

MELTON PLANNING SCHEME

21.01 SNAPSHOT OF MELTON CITY IN 201424/07/2014
Proposed
C173**Overview**

The City of Melton is located on the western fringe of metropolitan Melbourne. Melton is a large municipality (covering an area of approximately 530sqkms) and, being a fringe metropolitan municipality, contains a mixture of urban and rural uses.

The eastern edge of the City of Melton known as the Eastern Corridor is just 19 km from Melbourne's Central Activities District while the other major urban area, the township of Melton, is 35 km from Melbourne. The City of Melton enjoys easy access to Melbourne International Airport, Avalon Airport, the Ports of Melbourne and Geelong and national road and rail networks (including the Regional Rail Link).

In 2010 the Urban Growth Boundary was altered to allow urban development between the Eastern Corridor and Melton Township. The land between these two established urban areas is subject to the *West Growth Corridor Plan* and the development of this area will need to be in accordance with Precinct Structure Plans.

The Eastern Corridor adjoins the existing urban areas of metropolitan Melbourne and includes the suburbs of Burnside, Burnside Heights, Caroline Springs, Hillside and Taylors Hill.

Melton Township is located approximately 15km west of the Eastern Corridor. The Township comprises the suburbs of Brookfield, Kurunjang, Melton, Melton South and Melton West, and is experiencing residential development on its fringes.

Complementing the existing two major urban areas (existing) are a number of smaller townships and settlements including Diggers Rest, Toolern Vale, Rockbank and Eynesbury.

The land outside of the Urban Growth Boundary is located within two Green Wedges. The Western Plains North Green Wedge is the land to the north of the Western Freeway, and the Western Plains South Green Wedge occupies the land to the south of the Western Freeway.

Melbourne Airport is located to the east of the City and whilst no part of the airport is located within the municipality, some land in the northern section of the City is subject to the Melbourne Airport Environs Overlay as it is subject to aircraft noise exposure, at the western end of the east-west runway.

The municipality has experienced rapid population growth, with a doubling in population numbers between 2001 and 2013. The population growth is largely concentrated in the Greenfield urban development areas.

21.01-1 [No content]24/07/2014
C157**21.01-2 Urban Areas**24/07/2014
C157

The majority of the population of the City of Melton live in two major population centres, being the Township of Melton itself and the Eastern Corridor, which forms the existing western edge of metropolitan Melbourne.

Melton Township

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

MELTON PLANNING SCHEME

The residential character of Melton Township is older than the planned suburban estates in the Eastern Corridor. The development of Melton Township has occurred in a number of waves, which is evidenced by the progressive outward expansion of the township over a number of eras. Most of the housing is detached in style.

The Western Freeway runs through the centre of the Township, with the Melton Railway Station located approximately 1.5km south of the Freeway, and the two major retail centres (the High Street and Woodgrove Shopping Centre) located on its northern side.

Eastern Corridor

The Eastern Corridor is located on the eastern edge of the municipality. These suburbs have developed over the last fifteen years and are nearing completion of its full development potential.

A majority of the houses in the Eastern Corridor are detached dwellings. However there is a concentration of medium and higher density housing including townhouses and apartment buildings located around the Caroline Springs Town Centre, which take advantage of the wide range of educational, institutional, recreation and retail services provided in the town centre.

Growth Corridor – Urban Growth Zone Land

The growth area between Melton Township and the Eastern Corridor, and in the City of Wyndham, is subject to the *West Growth Corridor Plan*. The growth area to the west of Diggers Rest Township is subject to the *Sunbury – Diggers Rest Growth Corridor Plan*.

The West Growth Corridor Plan identifies:

- that a majority of the land between Melton Township and the Eastern Corridor will be developed for residential purposes, including the land surrounding the existing township of Rockbank.
- that three employment nodes are to be developed. One in Toolern, one on the Melton Highway, and the other being the expansion of the Western Industrial Node to include the land around the existing Boral Quarry site in Ravenhall.
- land to be retained for the protection of biodiversity and drainage.
- the location of new transport infrastructure including new railway stations, arterial roads and the Outer Metropolitan Ring to service the needs of an increased population.

The development of this area will need to be in accordance with Precinct Structure Plans that are progressively developed for these precincts.

21.01-324/07/2014
C157**Rural Areas**

The non urban areas of Melton perform a vital role in providing a buffer between the outward spread of Melbourne and the rural hinterland of Gisborne, Bacchus Marsh and beyond. These areas which lie outside of the Urban Growth Boundary are known as Green Wedge areas. Council has two Green Wedges, with the Western Freeway forming the boundary between the Western Plains North Green Wedge (which is wholly in the City of Melton), and the Western plains South Green Wedge (which is shared with the City of Wyndham).

The City's rural areas have traditionally been used for grazing and cropping (primarily cereal production such as wheat, barley and oats) and agriculture remains as the dominant use of the rural areas. In recent years the main rural enterprises to emerge are horse breeding and harness racing activities and there is some evidence to suggest a trend towards viticulture and more intensive agricultural.

The rural areas of the City, and some urban fringe areas have always been popular for rural residential type living. There is a need for rural residential land supply and demand assessment to be undertaken to better understand what further development might be appropriate.

MELTON PLANNING SCHEME

21.01-4 Community Characteristics24/07/2014
C157

The City of Melton's community statistics are as follows:

The population on 3 April 2014 was 126,680 people. Population projections indicate that the total population will be more than 241,000 by 2031, with additional urban development still to occur.

The growth rate between 2001 and 2011 was 7.8% compared to the annual average growth rate of +1.7% for metropolitan Melbourne for the same period.

The municipality is a major growth area in the metropolitan context, having accommodated approximately 9.3% of metropolitan Melbourne's population growth over the past 10 years. The municipality will continue to play an important role in accommodating Melbourne's anticipated population growth.

