



Melton Planning Scheme – Development Plan
Overlay Review January 2019

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2. Executive Summary

The purpose of this report is to review the current application of the Development Plan Overlay (DPO) in the Melton Planning Scheme and determine where the overlay should be retained or deleted in the relevant areas shown in this review. This review supercedes the 'Development Plan Overlay Review October 2015'.

This report will review the current local and planning policy frameworks, Melton Planning Scheme Schedules and approved Development Plans to assess each DPO area in detail and consider whether there is a requirement to retain or remove the DPO. The review is intended to provide strategic justification for both the removal and retention of DPO areas to ensure the planning process is up to date with the development of the land and that the planning permit application process is effective and efficient.

3. Introduction

Since the 'Development Plan Overlay Review October 2015' was completed, there have been numerous changes to the Local and State Planning Policy Framework and broader Melton Planning Scheme that need to be taken into consideration.

The DPO currently applies to significant parts of the Municipality as depicted on Figure 1, particularly the area known as the Melton East Growth Area (DPO1). Since the last review (2015), over the last 3 years a significant amount of development has occurred across the areas that are covered by the DPO and this has raised questions in regard to the continued applicability of the overlay in areas which are now largely developed.

3.1 Planning Policy Framework

The Victorian Planning Provisions (VPP) Practice Note 23 – *Applying the Incorporated Plan and Development Plan Overlays, August 2015* provides guidance on how to use the DPO in planning schemes.

It advises that:

‘Because the DPO has no public approval process for the plan, it should normally be applied to development proposals that are not likely to significantly affect third-party interests, self-contained sites where ownership is limited to one or two parties and sites that contain no existing residential population and do not adjoin established residential areas’.

It recommends that the DPO should be reviewed regularly to ensure that the plan is still relevant to and supportive of the proposed use and development of the land.

The Melton Planning Scheme Clause 43.04 states that the purpose of the Development Plan Overlay is to identify areas of future use and development to be shown on a development plan before a permit can be granted to use or develop the land and to exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

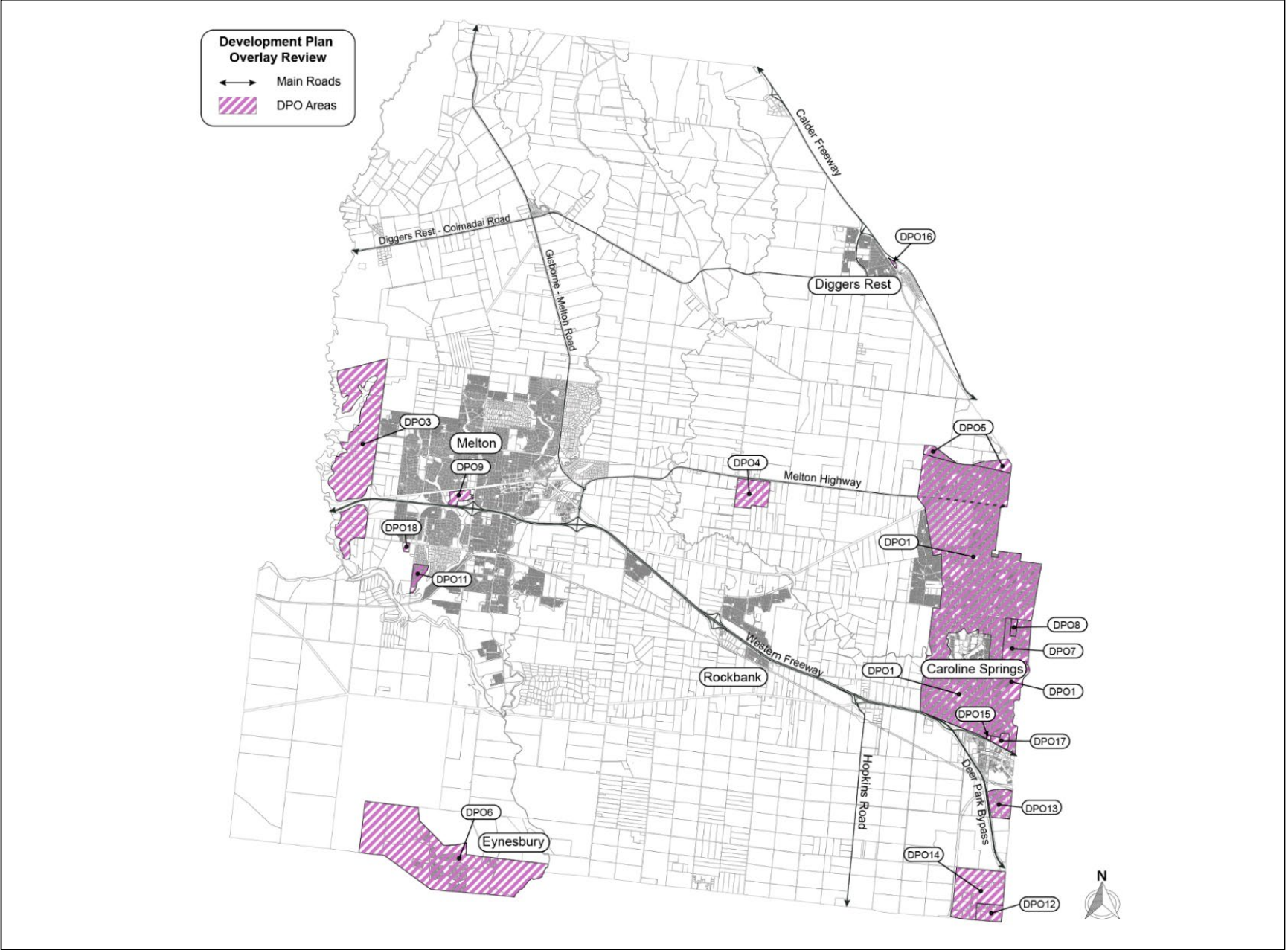
The DPO is an Overlay contained in the Victorian Planning Provisions that can be applied to planning schemes as required.

The purpose of the Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

A new format Melton Planning Scheme was approved in 1999 introducing the Development Plan Overlay. Since that time, further areas have been brought under the DPO provisions in response to specific development proposals and strategic work undertaken. In the Melton Planning Scheme, the DPO has traditionally been utilised as a planning tool to coordinate the development of vacant urban areas. The overlay currently contains 16 schedules. In the new growth areas the use of the DPO has been mostly made redundant by the introduction of the Urban Growth Zone and its requirement for the preparation of precinct structure plans.

FIGURE 1 – DPO AREAS IN CITY OF MELTON



4. Development Plan Overlay areas

4.1 Development Plan Overlay – Schedule 1 Melton East Growth Area (DPO1)

Context

The DPO1 applies to planning scheme maps 10 DPO and 14 DPO. The DPO1 is placed over an extensive area in the eastern part of the municipality known as the Melton East Growth Area. The area includes the suburbs of Caroline Springs, Burnside, Burnside Heights, Taylors Hill and Hillside. Planning Scheme Amendment C112 (2015) removed the Burnside Mixed Use Precinct and Burnside Shopping Centre from DPO1 and created a separate DPO17 to guide future development of the centre. Since the introduction of the Melton Planning Scheme in 1999, no other changes to the schedule have occurred.

Assessment

Development of Burnside, Burnside Heights, Caroline Springs, Taylors Hill and Hillside has been guided by the *Melton East Strategy Plan, June 1997*. This Plan has provided the framework for growth over the last 20 years to occur across an area of approximately 2,800 hectares. A majority of the Melton East Growth Area has now been developed with a population of around 71,000 (June, 2017) according to official census data. Conventional residential densities ranging from 500-1000sqm are the common theme aside from an area known as the 'Sugargum Estate' in Hillside which contains lower-density residential development on lots between 2,000sqm and 9,000sqm and 'Regency Rise' also in Hillside which contains several lots up to 5,000sqm.

One undeveloped and one partially developed precinct have been identified in the area affected by DPO1. These include:

- Part of 'Modeina Estate' in Burnside which is bounded by Westwood Drive/Bridge, Kororoit Creek and the proposed extension of Rockbank-Middle Road. The land is zoned General Residential – Schedule 1 and has an area of 88.5 hectares. A Development Plan was approved for the south-western part of the site (Precinct 1) in 2013 with planning permits for the subdivision of the land issued and development occurring. A Development Plan for the north-eastern part of the site (Precinct 2) was approved in 2017 with works currently commencing.
- 1-15 Banchory Avenue, Hillside is located on the north-west corner of the Melton Highway and Banchory Avenue intersection. This land has an area of 3.17 hectares and is Commercial 1 Zone. A Development Plan has been approved but the site currently remains vacant with interest in its development increasing.

