

MELTON PLANNING SCHEME

21 MUNICIPAL STRATEGIC STATEMENT

DD/MM/YYYY
Proposed C200

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21.01
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21.01-1
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INTRODUCTION**Municipal profile**

The City of Melton is a key part of Melbourne's western growth corridor. It comprises three distinct areas; the existing urban areas known as the established areas, the growth areas, and the rural areas which lie outside the Urban Growth Boundary and are part of the 'Green Wedge' which forms a ring around Melbourne.

The city is adjacent to the municipalities of Wyndham, Brimbank, Macedon Ranges, Hume, and Moorabool. The municipality encompasses 52,730 hectares of land and is strategically located with good access to Melbourne's key freeways, airports and the Port of Melbourne.

The City of Melton is one of Australia's fastest growing communities. The population grew from 52,029 in 2001, to 146,979 in 2017 and is forecast to be more than 381,000 by 2041. When the City of Melton reaches its ultimate population it will be a city of more than 400,000 people. This unprecedented growth brings great challenges as well as opportunities.

This population growth has led to the establishment of eleven new suburbs across the growth corridor between the existing suburbs of Melton and Caroline Springs and in areas including Plumpton, Rockbank and Truganina. Boundary changes have also occurred in long-established localities such as Melton, Melton South and Melton West.

Increasingly, the focus of development is dispersing to the smaller townships of Eynesbury, and Diggers Rest, and the growth suburbs of Aintree, Bonnie Brook, Cobblebank, Deanside, Fieldstone, Fraser Rise, Grangefields, Ravenhall, Rockbank, Strathulloh, Thornhill Park, Truganina, Harkness and Weir Views.

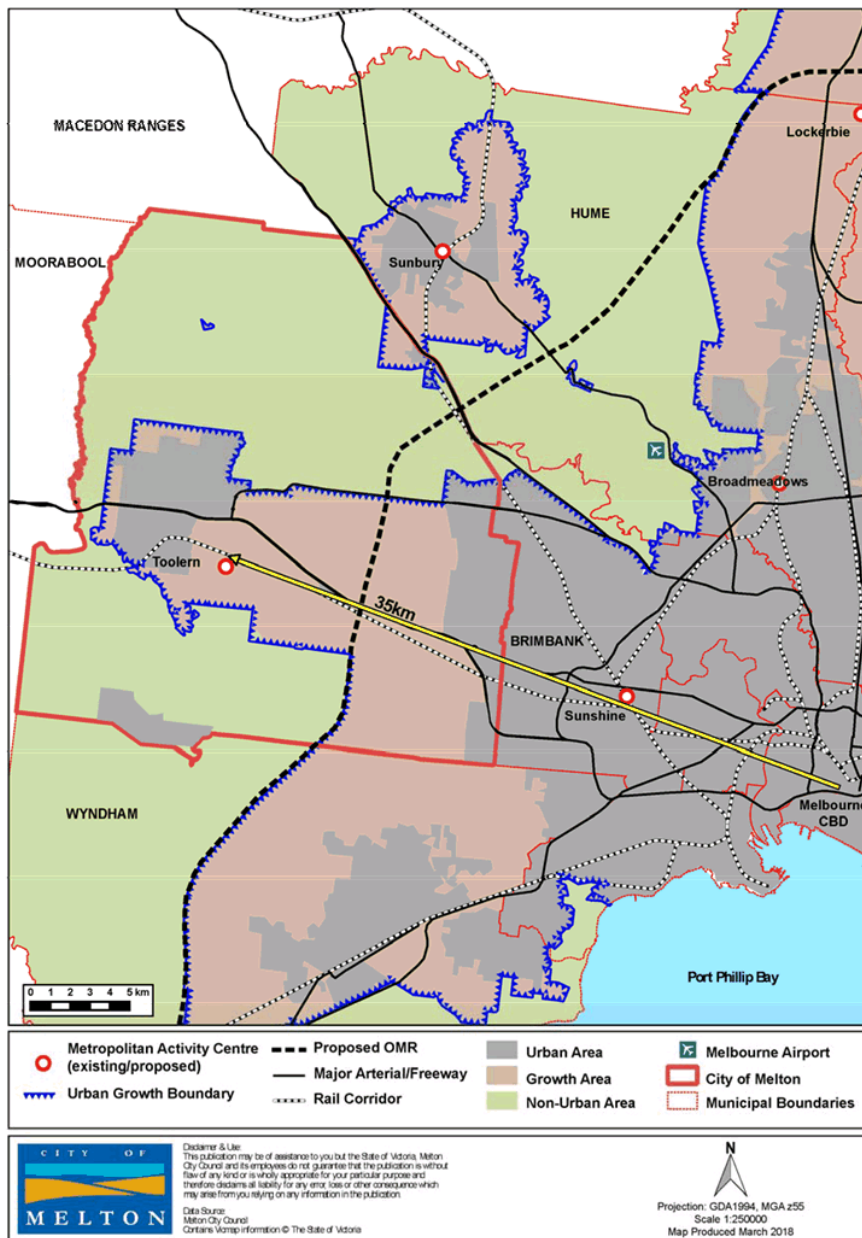
A future Metropolitan Activity Centre (MAC) is identified within the Toolern Precinct Structure Plan area, this activity centre will eventually be the largest in the City of Melton. It will be a significant retail, employment and business generator into the future and will provide civic, education and health facilities for the growing population of the City of Melton and the wider western region.