Melton's age structure is lower than the Melbourne average in the 2011 census with 55.3% of population between 0-34yrs (MSD average 47.7%) and 6.5% of population over 65yrs of age (MSD average 13.1%). The median age in the City of Melton is 31 years compared to 36 years for Greater Melbourne.

Analysis of the highest level of schooling attained by the population in the City of Melton in 2011 compared to Greater Melbourne, shows there was a higher proportion of people who had left school at an early level (Year 10 or less), and a lower proportion of people who completed Year 12 or equivalent.

Overall, 30.8% of the population left school at Year 10 or below, and 46.5% went on to complete Year 12 or equivalent, compared with 26% and 54.6% respectively for Greater Melbourne. However Melton's population is becoming increasingly better educated and moving towards the MSD average.

Analysis of the qualifications of the population in the City of Melton in 2011 compared to Greater Melbourne shows there was a lower proportion of people holding formal qualifications (Bachelor or higher degree; Advanced Diploma or Diploma; or Vocational qualifications), and a higher proportion of people with no formal qualifications.

Overall, 40.6% of the population aged 15 and over held educational qualifications, and 48.1% had no qualifications, compared with 47.3% and 42.4% respectively for Greater Melbourne.

Melton had a high percentage of two-parent families (54%) relative to the MSD average (47.9%) in 1991. However, there has been a significant rise in the percentage of single parent families in Melton; 16.7% (MSD average of 15.3%)

Melton's average household size was 2.95 people in 2011 (MSD average 2.6 people). Melton's average household size is estimated to decline to 2.76% in 2031.

21.01-5 Employment Characteristics24/07/2014
C157

In 2011, Melton's employed labour force totalled approximately 48,890 people.

However, it is estimated that only 16,139 jobs are provided in Melton. This equates to a Job Provision Ratio of only 0.3 jobs per employed resident. Therefore, the majority (81%) of Melton's workforce travelled outside of Melton to attend work. Approximately 62% of employed City of Melton residents (or 30,730 employed people) are associated with 'white collar' employment (i.e. managers, professionals, clerical, community and sales). Although this represents the majority of the municipality's resident labour force, the share of 'white collar' employees is below that of the average for metropolitan Melbourne (72%).

Traditional 'blue collar' occupations (comprising technicians and trades, machinery operators, and labourers) account for approximately 38% of employed City of Melton residents (or 18,840 employed people), and this compares to 28% for metropolitan Melbourne.

MELTON PLANNING SCHEME

Analysis of the employment status (as a percentage of the labour force) in the City of Melton in 2011 compared to Greater Melbourne shows there was a lower proportion in employment, and a higher proportion unemployed. Overall, 94% of the labour force was employed, and 6% unemployed, compared with 94.5% and 5.5% respectively for Greater Melbourne.

Analysis of the labour force participation rate of the population in the City of Melton in 2011 shows that there was a higher proportion in the labour force (65.9%) compared with Greater Melbourne (62.5%).

21.01-6 Melton's Economic Base24/07/2014
C157

Melton has a diverse local economy that includes a strong retail and community service sector, manufacturing and engineering companies, and a range of small successful firms. The long established extractive and related manufacturing industries and the horse breeding, training and agistment industries are also key features of the region's economy. Melton's innovative land care measures and the availability of rural land also offers opportunities for most types of agribusiness and rural development.

In 2013, the City of Melton had 6,800 businesses. The vast majority of these businesses (90%) were classified by the ABS as small businesses, employing four people or less. In fact 62.5% of these small businesses had no employees (*Economic Development and Tourism Plan Background Report*, Melton City Council, 2013). The largest grouping of Melton businesses, are those in the retail industry, which account for 15.5% of all businesses in Melton.

Melton's industrial/commercial areas contain a wide variety of industries with the largest proportion in the construction industry followed by transport, postal and warehousing. Melton's industrial areas were identified as having considerable potential for further industrial development and the improvement of presentation quality. The major existing employment areas within the City of Melton are:

- The Melton Township Industrial Precinct.
- The Toolern employment node.
- The 250 hectare Industrial precinct at the intersection of Robinsons and Boundary Roads in Truganina.
- The 360 hectare Industrial precinct between the Western Freeway and Melton / Ballarat Railway line in Ravenhall.
- The 70 hectare Commercial precinct on Robinsons Road, south of the railway line in Ravenhall.
- The Metropolitan Remand centre, the Dame Phyllis Frost Correction centre and a newly identified correction facility.
- The Boral Quarry on a 1,100 hectare site bounded by the Melton Railway line, Hopkins Road and Christies Road in Ravenhall.

Additional employment areas are identified in the *West Growth Corridor Plan*, including the expansion of the Western Industrial Node and on the Melton Highway.

In 2013 Melton had a total provision of approximately 145,600 square metres of retail floor space. The Melton town centre, High Street, Woodgrove and Caroline Springs are the main shopping centres within the municipality. A range of smaller shopping centres complement these shopping centres.

21.01-7 Residential Development24/07/2014
C157

It is estimated that there were nearly 36,294 occupied dwellings in the City of Melton in 2011.

MELTON PLANNING SCHEME

The Eastern Corridor accounts for approximately 76% of population growth in the municipality over the 2001 to 2011 period, with approximately 45,070 additional people.

According to the forecasts, the population of the Toolern Precinct Structure Plan area is expected to undergo the most significant increase, with Toolern's population expected to expand from 220 persons in 2011 to 36,410 persons in 2031, which equates to 28% of the total population growth in the municipality over the next 20 years.