There are also a number of infill sites located across the Melton East Growth Area. The purpose of the DPO1 has become redundant as a majority of the land has now been developed over the last 20 years. Rather than guiding the land use and development the overlay is now creating issues with existing residents in proximity to infill development sites. This is due to the fact that Clause 43.04 in the Melton Planning Scheme, under the DPO developments are exempt from third-party notice and review rights where the proposal is

deemed generally in accordance with the approved development plan. On the basis of above, it is concluded that the DPO1 is now largely redundant and should be removed entirely aside from the areas mentioned above as 'Modeina' Estate in Burnside and 1-15 Banchory Avenue, Hillside.

A DPO for part of the 'Modeina' estate should be retained and this is justified for a number of reasons. The development of the site (Precinct 2) is still in progress as it is only partially developed thus retaining the DPO is essential to ensuring continued appropriate development. 'Modeina' Estate is significant in size, surrounded by existing urban development, has environmental constraints and triggers significant infrastructure linked with its development. With the completed Westwood Drive Bridge and future extension of Rockbank-Middle Road being critical infrastructure within the estate, the remainder of the site recommended to be covered by the DPO ensures appropriate development will continue to occur near this important infrastructure.

It is considered that the DPO should still also apply to 1-15 Banchory Avenue, Hillside; given the size of the land, its Commercial Zoning and location within the established area of Hillside. A Development Plan has not been prepared for this site. The Melton Retail and Activity Centre Strategy (March 2014) identified the site as an anticipated Neighbourhood Centre. The Report states that the Centre would have a significant impact on the existing Hillside Neighbourhood Centre. Given the strategic importance of this site, its increased interest and the fact it is undeveloped, it is recommended the DPO be retained.



FIGURE 2 - 1-15 BANCHORY AVENUE



FIGURE 3 - MOEDINA ESTATE

Recommendation

- Delete the DPO1 from all land apart from the areas identified in Modeina Estate in Burnside and 1-15 Banchory Avenue, Hillside as shown on Figure 4.
- Undertake a future review of the DPO1 area to be retained once development of these sites has been completed.

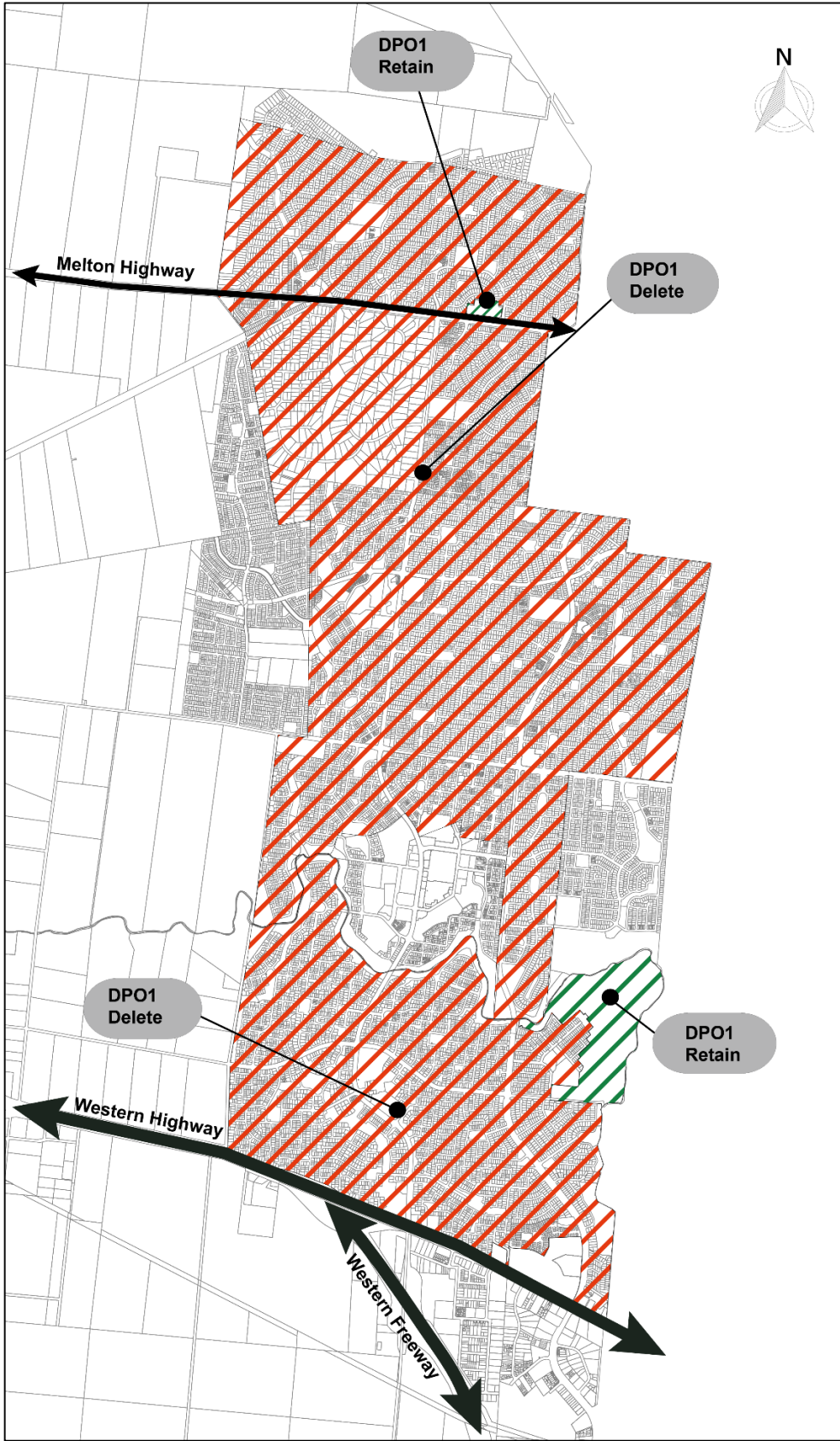


FIGURE 4 - DPO1

4.2 Development Plan Overlay – Schedule 3 Harkness Road Rural Living Area (DPO3)

Context

The DPO3 covers a significant area either side of the Western Freeway which is located between the Djerriwarrh Creek and the Urban Growth Boundary to the west of Harkness Road. The DPO3 applies to planning scheme maps 4 DPO, 5 DPO and 7 DPO. The DPO was introduced to the Melton Planning Scheme in 1999 and has remained unchanged since.

Assessment

The affected land is within the Green Wedge A Zone, with no other area in the municipality designated under this zone. Under the Clause 35.05-3 for Subdivision each lot in the Green Wedge A Zone must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 8 hectares. A majority of the lots within this area are 12 hectares in size although there are a number of larger lots (approx. 20 hectares) and a number of smaller lots (approx. 9 hectares). Most of the existing lots contain a dwelling and associated development.

Land ownership is fragmented making it difficult for a holistic plan to cover the Harkness Road rural living area. Therefore, a Development Plan should be prepared by Council rather than landowners, to provide an overall assessment of the development capability of the land, and development can then be undertaken in an appropriate manner. The development plan must show building envelopes, effluent disposal fields, internal road networks, staging, measures to manage fire hazard and the location of existing vegetation, drainage lines and contours.

This area was reviewed as part of the Western Plains North Green Wedge Management Plan adopted in 23 September, 2014. The plan identified that the DPO should be retained and expanded to include part of the Rural Conservation Zone so potential connections and areas of public access along the creeks can be considered through any plan for residential development in the area.

It is considered appropriate that DPO3 continue to apply to this area while further strategic review is undertaken to ensure development does not occur that may prejudice the land within the DPO area.