Melton also has a number of rural areas including Parwan, Plumpton, Mount Cottrell, Exford, parts of Diggers Rest, Toolern Vale and the rural part of Eynesbury Station.

The municipality has a variety of significant natural and cultural heritage places and landscapes associated with pre-contact, post contact settlement and pastoral activity that is fundamental to the city's identity.

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Figure 1: Regional Context Plan



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21.01-2 Key influences

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Council’s role is to provide clear directions for future growth that results in a well-planned and built City and respond to the following key influences:

- Rapid population growth.
- Adapting to climate change.
- Reducing greenhouse gas emissions.
- Infrastructure provision to service existing and future residents.
- Natural environment and significant landscapes.
- Housing diversity and housing character.
- The local economy and local employment opportunities.
- Liveability and resident wellbeing.
- Urban design and image.
- Green wedge areas.

21.01-3 Key issues

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The key issues facing Melton are focused around ten strategic themes:

1. Settlement
2. Environment and landscape values
3. Environmental risks
4. Natural resource management
5. Activity centres and retail provision
6. Built environment and heritage
7. Housing
8. Economic development
9. Transport
10. Infrastructure

21.01-4 Vision

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The Melton City Council is committed to strategically and inclusively planning for the future. Council’s vision is to create *a thriving community where everyone belongs*.

Council seeks to achieve the following outcomes for its community.

	Theme	Outcome
1	A proud, inclusive and safe community	A City of people leading happy and healthy lives
2	A thriving and resilient natural environment	A City that preserves and enhances its natural environment for future generations
3	A well planned and built City	A City with a clear vision to manage growth in a sustainable and accessible way
4	A strong local economy and a lifelong learning City	A City rich in local employment and education opportunities
5	A high performing organisation demonstrating leadership and advocacy	An organisation operating with innovation, transparency, accountability and sustainability