The Melton Township (Brookfield, Kurunjang, Melton, Melton South and Melton West) is forecast to accommodate an additional 17,510 persons, or 13.5% of the total population growth in the municipality. This figure includes significant areas in Melton West which are presently undeveloped and which are recognised as Greenfield development sites.

The projections also highlight that the Eastern Corridor (Burnside, Burnside Heights, Caroline Springs, Hillside and Taylors Hill), which have been the significant growth suburbs for the municipality over the last 15 years are nearing residential capacity and are forecast to accommodate modest levels of population growth (2.9% of the total municipal growth). The limited population growth in this area, and the decline forecast for Hillside, is influenced by demographic change. These have been popular areas for families with children, and the population forecasts over the next 20 years reflect the situation whereby children leave home.

Toolern, Rockbank, Rockbank North, Plumpton, and Brookfield are expected to be the next major population growth locations in the municipality. Development is anticipated to commence in the Toolern and Brookfield areas in the short term, followed by Rockbank, Rockbank North and Plumpton. All of these areas are located within the Urban Growth Zone, where urban development is guided by Precinct Structure Plans.

Eynesbury is also anticipated to undergo significant change over the next 20 years. The 'heritage' theme in the township provides an important point of difference for a segment of residents moving into the municipality, contributing to a diversity of housing products.

21.01-8 Recreation and Leisure facilities24/07/2014
C157

The City of Melton offers a wide variety of recreation and leisure facilities and it is expected that these facilities will continue to expand around the residential nodes. Council has consistently required developers in the Eastern Corridor to provide at least 9% of their land (exclusive of flood liable land) to be set aside for open space purposes. This provision was negotiated between Council and developers as an outcome of the public consultation surrounding the Melton East Local Structure Plan 1991. Such provision has enabled the high standard of open space facilities which is evident.

21.01-9 Transport03/10/2013
C134

Generally speaking, considerable distances have to be travelled for Melton residents to gain access to jobs, services and recreation opportunities. This is not unusual considering Melton's position as a fringe metropolitan municipality and its low density development. Nevertheless, this generates a high level of demand for both private vehicle and public transport based travel. Melton is serviced by a well developed road network and bisected by the Western Freeway. The Melton Highway and the Calder Highway are also important road networks within the City. These provide Melton with excellent private/commercial vehicle access to the city, western Victoria and Melbourne's major freight nodes and routes. Melton's public transport network includes a V-Line train service along the Melbourne/Ballarat line and a variety of bus services.

21.01-10 Infrastructure03/10/2013
C134

The City is well served by reticulated electricity, gas and telecommunications facilities. Western Water is responsible for the management and development of a multi-million dollar water supply and sewerage treatment network in the City. The protection and efficient operation of this infrastructure is essential for the on-going development of

MELTON PLANNING SCHEME

Melton township. Surbiton Park is the City's only waste-water treatment facility and is integral to the on-going and future development of Melton township. In the east of the City, Melbourne Water is responsible for main drainage and City West Water are responsible for water and sewerage services. The Djerrivarrh Reservoir is also an important part of Western Water's regional water supply and storage network. Land surrounding the reservoir lies within a proclaimed catchment area as defined under the Catchment and Land Protection Act 1994. Melton's rural areas have limited water supply capacity. Some areas are at or near to capacity, and large upgrades to the water supply network may prove costly.

Other significant infrastructure assets in the City include Melton Reservoir that is used for irrigation purposes within the City of Wyndham.

21.01-11

24/07/2014
Proposed
C173

Environment and Landscapes

The City of Melton is within the area covered by the Port Phillip Catchment and forms part of the Western Volcanic Plain. The City has a number of significant natural sites which include remnant strands of native vegetation, native grasslands, woodlands, wetlands, geological features and floodplain areas. Identified sites include the Pyrete Ranges Forest, Ryans Lane Woodland, Diggers Rest Dry Lake and the Diggers Rest Rail Reserve Grassland in the City's north; and North Western Rail Reserve Grasslands, the Robinsons Rd and Mt Cottrell Wetlands, and the Exford and Mt Cottrell Woodlands in the south.

Key Issues

- Protection of significant environmental assets
- Managing development pressures in locations of high scenic value
- Protection of landscape values and features in new development areas and rural areas
- Managing the visual impact of new development on the landscape character of the area
- Improving the interface between waterways, landscape and conservation areas
- Managing noxious weeds and introduced species
- Controlling illegal dumping of rubbish and fill

The City of Melton has a diverse environment and landscape character. It can be categorised into two landscape character types based on broad areas of common physical, environmental and cultural characteristics, the Western Volcanic Plain and the Uplands.

Western Volcanic Plain

A large part of Melton's landscape lies within the Western Volcanic Plain and includes the three dormant volcanos of Mt Kororoit, Mt Cottrell and Mt Atkinson. This area also contains important grasslands, historic shelter belts and dry stone walls. Tree cover is sparse across the flat landscape and mainly located along waterways. Sweeping grassland plains are the dominant and distinctive feature of the Melton landscape and cover the central and southern areas of the City. Land quality on the grass plains generally improves to the north.

The Uplands

The Uplands takes in the northern part of the municipality and rises dramatically out of the flat volcanic plain. The Uplands has large cleared areas for agriculture but also contains significant areas of vegetation on public land. Higher elevations provide long views across the Volcanic Plain towards Melbourne and the You Yangs. These areas have the highest rainfall in the City and support a greater diversity of vegetation in the municipality. There is substantial tree cover in the foothills and upper ranges. The foothill areas have the highest quality pasture in the City. The upper hills, due to their topography and shallow soils, are extremely fragile and limited to open forest use. Bushfire protection remains a key issue.