Recommendation

- **Retain the existing DPO3**



FIGURE 5 - HARKNESS ROAD

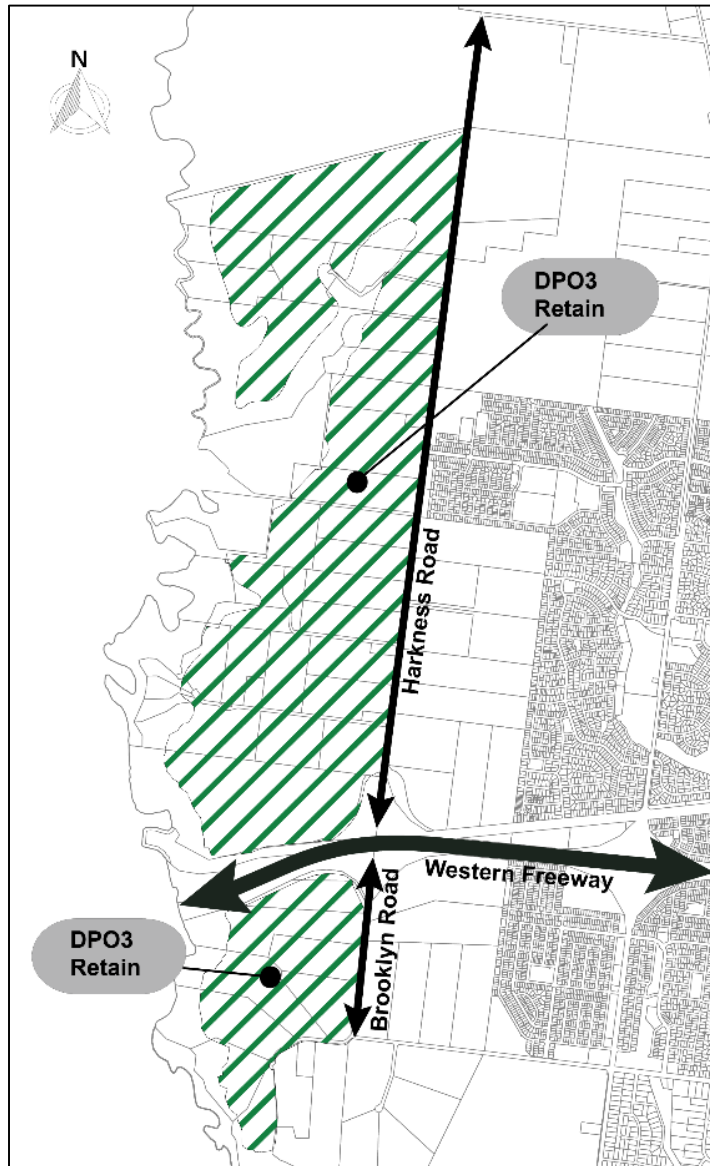


FIGURE 6 - DPO3

4.3 Development Plan Overlay – Schedule 4 Tourist Precinct (DPO4)

Context

The precinct is located on the south-east corner of Melton Highway and Leakes Road in Plumpton. The DPO4 applies to an area of about 86.5 hectares known as the Melton Tourist Precinct. The DPO4 applies to planning scheme map 9 DPO. The DPO was introduced to the Melton Planning Scheme in 1999 and has remained unchanged since.

Assessment

The Tourist Precinct is partially developed and currently contains restaurants, wineries, function centres and a paintball course. The land is zoned Special Use Zone 5 – with the schedule specifically applying to the precinct. A significant portion of the land has a conservation area designated as a Growling Grass Frog corridor under the Biodiversity Conservation Strategy. The schedule specifies that a development plan must be prepared in accordance with the requirements of Schedule 4 to the DPO.

The DPO requires that the ‘development plan must show how it accords with the Local Area Development Plan – Melton Tourist Precinct, 1997’. In turn, the Local Area Development Plan requires that an Overall Development Plan (ODP) must be prepared for each site. The ODP must include the following reports, where appropriate:

- A site analysis plan
- A development concept plan
- An environmental management plan
- A business plan

The Local Area Development Plan requires a comprehensive review, and this review will need to be done in the context that in 2010, the precinct and the surrounding area (south of the Melton Highway) was brought into the Urban Growth Boundary.

The development of a new planning strategy for the precinct will assist in determining whether a DPO control is still needed or whether the Special Use Zone provisions with possible modifications will suffice. Until that strategic review is conducted it is considered appropriate that the DPO remain.

Recommendation

- **Retain DPO4.**
- **Review the Local Area Development Plan – Melton Tourist Precinct, 1997**



FIGURE 7 - WINDMILL GARDENS RECEPTION

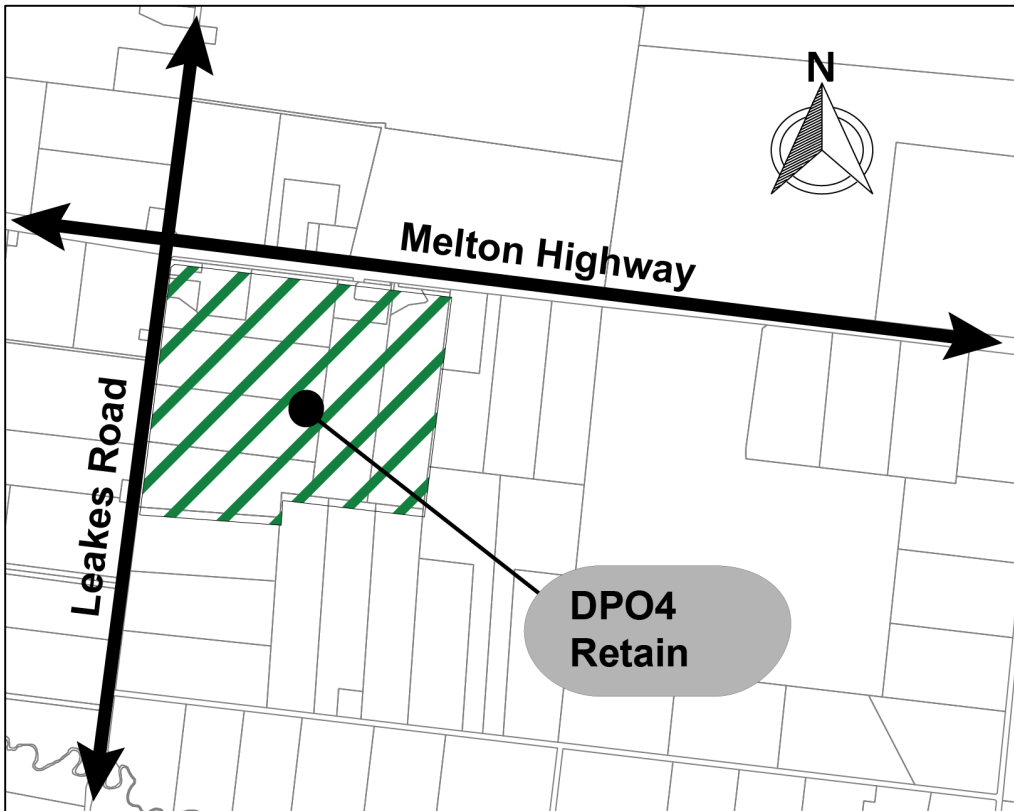


FIGURE 8 - DPO4

4.4 Development Plan Overlay – Schedule 5 Banchory Grove and Bellevue Hill (DPO5)

Context

The DPO5 encompasses two areas adjoining the northern boundary of the Urban Growth Boundary in the Melton East Growth Area. The DPO5 applies to planning scheme map 10 DPO. The DPO has remained unchanged since the introduction of the 1999 Planning Scheme.

Assessment

These two areas are located in Hillside and are zoned General Residential and are affected by the Melbourne Airport Environs Overlay. Some vacant infill sites still exist however both areas are substantially developed at conventional residential densities. Schedule 5 to the DPO has served its purpose to guide the appropriate development of these areas to this point. It is deemed that the existing DPO5 can longer be put to use as an efficient planning control and is not required. Therefore it should be removed.