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21.01-5 Strategic framework planDD/MM/YYYY
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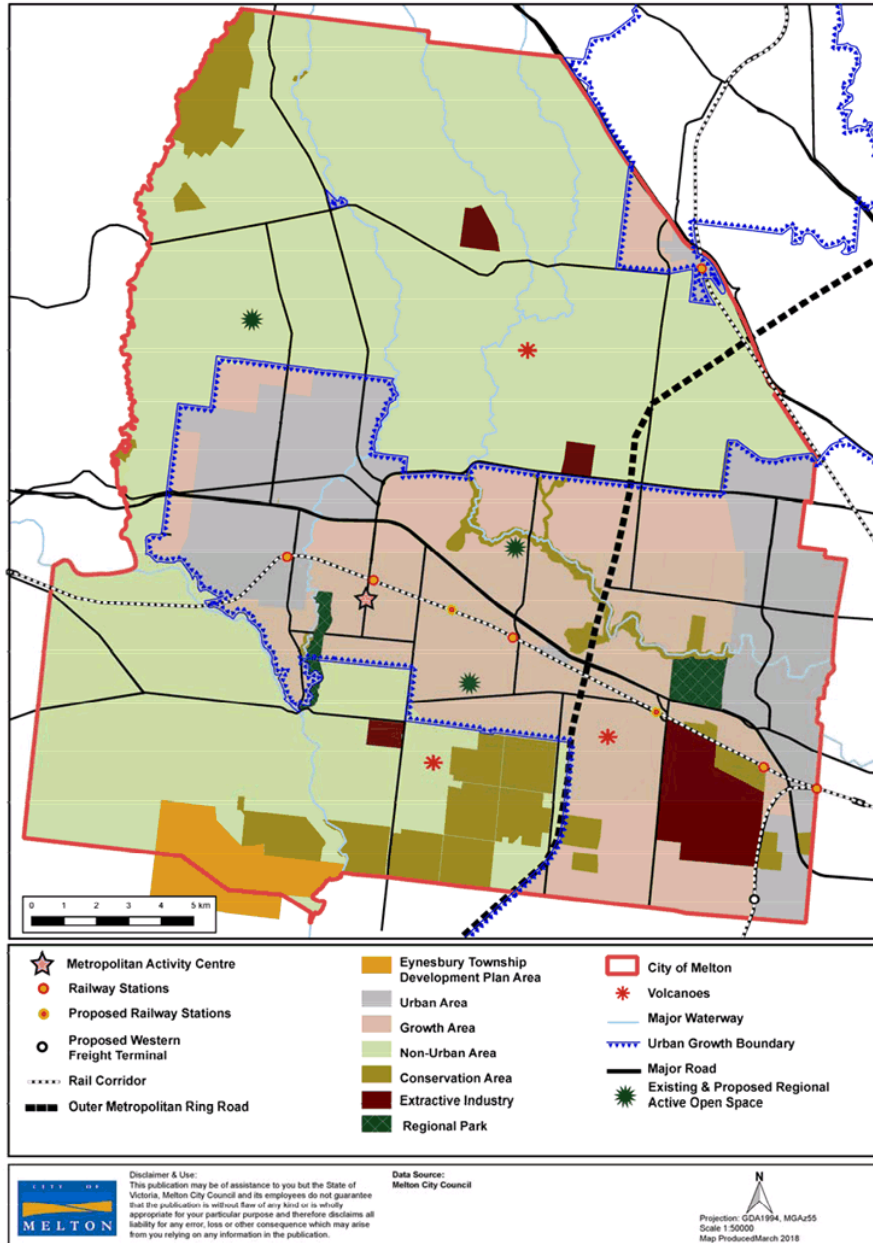
The Strategic Framework Plan identifies the major strategic directions for the municipality. This plan sets out the general pattern for land use and development to respond to the key influences and issues to achieve Council's strategic vision for the municipality.

The Strategic Framework Plan illustrates the municipality's regional context, provides an overview of land use in the municipality and identifies the following:

- Transport connections including proposed train stations.
- Areas identified for significant urban growth.
- The location and hierarchy of existing and proposed Activity Centres.
- Major employment nodes.
- Areas of environmental and landscape significance.
- Key open space and recreation nodes.

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Figure 2 – Strategic Framework Plan



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21.02 SETTLEMENTDD/MM/YYYY
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This clause provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

Specific reference to the individual town of Eynesbury is also included in Clause 21.11 (Local Areas).