MELTON PLANNING SCHEME

The City’s landscape significance consists of the following major landscape character elements :

Waterways

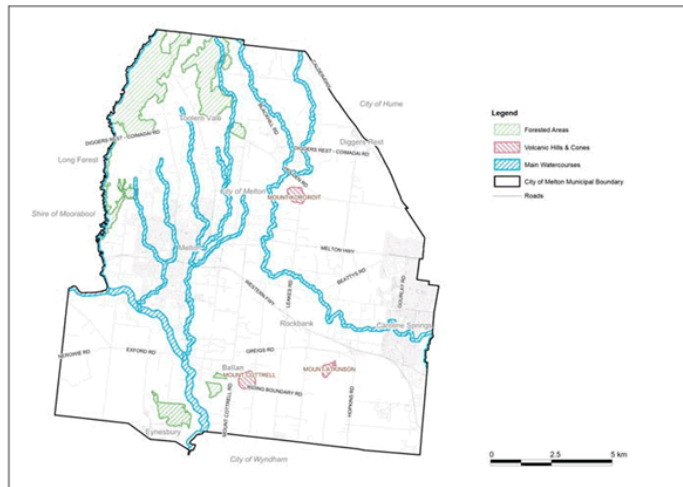
Includes the Werribee River, Melton Reservoir, Kororoit Creek and tributaries, Toolern Creek and tributaries and the Djerrivarrh Creek. The natural drainage and environmental fabric of the rural landscape is dependent on the conservation of these systems. The rivers and streams also provide the opportunity to realise a significant recreation network throughout the City. Parts of these waterways feature significant native vegetation along their banks or escarpments. Forested river corridors are a highly visible feature of the volcanic plains, creating a backdrop to the surrounding open and expansive countryside.

Forested Areas

Areas of heavily vegetated forest exist within the City of Melton’s landscape, located across hilltops within the northern extent of the municipality or near waterway corridors. These forested areas are important enclaves of remnant vegetation and the only areas of dense woodland remaining in the municipality. They are home to numerous species of flora and fauna. They also provide a glimpse into the landscape that would have existed in Melton prior to European settlement.

Volcanic Hills and Cones

The City of Melton’s volcanic plain is punctuated by dormant volcanic cones which rise up from the surrounding landscape. Of these, Mt Kororoit, Mt Cottrell and Mt Atkinson are the most prominent. These cones form part of the volcanic plain that stretches across Western Victoria to South Australia. Despite their relatively low elevation, they are visible from long distances and provide points of interest within the open plain. The volcanic cones are the origin of the field stone that was gathered by early settlers to construct dry stone walls that still exist throughout the municipality.



MELTON PLANNING SCHEME

21.03 PLANNING VISIONS AND OBJECTIVES FOR MELTON24/07/2014
Proposed
C173**21.03-1 Planning Vision**

24/07/2014

Proposed
C173

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

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

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

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

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

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

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

21.03-2 Planning Objectives

24/07/2014

Proposed
C173

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

Residential Land Use

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

MELTON PLANNING SCHEME

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

A Sustainable Environment

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

Recreation and Open Space Networks to provide recreation and open space networks that cater for a variety of lifecycle needs.

Urban Development - Staging and Patterns

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

Employment

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

Retailing

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

Transport and Movement

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

Rural Land Use

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

Areas of Historical, Cultural, Environmental and Landscape Significance

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

MELTON PLANNING SCHEME

22.16 RURAL LANDSCAPE CHARACTER POLICY--/20--
Proposed
C173

This policy applies to applications for buildings and works within the Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone, Farming Zone, Significant Landscape Overlay and Environmental Significance Overlay.

22.16-1 Policy basis--/20--
Proposed
C173

The City of Melton values its rural landscape and picturesque views across the Western Volcanic Plain and Uplands areas. There is a need to protect these areas from inappropriate development by improving design outcomes of buildings and structures (including dwellings, sheds, commercial and community facilities) that impact on the rural character. Large scale developments have the greatest potential to impact on the rural landscape if not properly integrated into the site and surrounds.

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

22.16-2 Objectives--/20--
Proposed
C173

To ensure consideration is given to the rural landscape character when assessing applications to develop land.

To recognise the importance of significant landscape features as a key contributor to the rural character of the City of Melton.

To ensure that development in rural areas and viewing corridors is sympathetic and does not adversely impact on the area.

To implement the recommendations of the *Significant Landscape Features Strategy, May 2016* and *Landscape Management Guidelines, May 2016*.

22.16-3 Policy--/20--
Proposed
C173

When assessing proposals, it is policy to consider the preferred character statement and landscape management guidelines.

Western Volcanic Plain – preferred character statement

The City of Melton's Volcanic Plain will remain one of the most important geological and environmental areas in Victoria. Conservation areas will see the features of volcanic cones, extensive grasslands, remnant forests and waterways managed and protected.

Built form will be well designed and, where possible, screened and sited to reduce visual dominance in the flat landscapes. Development in prominent positions will be discouraged.

Rural areas will continue to be productive landscapes through cooperation between land management authorities and land owners. The aesthetic qualities of these areas will be retained and enhanced through a variety of policies and schemes to preserve the landscape.

The interface between rural and urban areas will be carefully managed. Urban development will be designed to minimise its visual impact on the surrounding landscape and, in particular, on significant landscape features.

Waterway systems and remnant forests will be protected and their conditions improved through measures such as planting indigenous vegetation. This will help promote recreational opportunities that exist in these areas.

MELTON PLANNING SCHEME

Uplands – preferred character statement

The Uplands in the City of Melton will remain a picturesque undulating area with views to the adjacent volcanic plain and distant hills protected. Vegetation will be retained and built form avoided in prominent areas, including ridgelines and hill tops.

The tree cover that blankets extensive areas in the character type area will be preserved and revegetation with indigenous plantings will be encouraged. Conservation efforts will see a balance reached between productive agriculture, recreation and ecological restoration.