Recommendation

- Delete DPO5

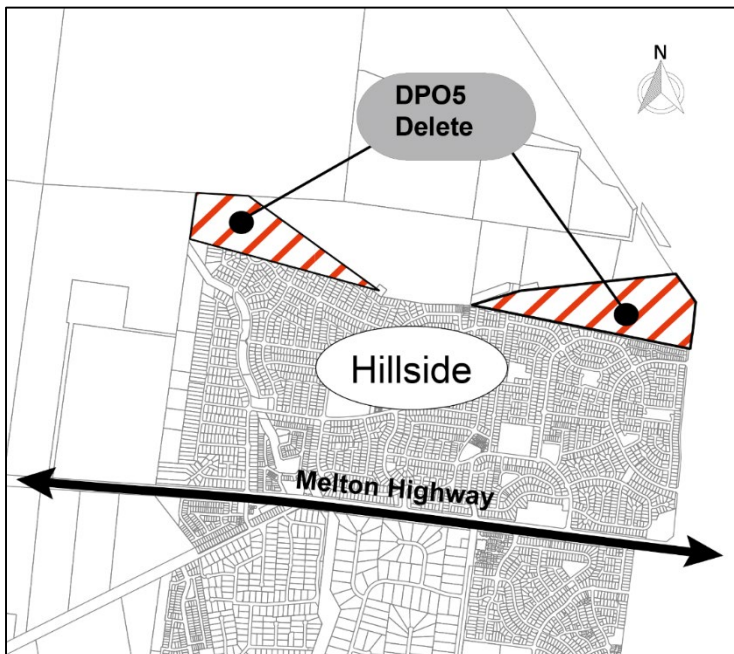


FIGURE 9 - DPO5



FIGURE 10 - VACANT LAND, HILLSIDE

4.5 Development Plan Overlay – Schedule 6 Eynesbury Station (DPO6)

Context

The DPO6 is part of a suite of planning zones, overlays and other controls designed to guide the development of the Eynesbury Township. Eynesbury will ultimately have a population of approximately 12,000 people, with one third of Eynesbury located in the City of Wyndham. The development area has historically been used for agricultural purposes with crop grazing of livestock, including cattle, sheep and horses. The DPO6 applies to planning scheme maps 11 DPO and 12 DPO. The schedule was incorporated into Melton's Planning Scheme as part of Amendment C20 in May 2002.

Assessment

The Eynesbury Township is only partly developed to date and has had changes in ownership during its development. The Development Plan was approved by Council in May 2005. The Development Plan capped the maximum number of lots which could be created to 2,900. In March 2013, the current Development Plan was approved which increased the lot cap to 4,500, the current number of lots in Eynesbury is just under 1000.

DPO6 requires the development plan to show:

- All proposed land uses within the plan area.
- Proposed treatments of significant environmental, heritage and landscape features.
- Key access routes and linkages to surround region.
- Convenient and safe pedestrian, cycle and horse trail networks.
- The proposed staging of the development.
- The location and staging of community education, commercial, open space, and recreational facilities.
- Identification of relevant items of public infrastructure to be funded in the development by developer contributions.
- Application of the design philosophy, principles objectives and particular provisions of the *Eynesbury Station Incorporated Plan, September 2001*.
- Implementation of relevant aspects of the environmental management strategies, management plans and legal strategies required by the *Eynesbury Station Incorporated Plan, September 2001*.

In addition to the Development Plan, a Section 173 Agreement pursuant to the Planning and Environment Act for the provision of social and physical infrastructure was entered between Council and the developer in 2013. This outlines triggers for the provision of infrastructure.

With the remaining development still to occur, the Development Plan is critical to provide the broad framework for the on-going appropriate and orderly development of the Township into the future.

Recommendation

- **Retain DPO6.**



FIGURE 11- EYNESBURY HOMESTEAD



FIGURE 12 - DPO6

4.6 Development Plan Overlay – Schedule 7 Tenterfield Estate (DPO7)

Context

The DPO7 covers the suburb of Burnside Heights in the Melton East Growth Area. The DPO7 applies to planning scheme map 10 DPO and 14 DPO. The DPO dates back to the introduction of the 1999 Planning Scheme and has not changed since.

Assessment

The area is zoned General Residential Zone with a majority of the land being developed at conventional residential densities in accordance with a development plan that was approved in October 2002 and amended in March 2007. This area is substantially developed and the DPO7 has served its purpose to guide the appropriate development of the Estate up until this point. It is deemed that the existing DPO7 can no longer be put to use as an efficient planning control and is no longer required. Therefore it should be removed.

Recommendation

- Delete DPO7.



FIGURE 13 - TENTERFIELD DRIVE PLAYGROUND



FIGURE 14 - TENTERFIELD DRIVE, BURNSIDE HEIGHTS

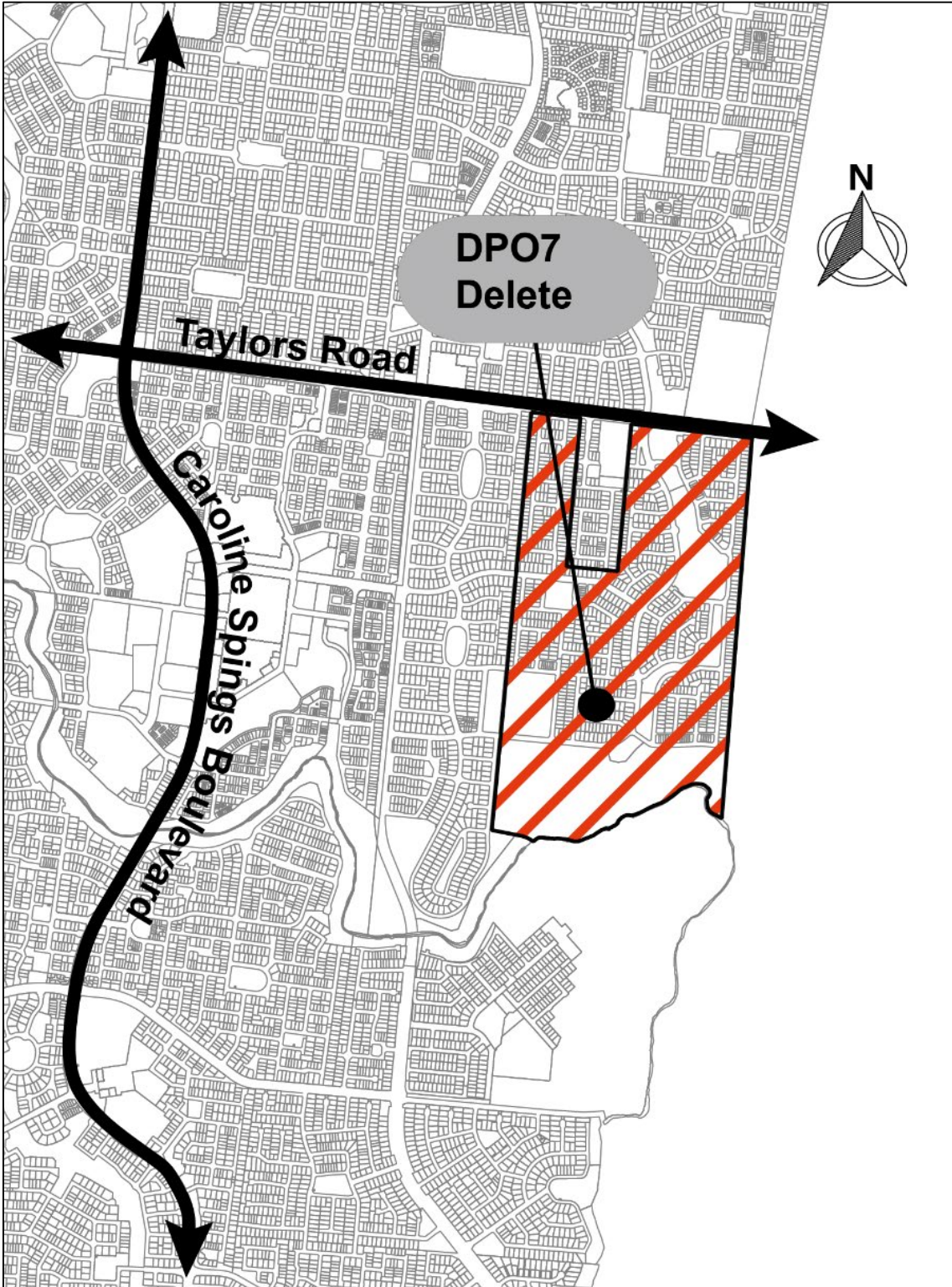


FIGURE 15 - DPO7

4.7 Development Plan Overlay – Schedule 8 511-531 Taylors Road, Burnside (DPO8)

Context

The DPO8 covers a residential subdivision known as the Taylors Park Estate in Burnside Heights. The DPO8 applies to planning scheme map 10 DPO and 14 DPO. The DPO dates back to the introduction of the planning scheme in 1999 and has not changed since.