21.02-1 Urban Growth AreasDD/MM/YYYY
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21.02-1.1**Overview**DD/MM/YYYY
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Plan Melbourne 2017-2050 and the Growth Corridor Plans (*West Growth Corridor Plan August 2012* and *Sunbury/Diggers Rest Growth Corridor Plan June 2012*) set the strategic direction for development of land within the City of Melton that is inside the Urban Growth Boundary (UGB) and guides the development of Precinct Structure Plans which are prepared by the Victorian Planning Authority with Council input. Precinct Structure Plans detail how the land will be developed and how and where services are planned to support development.

Most residential development and population growth is occurring in the City's growth areas, the planning of which is undertaken by the Victorian Planning Authority through the delivery of Precinct Structure Plans. The West Growth Corridor Plan identifies:

- Most of the land between Melton Township and the Eastern Corridor will be developed for residential purposes
- The location of existing and proposed activity centres, including the Toolern Metropolitan Activity Centre
- Three employment nodes
- Land to be retained for the protection of biodiversity and drainage
- The location of regional open space
- The location of new transport infrastructure including new railway stations, arterial roads and the Outer Metropolitan Ring Road

The growth area to the west of Diggers Rest Township is subject to the *Sunbury – Diggers Rest Growth Corridor Plan*. This plan mainly applies to Sunbury within the City of Hume. Diggers Rest within the City of Melton is designated for predominantly residential development with some industrial land on the southern outskirts.

It is important to ensure costs associated with development and community infrastructure are included in Precinct Structure Plans and funded through appropriate infrastructure contributions.

21.02-1.2 Key issuesDD/MM/YYYY
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- Ensuring that future Precinct Structure Plan areas are not compromised by land fragmentation and /or land use and development.
- Providing services and infrastructure to multiple developments fronts across the city as significant growth occurs.
- Providing physical and community infrastructure in a timely manner through development contributions and partnerships with state and federal governments.
- Providing jobs close to people's homes which are accessible by a variety of transport options.
- Developing open space that is appropriately integrated with surrounding land uses, and is responsive to natural landscapes and features.
- Protecting environmental, historical and culturally significant assets.

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21.02-1.3 Objectives and strategiesDD/MM/YYYY
Proposed C200**Objective 1 To manage urban growth in a planned and orderly manner**

- Strategy 1.1 Support the release of additional land for employment purposes to provide better access to local jobs.
- Strategy 1.2 Provide open space that facilitates a range of recreational opportunities in appropriate locations with good connectivity.
- Strategy 1.3 Protect the non-urban areas from urban incursions to reinforce the Urban Growth Boundary.
- Strategy 1.4 Protect environmentally and culturally significant areas and assets in Precinct Structure Plan areas.
- Strategy 1.5 Protect the productive capacity of agricultural land.
- Strategy 1.6 Avoid fragmentation of land within the Urban Growth Zone where there is no approved Precinct Structure Plan.
- Strategy 1.7 Avoid land use and development that has the potential to undermine future Precinct Structure Plans.
- Strategy 1.8 Support the development of transit oriented development at the following railway stations:
- Ferris Road (Toolern Metropolitan Activity Centre)
 - Rockbank (Rockbank Precinct Structure Plan)
 - Hopkins Road (Mt Atkinson Precinct Structure Plan)
- Strategy 1.9 Support the development of the Western Interstate Freight Terminal.

Objective 2 To manage urban growth so that services are available from early in the life of new communities.

- Strategy 2.1 Support the provision of infrastructure in areas where growth is occurring.
- Strategy 2.2 Require an appropriate infrastructure contribution levy for the provision of infrastructure.
- Strategy 2.3 Require out of sequence development within existing and future Precinct Structure Plan areas to contribute towards additional infrastructure to facilitate development.