Rural areas will continue to be productive landscapes through cooperation between land management authorities and land owners. The rural aesthetic of these areas will be retained and enhanced through a variety of policies and schemes to preserve the landscape.

Built form and development associated with agriculture will be designed to respect the landscape features, be sensitively sited at lower points in the landscape and screened by vegetation where possible.

Design guidelines

The following design guidelines from the *Significant Landscape Features Strategy, May 2016* are to be used in the assessment of planning permit applications and pre-application planning advice.

Element	Design response	Avoid
<i>Land Maintainence</i>	Encourage the contribution of sustainable land management practices and productive agricultural activities that have a positive impact on the landscape.	Unkept and poorly managed agricultural lands. Uses, development and management practices that reduce the productivity of agricultural lands. Uses and development that interfere with the ongoing management of agricultural lands.
<i>Geological Features</i>	Site buildings and structures away from geological features such as volcanic cones, waterways and incised valleys and gorges wherever possible. Protect geological features such as rocky outcrops and sink holes in any new development.	New exotic shelterbelts adjacent to identified viewing corridors.
<i>Dry stone walls</i>	Retain existing dry stone walls (in keeping with the requirements of the Heritage Overlay, as applicable).	Loss of dry stone walls.
<i>Indigenous vegetation</i>	Where practical, protect and rehabilitate significant stands of remnant indigenous vegetation, particularly at roadsides, throughout paddocks, and along river and creek corridors, subject to considerations such as farming requirements, fire protection and safety. Encourage land owners and occupiers to protect and manage original stands of indigenous vegetation by fencing around old trees, trimming diseased or shattered branches and leaving dead trees standing for wildlife habitat (where practical). Minimise indigenous vegetation removal in new development.	Loss of significant stands of vegetation. Ad hoc clearing and removal of vegetation. Development which requires permanent clearing of significant amounts of vegetation. Lack of landscaping and substantial vegetation appropriate to the area of new development. Landscaping that provides little connection to the surrounding natural environment and existing landscape character Hard surfaces and hard

MELTON PLANNING SCHEME

Element	Design response	Avoid
	<p>Where vegetation loss cannot be avoided, balance the loss of vegetation with rehabilitation on the site or in nearby areas, and replace any native or indigenous trees lost with indigenous trees that will grow to a similar size.</p> <p>Consider the existing landscape character of the area as a guide to the selection of vegetation and the layout of private gardens.</p> <p>Reinforce vegetative linkages to natural features such as existing river and creek environs.</p> <p>Encourage the removal of environmental weeds and their replacement with local indigenous species.</p>	<p>edges in landscaping.</p> <p>Continuous spreading / planting of environmental weeds.</p> <p>Degradation of significant flora.</p>
<i>Indigenous vegetation in Uplands and Forested areas</i>	<p>Plant new trees indigenous to the area, particularly on hill slopes and ridges as well as in bare paddocks.</p> <p>Screen buildings, structures and large areas of hard surfaces with appropriate indigenous vegetation.</p> <p>Design vegetation planting to retain views towards Melbourne's CBD, Mount Macedon and the You Yangs.</p>	<p>Lack of vegetation in rural areas.</p>
<i>Shelter belts and established planting</i>	<p>Retain existing shelter belts wherever possible.</p> <p>Replace lost shelter belt trees with the same species or an alternative indigenous species, suitable to the local area.</p> <p>Encourage the planting of indigenous shelterbelts, as opposed to exotic, adjacent to identified significant viewing corridors.</p> <p>Encourage the retention of substantial garden plantings associated with homesteads or areas of rural living.</p>	<p>New exotic shelterbelts adjacent to identified viewing corridors.</p> <p>Loss of shelterbelts as a landscape feature.</p> <p>Unkept, broken or incomplete shelter belts.</p> <p>Loss of established garden plantings.</p>
<i>Views and vistas</i>	<p>Buildings, structures and other development should be set back from identified viewing corridors, and designed and sited to minimise visual intrusion (e.g. low building heights, minimal building footprints, appropriate colours and materials to the setting, and integration with vegetation).</p> <p>Consider the cumulative impact of developments visible from identified significant viewing corridors, other roads and key viewing locations, on the character and views of the surrounding landscapes.</p>	<p>Unsympathetic / intrusive buildings and structures that obscure prominent views.</p> <p>Conspicuous or incongruous buildings, structures or infrastructure visible in the foreground of views to notable geological features.</p>
<i>Buildings and structures siting in all areas</i>	<p>Ensure that buildings, structures and other infrastructure are sited:</p> <ul style="list-style-type: none"> - Within existing clusters of buildings where possible. - Away from landscape features and visually prominent locations such as 	<p>Loss of sense of openness in the Western Volcanic Plain.</p> <p>Buildings and structures that are visually dominant or located in prominent locations.</p> <p>Buildings and structures that</p>

