as to why the varied floor space allocation is viable in the catchment (for example higher than expected population levels).
- An analysis of the proposed floor space allocation's impact on surrounding centres catchments as well as the overall City of Melton Activity Centre Hierarchy.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines applicable to the relevant zone, the responsible authority should consider:

- The extent to which the use and development meets the objectives and requirements of this policy.

MELTON PLANNING SCHEME

- Whether the proposal is consistent with the principles and City of Melton Activity Centre Hierarchy within the *City of Melton Retail and Activity Centres Strategy, March 2014*.

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

Diggers Rest Precinct Structure Plan, March 2012

High Street Town Centre Structure Plan, July 2007

Melton North Precinct Structure Plan, May 2010

Paynes Road Precinct Structure Plan, February 2016

Rockbank North Precinct Structure Plan, March 2012

Schedule 17 to Clause 43.04 in the Melton Planning Scheme

Taylor's Hill West Precinct Structure Plan, August 2011

Toolern Park Precinct Structure Plan, August 2014

Toolern Precinct Structure Plan, July 2011

Toolern Town Centre Urban Design Framework, 2012

Woodgrove Structure Plan, 2006