Assessment

The area is zoned General Residential Zone with a majority of the land developed at conventional residential densities in accordance with a development plan approved in March 2007. A number of vacant infill sites still exist, including a lot of around 2 hectares retained by the original land owner and which has potential for redevelopment in the future, subject to the issuing of a planning permit. It is considered appropriate to remove DPO8 as the area is substantially developed. Any issues associated within the development of vacant sites can be addressed through the permit process.

Recommendation

- Delete DPO8.



FIGURE 16 - TINY TREASURES EARLY LEARNING CENTRE



FIGURE 17 - MUSCAT AVENUE, BURNSIDE HEIGHTS

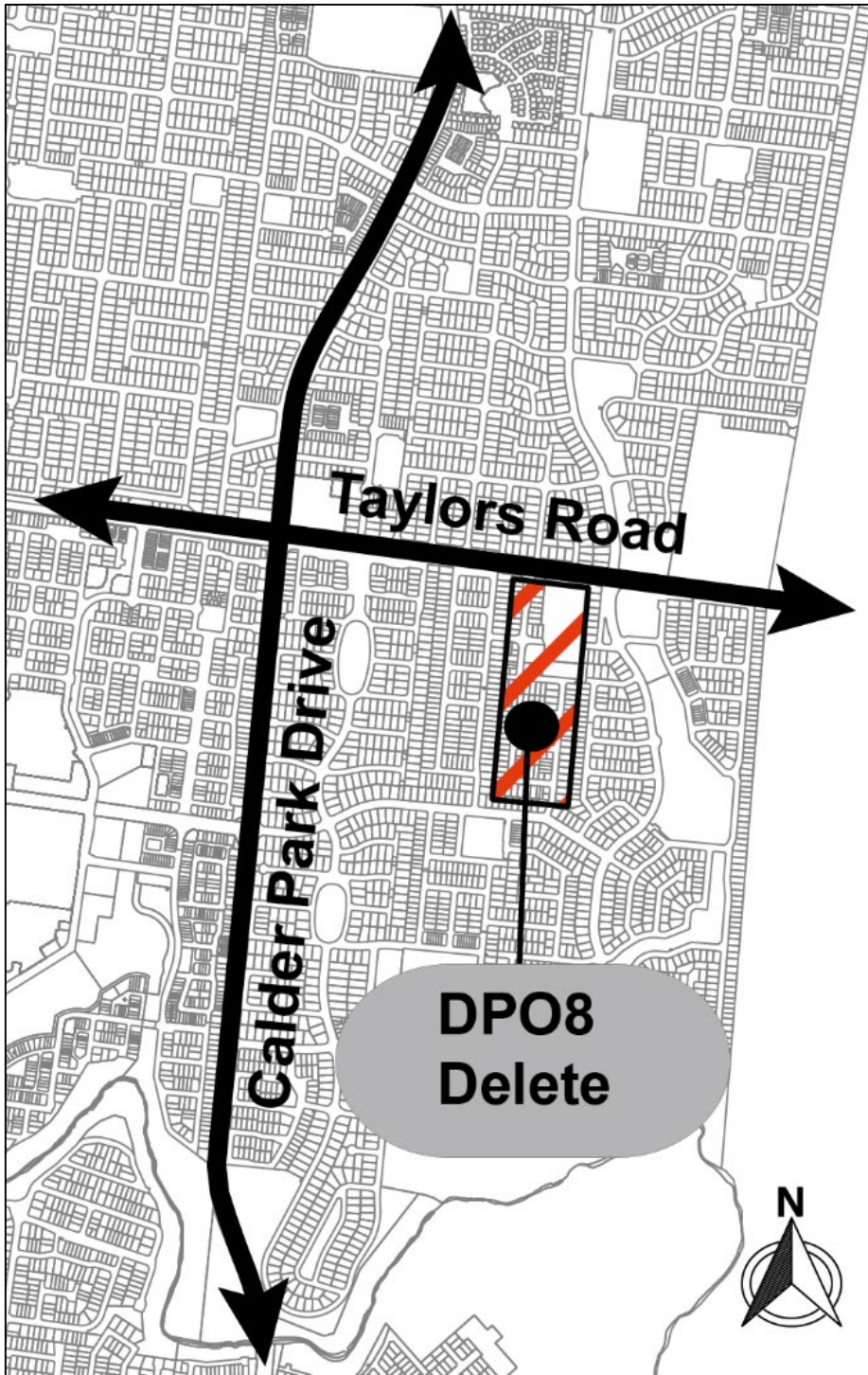


FIGURE 18 - DPO8

4.8 Development Plan Overlay – Schedule 9 Woodgrove Shopping Centre (DPO9)

Context

The DPO9 covers the Woodgrove Shopping Centre which is bounded by Coburns Road, High Street and the Western Freeway in the suburb of Melton. The DPO9 applies to planning scheme map 7 DPO. The schedule was incorporated into Melton's Planning Scheme as part of Amendment C33 in October 2007, which also rezoned the land to Business 1. In July 2013, the zoning of the land changed to Commercial 1 by way of Amendment VC100.

Assessment

The Woodgrove Shopping Centre is zoned Commercial 1. A development plan and planning permits have been approved and the works have been completed for an expansion of the shopping centre. However, given that there are number of large vacant sites and the potential further expansion and redevelopment of the centre in the future, it is considered appropriate for the DPO to be retained to guide that future development.

Recommendation

- **Retain DPO9.**



FIGURE 19 - VACANT LAND ADJACENT TO WOODGROVE SHOPPING CENTRE



FIGURE 20 - VACANT LAND ADJACENT TO WOODGROVE SHOPPING CENTRE

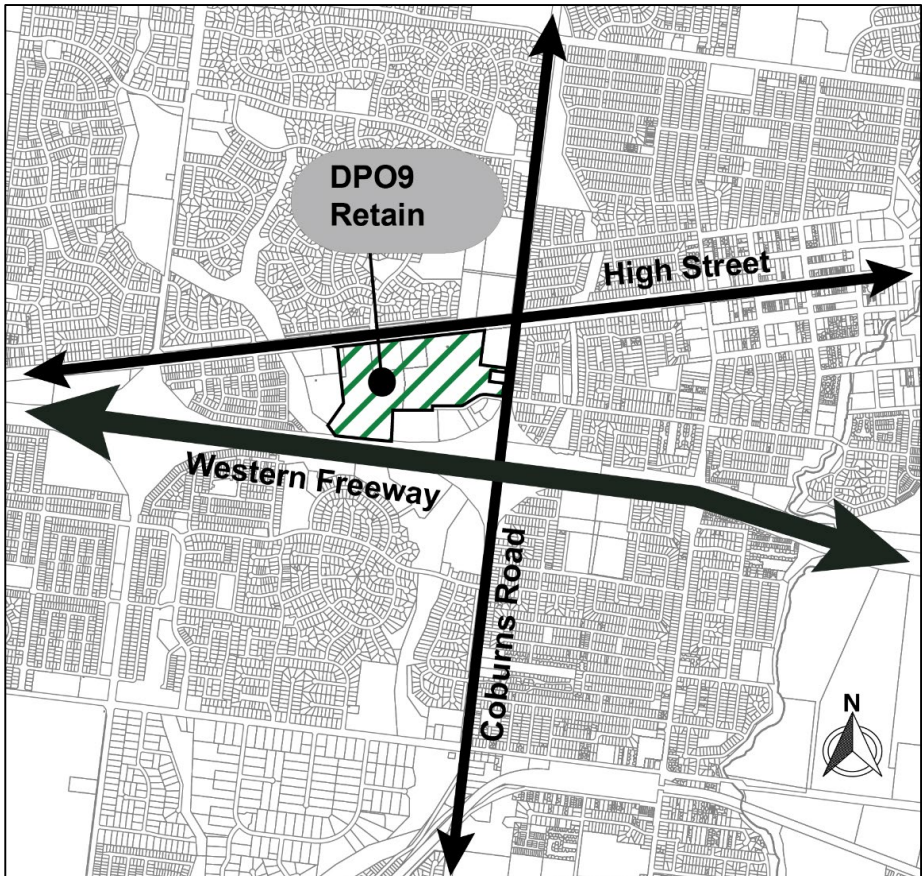


FIGURE 21 - DPO9

4.9 Development Plan Overlay – Schedule 11 Clarkes Road, Brookfield (DPO11)

Context

The DPO11 relates to a residential area located between Clarkes Road and Arnolds Creek in the suburb of Brookfield. The DPO11 applies to planning scheme map 7 DPO. The schedule was incorporated into Melton's Planning Scheme as part of Amendment C53 (Part 2) in June 2008, which rezoned the land from Farming Zone to Residential 1 Zone and applied DPO11 to the land. In July 2014, the zoning of the land changed to General Residential through Amendment VC116.