MELTON PLANNING SCHEME

Element	Design response	Avoid
	<p>hill faces, ridgelines, the edges of gorges or waterways, volcanic cones and rocky outcrops.</p> <ul style="list-style-type: none"> - To minimise visibility from identified significant viewing corridors and other main roads. <p>Ensure that buildings and structures are set back sufficient distances from roads to ensure minimal visual intrusion, particularly in open rural areas.</p> <p>Minimise the number and floor area of storage areas, outbuildings and ancillary structures, wherever possible.</p>	<p>impact on the character and environmental quality of watercourses.</p> <p>Development of residences and other buildings and structures at the roadside .</p> <p>Buildings and structures that do not have sufficient vegetative screening.</p> <p>Numerous storage areas / outbuildings on a site.</p> <p>Scattering of buildings and structures across a site.</p> <p>Visual clutter.</p> <p>Ribbon development along identified significant viewing corridors and other main roads, including the outskirts of settlements.</p>
<i>Buildings and structures: siting in Uplands and Forested areas</i>	<p>Ensure that buildings, structures and other infrastructure are sited:</p> <ul style="list-style-type: none"> - To follow the contours and/or natural form of the landscape. - Among established vegetation and/or screened with substantial landscaping of locally appropriate species. <p>Where development cannot be avoided on prominent hill faces or in steep locations:</p> <ul style="list-style-type: none"> - Site development in the lower one third of the visible slope, wherever possible. - Integrate buildings and structures with existing vegetation, and/or establish settings of indigenous vegetation. - Design buildings to follow the contours or step down the slope to minimize earthworks. 	<p>Buildings and structures that break the ridgeline silhouette.</p> <p>Buildings that require excessive cut and fill .</p> <p>Conspicuous or intrusive developments on prominent hill faces.</p> <p>Buildings that do not follow the natural contours of the site.</p>
<i>Buildings and structures: design in all areas</i>	<p>Ensure that the design and external appearance of buildings and structures complement the surrounding landscape and respond to climatic conditions by:</p> <ul style="list-style-type: none"> - Utilising colours and finishes that best immerse the building within the landscape and minimise contrast with the surrounds (such as muted colours and matte finishes, or corrugated iron or timber that will weather over time). - Using a mix of contemporary and traditional rural 	<p>Buildings or structures that do not harmonise with the character of the surrounding natural / rural environment.</p> <p>Ad hoc or large scale urban development outside of settlements.</p> <p>Large, bulky building masses / footprints that are conspicuous elements within the spacious landscape setting.</p> <p>Sheer, visually dominant elevations.</p> <p>Mock historical style buildings with excessive use</p>

MELTON PLANNING SCHEME

Element	Design response	Avoid
	<p>materials, textures and finishes including timber, stone, brick and corrugated iron.</p> <ul style="list-style-type: none"> - Making use of building materials with minimal environmental impact and encouraging the use of recycled materials where possible. - Utilising materials and finishes that reduce distant visibility (e.g. darker colours on hill slopes, and lighter colours on sky lines). <p>Ensure that development does not visually overwhelm the landscape setting by:</p> <ul style="list-style-type: none"> - Designing buildings and structures at a scale that does not dominate the surrounding area. - Achieving a minimal building footprint and ensuring that adequate space is available on the site for the retention of existing vegetation and/or new landscaping. - Articulating large buildings into separate elements and avoiding visually dominant elevations. - Tucking built form into the landscape wherever possible. - Using building forms and heights that sit beneath the existing or future tree canopy. <p>Utilise open style fencing that is not visually obtrusive and is traditionally used in rural areas, such as post and wire or post and rail fencing.</p> <p>Use permeable surfacing to minimize surface run-off and to support vegetation.</p> <p>Incorporate best practice environmental sustainability principles into the design and construction of all new buildings.</p>	<p>of 'reproduction' or decorative detailing.</p> <p>Highly colourful materials and finishes.</p> <p>Buildings and structures that protrude above the dominant tree height of the vegetated (or proposed vegetated) backdrop.</p> <p>Building design that has little or no regard to environmentally sustainable design practices, such as residential buildings with excessive western or southern orientation.</p> <p>High, solid or non-permeable fencing.</p>

22.16-4 Application requirements

--/20--
Proposed
C173

An application for development must be accompanied by the following information, as appropriate:

- A site assessment undertaken by a suitably qualified person that identifies:
 - Rural landscape values on the land (e.g. presence of native vegetation, fauna habitat, any threatened species, waterways or wetlands), including map/s showing the location and extent rural landscape features.

MELTON PLANNING SCHEME

- A report addressing the findings of the site assessment, that includes:
 - Recommendations on how development could avoid or minimise the impact on rural landscape values.
 - Location of proposed buildings and works relative to identified rural landscape features.
 - An assessment of the potential impacts of the proposed development on rural landscape values.
 - How rural landscape features have been addressed and protected.
- An Environmental Management Plan prepared by a suitably qualified person (e.g. ecologist), which includes:
 - Measures to protect environmental values on the land during and post construction (e.g. temporary fencing of native vegetation before construction commences).
 - Protocols for managing weeds before, during and after construction.
 - Details of any proposed landscaping or revegetation (e.g. site preparation, a list of species, life-forms and density of plantings), where relevant, indigenous species and/or non-invasive species must be used in landscaping/revegetation.
 - Timing and implementation of mitigation measures.

22.16-5 Decision guidelines

–1–/20–
Proposed
C173

Before deciding on an application the responsible authority should consider:

- Whether the proposal complies with the objectives of this policy;
- Whether the proposal complies with the Design Guidelines of this policy; and
- Whether the proposal complies with the Landscape Management Guidelines in Appendix A of the *Significant Landscape Features Strategy, May 2016*.

22.16-6 Reference documents

–1–/20–
Proposed
C173

Significant Landscape Features Strategy, May 2016

Landscape Management Guidelines, May 2016

Sites of Botanical Significance in the Western Region of Melbourne, K. McDougall, 1987

Sites of Geological and Geomorphological Significance in the Western Region of Melbourne, Rosengren 1987.

MELTON PLANNING SCHEME

03/10/2013
Proposed
C173**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO1**.**REMNANT WOODLANDS, OPEN FORESTS AND GRASSLANDS****1.0**03/10/2013
Proposed
C173**Statement of environmental significance**

Remnant woodlands, open forests and grasslands are the dominant native vegetation communities within the City of Melton's landscape. These vegetation communities provide habitat for a diverse array of flora and fauna, including many threatened species. They provide examples of the now endangered grassy woodlands and critically endangered grasslands that once covered large areas of the City of Melton.