21.02-1.4 ImplementationDD/MM/YYYY
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The strategies in relation to urban growth areas will be implemented through the planning scheme by:

Scheme implementation

- Apply the Development Contributions Plan Overlay and Infrastructure Contributions Plan Overlay where appropriate to plan and fund infrastructure provision.

Other actions

- Advocate for the timely provision of state funded transport, education, health and community facilities infrastructure.
- Work with the Victorian Planning Authority on the preparation of residential and employment area Precinct Structure Plans.

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21.02-2 Established AreasDD/MM/YYYY
Proposed C200**21.02-2.1 Overview**DD/MM/YYYY
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Within the established areas, growth is occurring through redevelopment of sites for higher density housing and development on infill sites. Unless carefully managed, such development can create land use conflicts and poor built form outcomes.

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. It has a distinctive character evidenced by waves of outward expansion since settlement, and has a very different character to the contemporary planned suburban estates in the Eastern Corridor.

The Eastern Corridor is located on the eastern edge of the municipality. The area contains Caroline Springs, Burnside, Burnside Heights, Hillside and Taylors Hill. Several new suburbs will be incrementally developed between the Eastern Corridor of the municipality and Melton Township in accordance with the *West Growth Corridor Plan*.

The proximity of Melbourne Airport provides significant economic opportunities to the municipality. The need to ensure the airport's curfew free status is protected considerably restricts development opportunities within the areas under the Melbourne Airport Environs Overlay. Sensitive land uses on land affected by the Melbourne Airport Environs Overlay Schedule 1 and 2 need to be controlled in order to protect airport operations and maintain appropriate levels of amenity for the Melton community.

21.02-2.2 Key issuesDD/MM/YYYY
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- Managing the pressures on existing transport and community infrastructure of significant population growth.
- Managing the impacts of significant population growth on the established areas of the municipality.
- Identifying the existing and preferred character of neighbourhoods and protecting these qualities.

21.02-2.3 Objectives and strategiesDD/MM/YYYY
Proposed C200**Objective 1 To ensure a range of housing is available to meet changing demand and improve affordability and accessibility in established suburbs.**

Strategy 1.1 Support development that provides for diverse housing size, type, tenure and price.

Strategy 1.2 Support medium and higher density housing that is close to public transport and services.

Strategy 1.3 Support the development of transit oriented development around Melton railway station.

Strategy 1.4 Support new development in existing areas where infrastructure is available.

Objective 2 To identify and protect the preferred neighbourhood character of residential areas.

Strategy 2.1 Support new development that respects and responds to the preferred neighbourhood character of existing areas.

Strategy 2.2 Support new development that is innovative, accessible and site responsive.

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21.02-2.4 Implementation

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Further strategic work

- Prepare a planning scheme amendment to implement the recommendations of *House Rules – Housing Character Assessment and Design Guidelines 2015* in the planning scheme and update schedules to the residential zones.

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Non-Urban Land

21.02-3.1

Overview

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The non-urban areas in the City of Melton lie outside the Urban Growth Boundary.

These areas of the City 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.

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). A mixture of rural living and farming activities take place in the Green Wedges and these areas play an important role in protecting habitat and preserving the natural landscape character.

In recent years the main rural enterprises to emerge are resource extraction, horse breeding and harness racing activities. There is also a trend towards viticulture and more intensive agricultural activities which is supported by the provision of recycled water to some areas.

The proximity of land to the urban interface raises a range of challenges including rural residential type living, increased land prices and land use conflict. These make agriculture more challenging and contribute to pressure for additional subdivision or rezoning of land. Pressure for the establishment of 'urban' uses in these areas such as schools and places of worship, and for the provision of infrastructure such as telecommunications towers present additional planning challenges.

In response to on-going development pressures, Council has adopted the *Western Plains North Green Wedge Management Plan 2014* to provide a framework to support sustainable land use, land management and development within the non-urban area.

