

Major Developments Newsletter

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Introduction

Sian Smith recently commenced as the new Coordinator Major Developments. Sian brings a wealth of planning knowledge from her extensive experience at Wyndham & Moorabool Councils.

The Major Developments team looks forward to working with you again in 2016.

Industrial Design Guidelines

Council has prepared a draft Industrial Design Guidelines document. This will guide development outcomes in industrial areas to ensure a high level of amenity and functionality. It covers all stages of development, from the subdivision layout to building design.

Comments on the draft document can be provided until 29 January. The document is available for download from our website:

http://www.melton.vic.gov.au/Services/Building_Planning_Transport/Strategic_Planning/Studiesstrategiesguidelines/Draft_Industrial_Design_Guidelines

Pilot in State infrastructure delivery model

Melton has been selected as the Council for a pilot project from the State Government to help shape the form and content of Local Infrastructure Delivery Plans.

In the recently released Background Paper '[Managing Growth: Infrastructure for Melbourne's outer suburbs](#)', the State Government recognised the need to develop better models to deliver infrastructure in a more coordinated way across all levels of government.

The report addresses the challenges of delivering critical infrastructure in a growth context and a key action from the plan is to investigate the Local Infrastructure Delivery Plans.

These plans will identify infrastructure requirements and potential funding sources and facilitate the timely delivery of these assets.

This pilot project gives Council a strong platform to advocate for the timely delivery of critical State infrastructure to service our growing community.

Ghost application process

We have implemented a ghost application process for permit applications in areas where Precinct Structure Plans are being drafted. Following the release of a draft Future Urban Structure Plan for public consultation, we will commence pre-application meetings.

The ghost application can subsequently be lodged once a Panel report has been released, or, if no Panel hearing is scheduled, once the Planning Scheme Amendment has been sent to the Minister for approval and gazettal. The full process is attached to the newsletter email.

If you would like to discuss the ghost application process further, please contact Sian Smith on 9747 7393.

Big boost for Melton township revitalisation

Last week Council welcomed a funding announcement of \$5.5 million from the Commonwealth Government towards the Pride of Melton project.

This funding, combined with the Interface Growth Fund allocation of \$3.5 million, will result in the revitalisation of the streetscape and open spaces of the Melton township.

The project includes the Courthouse/Amphitheatre, McKenzie Street between Palmerston Street and Alexander Street (Melton Library section), Bakery Square and Wallace Square.

It will provide much improved pedestrian and bicycle access to the Melton Library and Learning Hub and create a place for events, play, relaxation, performances, outdoor dining and a safer precinct for all.

The next significant milestone in the project will be the commencement of works in the Palmerston Street area in April/May 2016.



Open Space Plan

Council has recently completed a Draft Open Space Plan and is seeking feedback from the community and stakeholders. The plan identifies trends in open space development, analyses current and planned open space supply, and provides clear direction for the provision of both active and passive open space to meet the needs of existing and future communities.

A successful open space network is the result of considerable planning and an understanding of local influences (climate, geography, social, culture and political capacity). Strategic issues such as population growth, compact living and sustainability goals have been considered. This draft Open Space Plan is based on foundations that consider and embrace these matters and has been developed giving thought to what is known about the City's open space, an understanding of local people's preferences to different open space types and functions, Council's (and the community's) capacity to deliver the infrastructure and the State's preferences and guidelines for planning for open space.

The plan can be downloaded from http://www.melton.vic.gov.au/Council/Have_your_say/2015-25_Draft_Open_Space_Plan. Please note there are two documents, the draft Open Space Plan and the draft Open Space Plan Background Document.

For more information about the project please contact Chris Lunn - Recreation Planner, on ph. 9747 7153.

Consultation is open until 31 January 2016. Comments can be e-mailed to openspaceplan@melton.vic.gov.au

National Broadband Network

Just a reminder to engage early with NBN Co to provide them with an estimated timeframe for the commencement of a development. This will ensure that NBN can adequately and appropriately respond to the fast growth that is occurring within Melton. Scott Edwards, Developer Territory Manager, from NBN Co is happy to chat about any new subdivisions that are being proposed. He can be contacted on 03 9209-7700.

Landscape Guidelines

Council's City Design Department are reviewing the current Landscape Guidelines to identify a clear direction for the development of our open space and public realm. The objectives of the new document are to drive innovative design, create better public space and public realm outcomes, standardise process' and construction.

The new document is anticipated to be completed in 2016.