Assessment

The DPO11 should be removed from all land apart from an undeveloped portion in the south. It is justified to delete a majority of the DPO11 area as it has been substantially developed and is no longer an efficient planning control. The only single remaining undeveloped lot is 2 hectares in size and located at the southern end of the precinct which has an approved development plan covering the whole area. There is a planning permit for a 40 lot subdivision in the 2 hectare undeveloped portion in the south.

Given the land at the southern end of the precinct remains undeveloped it is recommended that the DPO11 be retained in this area as a planning control to appropriately guide its future development. On the basis that the development plan contains specific requirements relating to noise attenuation from the adjoining Melton Pistol Club, it is considered prudent to retain the overlay on the undeveloped portion of land until development of this area is completed. The removal of the lower section of the DPO should be reviewed once development is complete.

Recommendation

- **Delete DPO11 from all land apart from the 2 hectare undeveloped portion in the southern part of the precinct as shown on the map over the page.**
- **Undertake a future review of the southern part of the precinct once the land there is developed.**



FIGURE 22 - SOUTHERN VACANT PORTION



FIGURE 23 - DEVELOPED PORTION

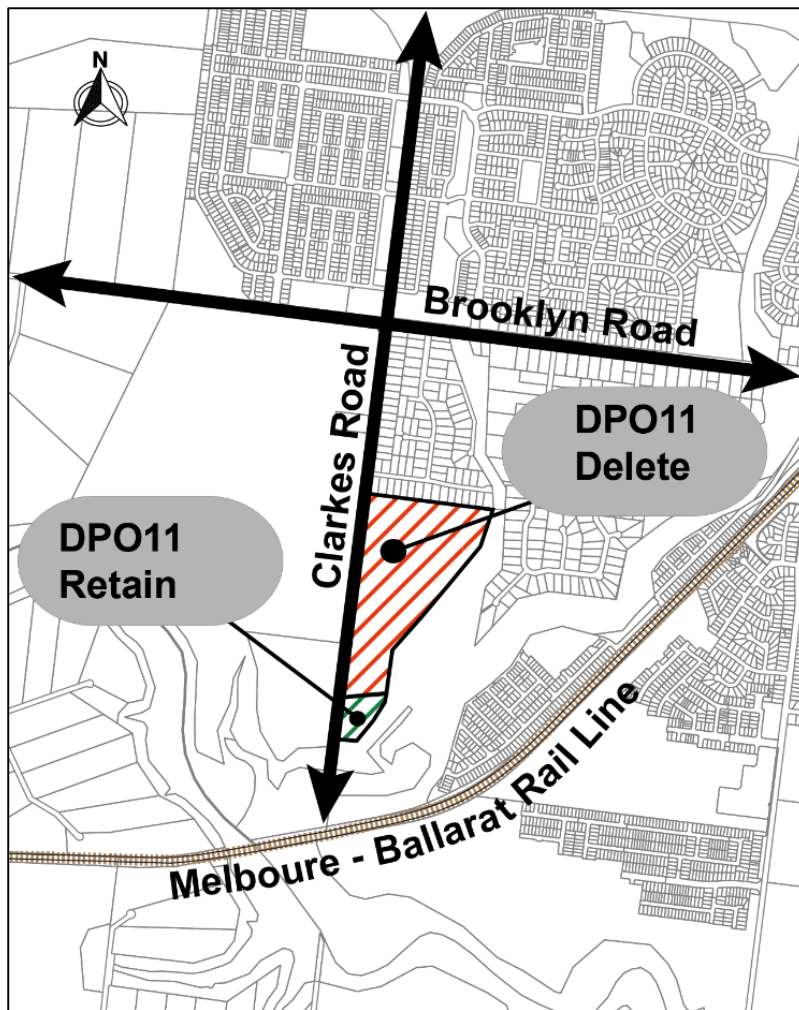


FIGURE 24 - DPO11

4.10 Development Plan Overlay – Schedule 12 Truganina Industrial Estate (DPO12)

Context

The DPO12 relates to an industrial area known as the Westpark Estate being developed on the north-west corner of Boundary Road and Robinsons Road in the suburb of Truganina. The DPO12 applies to planning scheme map 14 DPO. The schedule was incorporated into Melton's Planning Scheme as part of Amendment C55 in September 2006, which rezoned land from a Rural Zone to Industrial 1 Zone and applied DPO12 to the land.

Assessment

In May 2008, a development plan and associated development design guidelines for this estate were approved. An amended development plan and development design guidelines were approved in February 2009. The land has subsequently been subdivided with internal roads and other services and infrastructure provided for industrial development. Each development is controlled through the issue of individual permits and compliance with the approved development design guidelines which have been imposed through Section 173 Agreements registered on the Certificate of Title for each lot. A substantial amount of the estate is developed with a minimal amount of lots currently vacant. Given the vacant lots now have approved individual planning controls that apply, it is deemed that the DPO12 is no longer required. Therefore it is recommended that it be removed.

Recommendation

- Delete DPO12

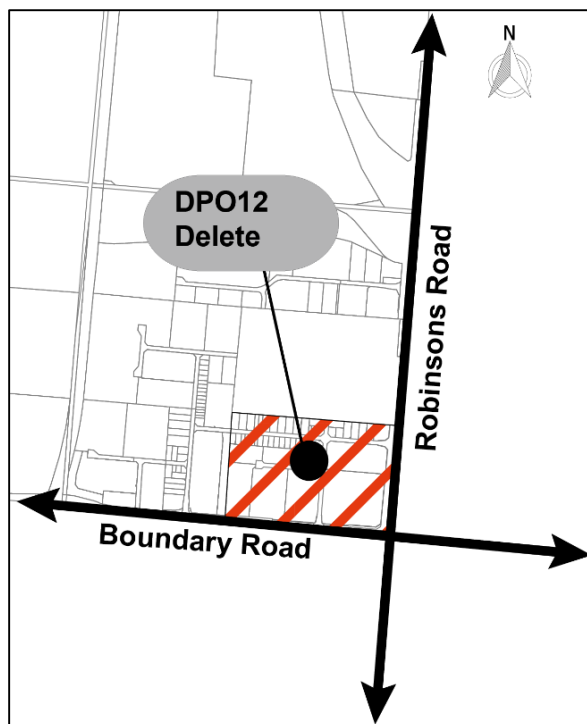


FIGURE 25 - DPO12



FIGURE 26 - SUNLINE DRIVE, TRUGANINA

4.11 Development Plan Overlay – Schedule 13 Ravenhall Freeway Business Park

Context

The DPO13 relates to an industrial area known as the Orbis Business Park being developed on land bound by Robinsons Road, Riding Boundary Road, Deer Park Bypass and the Melbourne-Ballarat Rail Line. The DPO13 applies to planning scheme map 14 DPO. The schedule was incorporated into Melton's Planning Scheme as part of Amendment C61 in June 2008, which rezoned the land from Farming Zone to Business 3 Zone. In July 2013, the zoning of the land changed to Commercial 2 by way of Amendment VC100.

Assessment

In January 2009, a development plan was approved for this estate. An amended development plan was approved in March 2011. The subdivision and development of this land is substantially complete. On the basis that the area has been substantially subdivided and developed and the establishment of Design Guidelines for the estate, it is recommended that the DPO be removed.

Recommendation

- Delete DPO13.



