

MELTON PLANNING SCHEME

AMENDMENT C134

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

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

Land affected by the amendment

The amendment applies to various parcels of land across the municipality.

What the amendment does

The amendment rectifies anomalies identified in the *Melton Planning Scheme Review - 2012*. The amendment:

- Changes all references in the Melton Planning Scheme from 'Shire' to 'City' to reflect the municipalities change of status to a City.
- Removes Special Use Zone, Schedule 4 (SUZ4) from Clause 37.01, as this has been superseded by Special Use Zone, Schedule 7.
- Removes Public Acquisition Overlay, Schedule 2 (PAO2) from Clause 45.01, as the land has been acquired by the public authority.
- Removes the Environmental Audit Overlay (Clause 45.03) from the 'Woodgrove Walk' residential estate on High Street, Melton, as the site has been remediated.
- Remove Special Use Zone, Schedules 4 and 5 from Clause 57.01 as these sites are now located within the Urban Growth Boundary.
- Correct an administrative error which removed reference to the shop floor limit for 60 Panorama Drive, Melton West from the schedule to Clause 34.01 – Business 1 Zone.
- Correct an administrative error which removed the office and shop floor limits for 1-7 Caroline Springs Boulevard, Caroline Springs from the schedule to Clause 32.04 – Mixed Use Zone.
- Updates references from redundant rural zones to current rural zones listed in the Victoria Planning Provision in Clause 22.08 – Rural Land Use Policy, Clause 22.09 – Eynesbury Station Policy, and the Schedule to Clause 35.05 – Green Wedge A Zone.
- Rezone land from the Public Park and Recreation Zone to the Residential 1 Zone for sites which have been developed with dwellings in The Embankment, Kurunjang, and Valley View Drive, Melton West.

Strategic assessment of the amendment

• Why is the amendment required?

The amendment is required to correct anomalies in the Melton Planning Scheme, which have been identified in the *Melton Planning Scheme Review – 2012*, and to update

references from 'Shire' to 'City' to reflect the recent change of the municipality from a Shire to a City.

The amendment will reduce the administrative burden for land owners and occupiers associated with controls that are no longer required, or were incorrectly applied to the sites in the translation of the old format Planning Scheme to the new format Planning Scheme.

- **How does the amendment implement the objectives of planning in Victoria?**

The amendment corrects anomalies in the Melton Planning Scheme thereby ensuring that the planning provisions are correctly applied and implement the objectives of planning in Victoria, in particular:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

The amendment corrects minor anomalies and will not have any environmental, social or economic effects.

- **Does the amendment address relevant bushfire risk?**

The amendment corrects minor anomalies and therefore there is no relevant bushfire risk.

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

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

- **How does the amendment support or implement the State Planning Policy Framework?**

The amendment corrects minor anomalies and does not impact upon the State Planning Policy Framework.

- **How does the amendment support or implement the Local Planning Policy Framework?**

The amendment corrects minor anomalies and does not impact upon the Local Planning Policy Framework.

- **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment corrects minor anomalies ensuring the Victoria Planning Provisions are correctly applied.

- **How does the amendment address the views of any relevant agency?**

The amendment corrects minor anomalies and does not impact upon any agencies.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment corrects minor anomalies and will not impact the transport system.

Resource and administrative costs

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

The amendment corrects minor anomalies and will not impact upon the resourcing and administrative costs of the responsible authority.

Where you may inspect this Amendment

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

Melton City Council, Civic Centre, 232 High Street, Melton.

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.