The following sites are examples of these vegetation communities that contribute to the environmental diversity of the City and are to be preserved and protected. It should be noted that this is not an exhaustive list of sites to be preserved and protected.

Mt Cottrell Woodland, Eynesbury Woodland, Telephone Road Woodland, Exford Weir Road Woodland, Exford Woodland, Melton Gilgai Woodlands Long Forest, Pyrete Range and Yangardook Bush Reserves, Pinkerton Forest and Bush's Paddock (Grassland and Woodland), Toolern Vale Hills and Ryans Lane Woodland, Black Hills and assorted Road Reserves, Diggers Rest Rail Reserve, Former Department of Defence Property, Kororoit Creek and Western Grasslands Reserve.

The elevated forested areas of the Toolern Vale Forest, Pyrete Range, and Yangardook Bush Reserve occur in the Uplands to the north of the municipality. In some locations, these elevated areas provide viewpoints out to the flat volcanic plains and landmarks including the You Yangs, Mt Kororoit, Mt Atkinson, Mt Cottrell and the Melbourne CBD. The Diggers Rest-Coimadai Road lies at the interface between the Victorian Volcanic Plain and Central Victorian Uplands Bioregion. This is a transitional landscape, where the topography changes from open and relatively flat countryside supporting grasslands to undulating land characterised by woodlands and forests of the Toolern Vale Hills.

Native grasslands, an intrinsic feature of the Victorian Volcanic Plains, are of state and national conservation significance and considered one of the most endangered vegetation communities in Victoria. These grasslands are dominated by perennial tussock grasses and provide habitat for numerous threatened flora and fauna species.

2.019/01/2006
Proposed
C173**Environmental objective to be achieved**

To protect and conserve remnant native woodlands, open forests, grasslands and discourage inappropriate use and development.

To retain and enhance the natural vegetation character of the forested areas.

To retain forested areas as important features of the landscape.

To carefully manage the interface between urban and rural areas.

To emphasise the importance of topography and indigenous vegetation within the Uplands landscape.

To minimise the impact of buildings and structures on open pastoral areas and the forested areas of the Uplands.

To recognise areas of high fire hazard and to ensure all development acknowledges any potential risk.

MELTON PLANNING SCHEME

3.0 Permit Requirement

19/01/2006
Proposed
C173

A permit is required to construct a fence. This does not apply if the fence is:

- Timber post and wire, timber post and railing, wire mesh (ringlock), chainmesh or similar open style fence up to 1.8 metres in height.
- [Within the Eynesbury mixed use development as defined by the Mixed Use Zone.](#)

4.0 Decision guidelines

19/01/2006
Proposed
C173

Before deciding on an application, the responsible authority must consider as appropriate:

- Whether buildings and structures are sited among established vegetation and/or screened with substantial landscaping.
- Whether the proposal uses permeable surfacing to support vegetation.
- Whether the proposal contributes to the creation of a definite visual edge for townships, delineating the boundary between urban development and the natural landscape beyond
- Whether infrastructure is sited to minimise visibility from land in a Road Zone 1

MELTON PLANNING SCHEME

19/01/2006
Proposed
C173**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO2****WETLANDS, WATERWAYS AND RIPARIAN STRIPS****1.0****Statement of environmental significance**19/01/2006
Proposed
C173

The four major watercourses and smaller creeks of the City of Melton are key features of environmental significance in the rural and urban landscape. The waterways traverse open landscape settings in rural areas and extend into urban areas as more formalised parklands.

The following wetlands, waterways and riparian strips are environmentally significant:

- Melton Reservoir Wetlands, Deans Marsh Wetlands and Paynes Road South Wetlands;
- Kororoit Creek, Skeleton Creek, Dry Creek, Djerriwarrah Creek, Toolern Creek, Riparian Strips and associated escarpments;
- Werribee River;
- Former Department of Defence Property, Western Highway, Rockbank.

Parts of the waterways feature significant native vegetation along their banks or escarpments and lining of the valley walls. This includes the Djerriwarrah Creek, the Werribee River and parts of the Toolern Creek. Treed river corridors are a highly visible feature of the volcanic plains, creating a backdrop to the surrounding and open countryside.

Where waterway settings are cleared the topography of the waterway is a highly distinctive feature of the landscape, such as parts of the Toolern and Kororoit Creeks. The Werribee River, Djerriwarrah Creek and parts of Arthurs Creek are more deeply incised into the landscape with the high escarpments at their edges plunging to low river beds.

The Werribee River and Toolern Creek do generally have consistent flows. The Djerriwarrah and Kororoit Creeks are ephemeral waterways and during the summer months their rocky sandstone beds lie exposed. Other smaller creeks are ephemeral or have minimal water flow.

2.0**Environmental objective to be achieved**19/01/2006
Proposed
C173

To protect and conserve wetlands and to discourage inappropriate use and development.

To protect and conserve the riparian habitat, native vegetation and associated escarpment and to discourage inappropriate development.

To maintain the topography and vegetation of waterways as dominant visual elements in the landscape.

To protect views of waterways.

To provide an appropriate landscape setting for waterways, incised valleys and gorges.

To ensure that buildings and structures respond to the character and significance of the surrounding landscape.

To increase indigenous planting to provide linkages between sites and habitat corridors.

3.0**Permit requirement**19/01/2006
Proposed
C173

A permit is required to construct a fence. This does not apply if the fence is:

MELTON PLANNING SCHEME

- Timber post and wire, timber post and railing, wire mesh (ringlock), chainmesh or similar open style fence up to 1.8 metres in height.