FIGURE 27 - ORBIS DRIVE, RAVENHALL

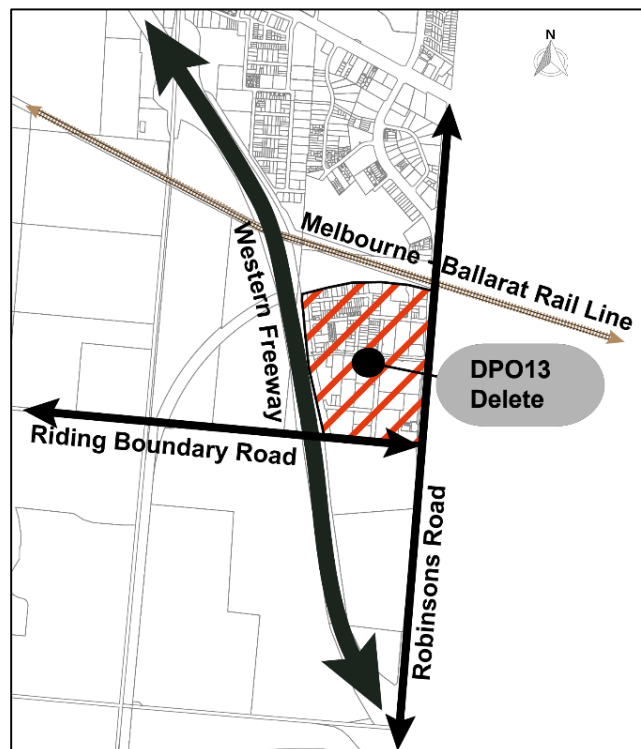


FIGURE 28 - DPO13

4.12 Development Plan Overlay – Schedule 14 Truganina Industrial Area – Balance

Context

The DPO14 relates to an area of 202.6 hectares on land generally bound by Robinsons Road, Boundary Road, Middle Road and Christies Road in the suburb of Truganina. It adjoins DPO12 area and forms part of West Park Industrial Estate discussed earlier in the Review. The DPO14 applies to planning scheme map 14 DPO. The schedule was incorporated into Melton Council's Planning Scheme as part of Amendment C65 in March 2011, which rezoned land from Farming Zone to Industrial 1 Zone.

Assessment

DPO14 is covered by the Robinsons Road Employment Area North PSP which was approved by the Minister for Planning in June 2008. The land is divided into four main landholdings with development plans approved across the whole DPO14 area. Building Design Guidelines are included in the development plans, the guidelines set requirements for:

- Streetscape presentation
- Fencing
- Site design
- Building envelopes
- Landscaping
- Services
- Building design
- Building materials
- Access
- Car parking
- Loading bays
- Use and signage

A significant portion of the land is developed with the northern and eastern portion still currently vacant. As the land in the north and east within the DPO area is significant in size and vacant it is appropriate to retain DPO14 to ensure the DPO14 guides the appropriate and orderly development of the land. Once the land is substantially developed, it is recommended that a future review be undertaken to review the relevance of DPO14.

Recommendation

- **Retain DPO14**
- **Undertake a future review of the northern part of the DPO14 area once the land is substantially developed**

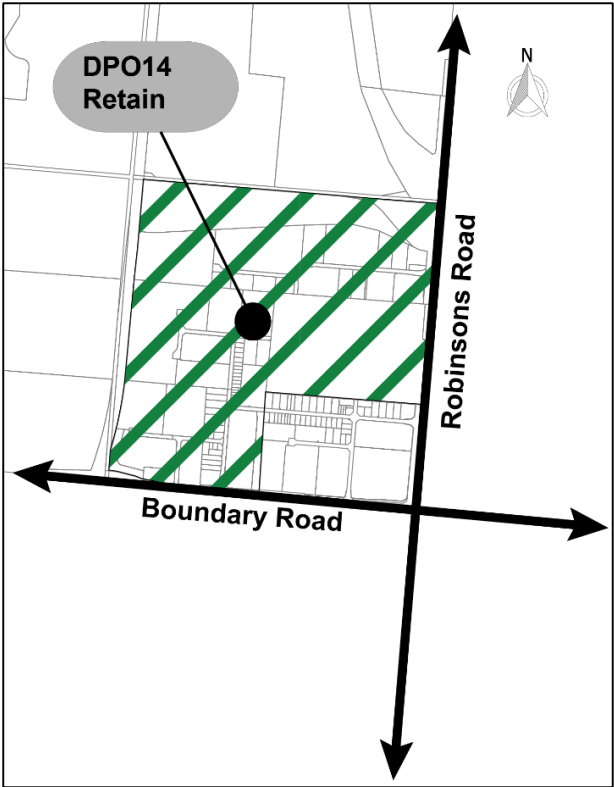


FIGURE 29 - DPO14



FIGURE 30 - SAINTLY DRIVE, TRUGANINA



FIGURE 31 - VACANT LAND IS DPO14, FACTORY IS DPO12

4.13 Development Plan Overlay – Schedule 15 Western Highway Restricted Retail Site

Context

The DPO15 relates to a land parcel of approximately 1.5 hectares located on the corner of Western Freeway and Chisolm Drive in Burnside. The DPO15 applies to planning scheme map 14 DPO. The schedule was incorporated into the Melton Planning Scheme as part of Amendment C72 in June 2008, which rezoned the land to Business 4. In July 2013, the zoning of the land changed to Commercial 2 by way of Amendment VC100.

Assessment

A development plan and planning permit have been approved and the land has been fully developed with food and drink premises, medical centres and land for bulky goods retailing. As the development plan has been completed and the land is now fully developed it is recommended that the DPO be removed.

Recommendation

- Delete DPO15



FIGURE 32 - WESTERN HIGHWAY RESTRICTED RETAIL

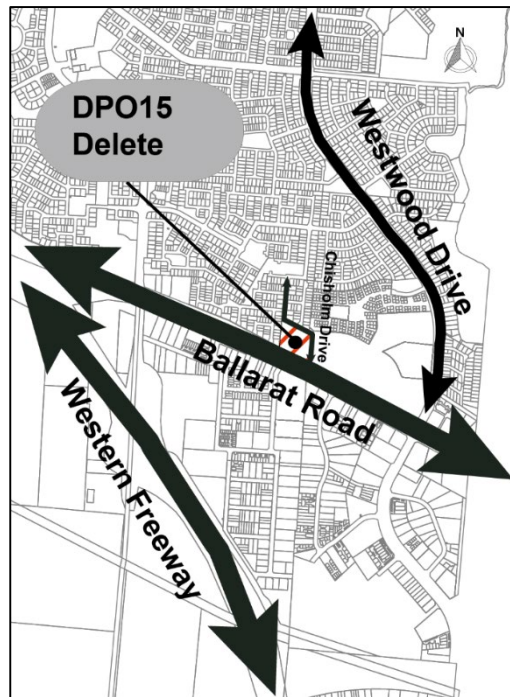


FIGURE 33 - DPO15

SITE

4.14 Development Plan Overlay – Schedule 16 2-40 Old Calder Highway, Diggers Rest

Context

The DPO16 relates to a land parcel of approximately 2.5 hectares located on the Old Calder Highway and backing onto the Melbourne-Bendigo railway line and Calder Highway in the suburb of Diggers Rest. The DPO16 applies to planning scheme map 3 DPO. The schedule was incorporated into the Melton Planning Scheme as part of Amendment C69 in May 2009, which rezoned the land from Residential 1 Zone to Mixed Use Zone.

Assessment

A development plan was approved by Council in August 2009 allowing part of the land to be subdivided for residential development and the remainder developed with a neighbourhood shopping centre. An amended plan was approved in December 2012 reducing the size of the proposed shopping centre and increasing the residential component. In July 2017 the development plan was amended again.

A planning permit application was submitted to Council in July 2018 for the use and development of 16 double storey dwellings and a three (3) storey mixed use building, comprising of retail, office and a childcare centre in accordance with the approved development plan.

The southern portion of the land remains vacant with this application currently being assessed by Council for the use and development of the land for a mixed use commercial and residential purpose. The northern portion of the land has been developed with 31 residential dwellings, in accordance with the approved development plan.

Given that the southern portion of the site remains vacant with planning applications yet to be determined by Council and the DPO being amended in the past, it would be premature to remove DPO16 until the land is completely developed.

Currently under DPO - Schedule 16 there are requirements relating to external security lighting, rubbish storage, loading/unloading facilities, vehicular crossovers and a landscaping plan to ensure there is no impact to amenity of adjacent residential areas and that there is safe and efficient road and landscape use and development. Therefore it is appropriate to retain DPO16 to ensure Council has a level of control over the future undeveloped portion of the site.

Recommendation

- **Retain DPO16**
- **Future review be undertaken to remove the DPO over the area once development across the entirety of the site is complete.**

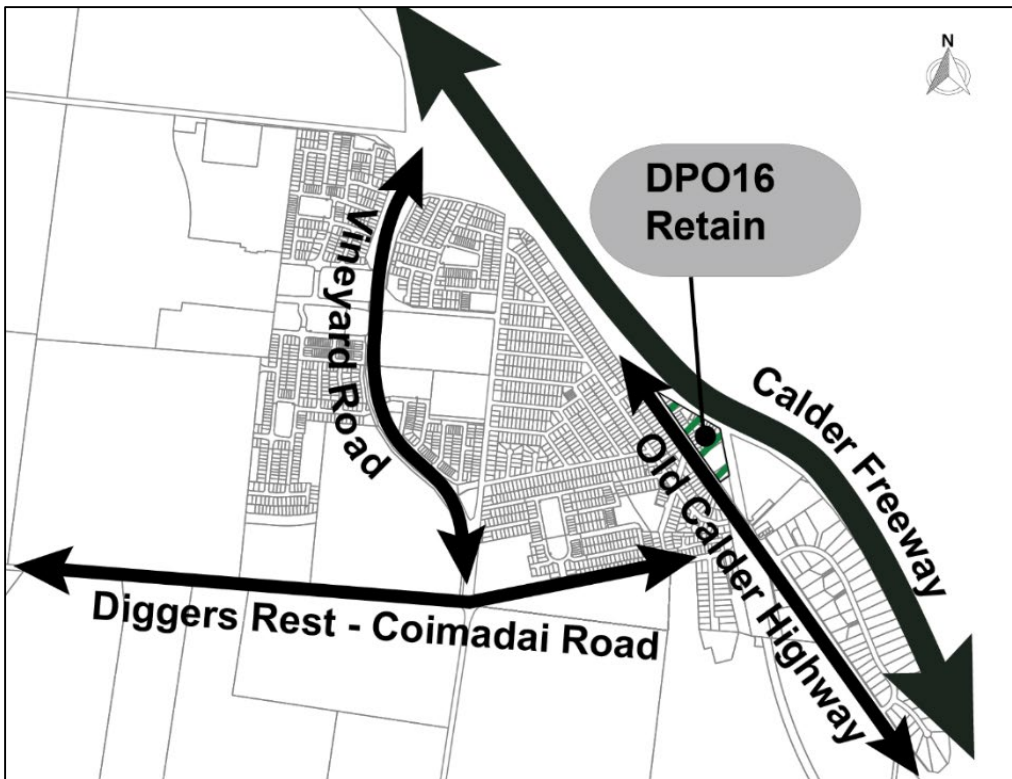


FIGURE 34 - DPO16



FIGURE 35 - VACANT LAND SOUTH WITH RESIDENTIAL DEVELOPMENT NORTH OF SITE

4.15 Development Plan Overlay – Schedule 17 Burnside Activity Centre

Context

The DPO17 relates to the Burnside Mixed Use Precinct and Burnside Shopping Centre. This land has an area of approximately 18.5 hectares and is zoned Commercial 1, Commercial 2 and Mixed Use Zones. Development Plans have been approved for some portions of this land. The land is partially developed with the Burnside Shopping Centre and a vacant ex Masters Home Improvement store. Planning Scheme Amendment C112 (Incorporated 5 March 2015) removed the Burnside Mixed Use Precinct and Burnside Shopping Centre from DPO1 and created a specific DPO17 to guide the future development of the centre. The Melton Retail and Activity Centre Strategy March 2014 identified the site as an Activity Centre. At full development, Burnside and Caroline Springs will share a catchment between 60,000 to 70,000 people. As such the site is considered to be of sub-regional significance.

Assessment

A development plan was approved by Council in October 2003 allowing part of the land to be developed for trade supplies towards the west of the site. An amended development plan is required to facilitate the development of the eastern portion of the site. Given the Commercial and Mixed Use zoning of the land and that the remainder of the site is to be redeveloped it is recommended that the Development Plan Overlay remain over the entirety of the site until the development is complete. It is recommended that a future review be undertaken to remove the DPO over the area once development across the entirety of the site is complete.

Recommendation

- Retain DPO17



FIGURE 36 - BURNSIDE ACTIVITY CENTRE VACANT LOT

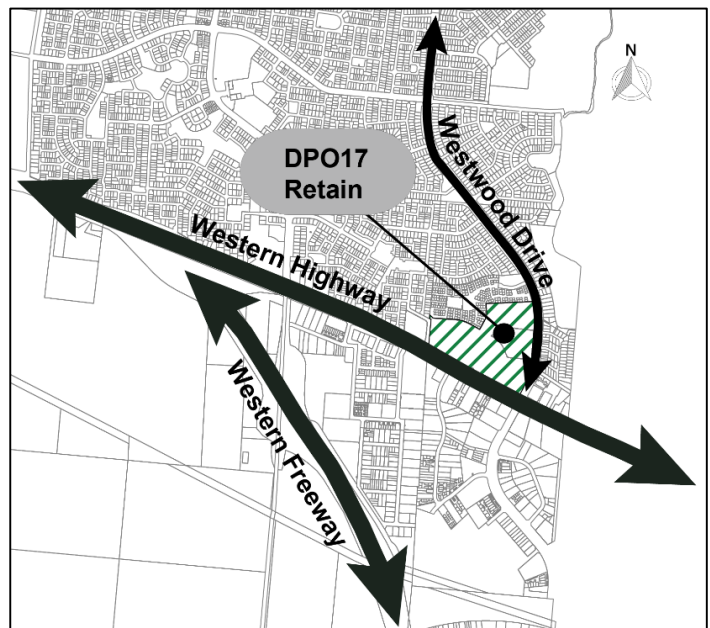


FIGURE 37 - DPO17

4.16 Development Plan Overlay – Schedule 18 Botanica Springs Neighbourhood Activity Centre

Context

The DPO18 covers the Botanica Springs Neighbourhood Activity Centre. This land has an area of approximately 5 hectares and is zoned Commercial 1 Zone. The land is currently undeveloped and no DPO has been approved for the area. The DPO18 applies to planning scheme map 7 DPO. The schedule was incorporated into Melton’s Planning Scheme through Amendment C119 in October 2015, which rezoned the land from General Residential Zone to Commercial 1 Zone.

Assessment

As identified in the City of Melton Retail and Activity Centres Strategy adopted in 2014, DPO18 in Brookfield is classified as a future ‘Large Neighbourhood Activity Centre’. The area surrounding the future NAC is subject to significant growth in the medium and long term and is currently not part of any Precinct Structure Plan. There is no development plan that has been approved for the site and due to the fact that the land is also undeveloped and will serve as a large centre, it is deemed appropriate to retain DPO18 so that Council can ensure the appropriate and orderly development of the area.

Recommendation

- Retain DPO18



FIGURE 38 - VACANT BOTANICA SPRINGS NAC SITE

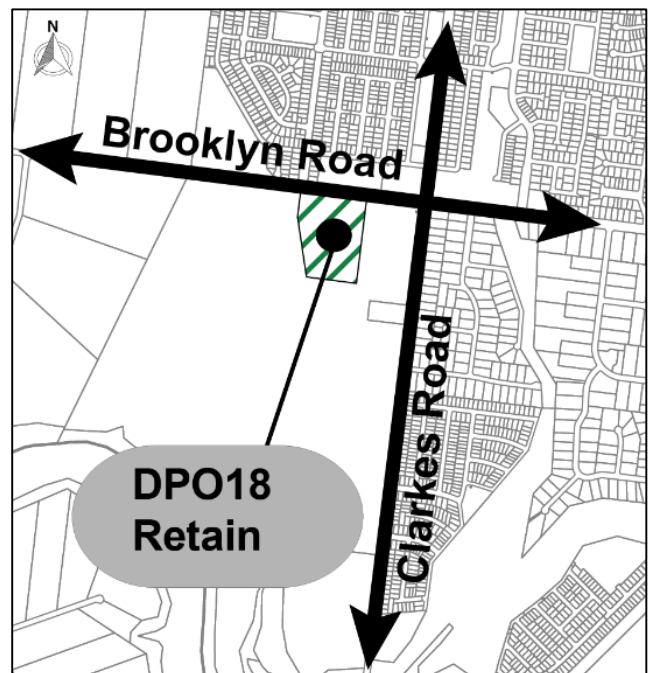


FIGURE 39 - DPO18