4.0 Decision guidelines

19/01/2006
Proposed
C173

Before deciding on an application, the responsible authority must consider as appropriate:

- The extent to which buildings and structures are setback at the break of slope from the watercourse and waterbodies
- Whether the proposal uses permeable surfacing to support vegetation.
- The scale of the building and the impact on its surroundings, including its relationship to existing watercourses and tree canopy height.
- Whether the proposal contributes to the creation of a definite visual edge for townships, delineating the boundary between urban development and the natural landscape beyond.
- Whether the proposal minimises the visual impact of development sites, particularly views from land in a Road Zone 1 through the use of landscaping and vegetation buffers.
- Whether the proposal retains existing native trees and understorey and provides for replanting wherever possible.
- The effect of removing vegetation on the landscape character and significance values and whether the loss of vegetation can be managed on site through rehabilitation.
- The role and function of wetlands in respect to any development on or adjacent to a wetland area.

MELTON PLANNING SCHEME

19/01/2006
Proposed
C173**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO1****VOLCANIC HILLS AND CONES****1.0**19/01/2006
Proposed
C173**Statement of nature and key elements of landscape**

The City of Melton's volcanic plain is punctuated by dormant volcanic cones which rise up from the surrounding landscape. Of these, Mt Kororoit, Mt Cottrell and Mt Atkinson are the most prominent and form part of the Western Volcanic Plain. Despite their relatively low elevation, they are visible from long distances and provide points of interest within the open plains.

Mt Kororoit (237 metres AHD) is a low asymmetric conical hill with a flattened summit. Formed by a cenozoic volcanic deposit, this cone slopes steeply to the south and the west with a long, gentle slope of eroded lava to the north. This flow terminates at a broad, swampy depression to the north of Holden Road. It is located within a rural context and is surrounded by land used predominantly for agricultural purposes. Mt Kororoit Road provides the closest access to this cone, which is located on private land. The cone can also be viewed on approach to Leakes Road which passes over part of the feature. Due to the extent of this topographic feature and its long reaching and gentle rise, it is also visible from afar when travelling through the Western Volcanic Plains character area.

Mt Cottrell (205 metres AHD) is one of the best examples of a lava shield volcano in Victoria and one of the most striking volcanos close to Melbourne. The dormant volcano has a classic profile formed by lava erupting in a radial fashion. The lava flows on its western side are most discernable. Its summit provides panoramic views in all directions, including views to the You Yangs, Mount Macedon and Melbourne's CBD. This cone is located within a rural setting.

Mt Atkinson (140 metres AHD) is also a low volcanic cone. It provided extended flows of lava with a spur forming a low ridge just south of Greigs Road and another to the cone's south, forming an ill defined low north south ridge. This dormant volcano is less obvious in the landscape than Mt Kororoit and Mt Cottrell. Mt Atkinson is currently undeveloped open paddocks located in the Rural Conservation Zone (RCZ) which is surrounded by the Urban Growth Zone (UGZ). Land surrounding the cone is located within a precinct structure plan area and is designated for future residential development.

2.019/01/2006
Proposed**Landscape character objective to be achieved**

- To protect and conserve volcanic hills and cones from inappropriate development and to help to conserve the existing visual amenity and rural landscapes.
- To keep the core volcanic cone areas free from development where possible, by discouraging building and works at:
 - Mt Kororoit above the 180 metre AHD contour line
 - Mt Cottrell above the 160 metre AHD contour line
 - Mt Atkinson above the 120 metre AHD contour line.
- ~~To keep the volcanic cones free from development where possible.~~
- ~~To discourage buildings and works at Mt Kororoit above the 180 metre AHD contour line.~~
- ~~To discourage buildings and works at Mt Cottrell above the 160 metre AHD contour line.~~
- ~~To discourage buildings and works at Mt Atkinson above the 120 metre AHD contour line.~~

MELTON PLANNING SCHEME

- To minimise impacts on their landscape values through the sensitive design of buildings and structures located within the foreground setting of the volcanic cones.
- To conserve and enhance the volcanic cones and rocky outcrops as important geological features of the landscape.
- To carefully manage the interface between urban and rural areas.
- To protect and respect the cultural heritage values of Melton's rural landscape.
- To ensure that buildings and structures demonstrate a high standard of design and respond to the character and significance of the surrounding landscape.

3.019/01/2006
Proposed
C173**Permit Requirement**

A permit is required to construct a fence. This does not apply if the fence is:

- Timber post and wire, timber post and railing, wire mesh (ringlock), chainmesh or similar open style fence up to 1.8 metres in height.

4.019/01/2006
Proposed
C173**Decision guidelines**

Before deciding on an application, the responsible authority must consider as appropriate:

- The scale and siting of proposed buildings and structures.
- The impact of the development on significant landscapes when viewed from major viewing corridors including Beattys Road, Blackhill Road, Calder Freeway, Diggers Rest-Coimadai Road, Eynesbury Road, Faulkners Road, Gisborne-Melton Road, Greigs Road, Holden Road, Hopkins Road, Leakes Road, Mt Cottrell Road, Murphys Road, Plumpton Road, Troups Road South and the Western Freeway.
- The extent to which landscaping softens or screens the development.
- The effect of the proposed removal of vegetation on the area's landscape values including grasslands.
- The extent to which clustering of new buildings with existing buildings is achieved.
- The use of finishes and colours that complement those found naturally in the landscape, with consideration as to how the materials will weather over time.
- Whether the proposal uses permeable surfacing for all areas to minimise surface run off.
- Whether the proposal contributes to the creation of a definite visual edge for townships, delineating the boundary between urban development and the natural landscape beyond.
- Whether advertising signs are sited and designed to integrate with the design of buildings on the site.
- Whether the proposal minimises the visual impact of extraction sites through the use of adequate set backs and screening.