21.02-3.2

Key issues

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- Protecting the natural and cultural values of non-urban land.
- Conserving the landscape character and important view lines.
- Protecting rural land from the encroachment of urban development.
- Supporting appropriate agricultural activities.
- Protecting agricultural land from inappropriate development and subdivision.

21.02-3.3

Objectives and strategies

DD/MM/YYYY
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Objective 1 To reduce land use conflict between the Green Wedge Areas and urban and rural communities.

Strategy 1.1 Require the subdivision of land adjoining Green Wedge Areas to provide an appropriate transition to reduce the hard-urban edge interface.

Strategy 1.2 Ensure that interfaces between urban and rural areas are planned to minimise land use conflict.

Objective 2 To protect the environmental and landscape values of non-urban land.

Strategy 2.1 Discourage land uses that would be better located within the Urban Growth Boundary.

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- Strategy 2.2 Facilitate innovative agricultural uses.
- Strategy 2.3 Facilitate agricultural uses that utilise recycled water.
- Strategy 2.4 Support innovative development that makes use of sustainable land use management practices.
- Strategy 2.5 Minimise amenity impacts of agricultural development on surrounding land.
- Strategy 2.6 Create opportunities for public access to the three main creek corridors within the Green Wedge North (Djerriwarrh Creek, Toolern Creek and Kororoit Creek).
- Strategy 2.7 Improve habitat connectivity by incorporating creek lines and floodplains as open space, especially those that connect with existing Bio link projects, or link current areas of public conservation land.
- Strategy 2.8 Support the planting and maintenance of windbreaks and tree lines.
- Strategy 2.9 Locate low density and rural residential development in locations that can be efficiently serviced by infrastructure.
- Strategy 2.10 Avoid low density and rural residential development that prejudices the operation and expansion of agricultural uses.
- Strategy 2.11 Require the provision of reticulated water to all lots and the connection to a sealed road network
- Strategy 2.12 Require environmental enhancement works to be undertaken as appropriate.
- Strategy 2.13 Avoid rural living from occurring in areas of productive agricultural land or adjacent to areas identified for extractive industry.

21.02-3.4 ImplementationDD/MM/YYYY
Proposed C200**Further strategic work**

- Work with the City of Wyndham to develop the Western Plains South Green Wedge Management Plan.
- Implement the key recommendations of the *Western Plains North Green Wedge Management Plan 2014* in the planning scheme.
- Investigate the application of the Green Wedge A Zone to land located at a sensitive interface to existing settlements.
- Prepare policy that provides guidance on appropriate locations for non-agricultural uses (e.g. schools and places of worship) within the Green Wedge Zones.
- Undertake a Rural Residential Land Supply and Demand Analysis to identify the demand for additional rural residential lots. This analysis should consider number, location and lot size and assess appropriate subdivision sizes.

21.02-4 Open SpaceDD/MM/YYYY
Proposed C200**21.02-4.1 Overview**DD/MM/YYYY
Proposed C200

Council is committed to the delivery of an open space network that is accessible and meets the widest demand whilst retaining sustainable approaches to planning management and maintenance.

To guide the future provision of open space, Council has adopted the *Open Space Plan 2016-2026*. This plan articulates Council's vision which is to ensure that:

'Our open space network will include attractive and desirable places to visit and use. It will be a well-connected network, offering a diverse range of vibrant and engaging opportunities for health and wellbeing and settings that reflect the demands of our local communities.'

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The trail network also provides important recreational opportunities shown in Table 1.

Table 1: Existing and proposed open space trails

Existing Trails:
Toolern Creek, Melton Township
Kororoit Creek Trail, Eastern Corridor
The Wellness Trail, Eastern Corridor (Deer Park bypass)
Future trails:
Werribee River Shared Trail
Continuation of the Kororoit Creek Trail
Outer Metropolitan Ring Road Trail
Regional Rail Link Trail
Western Highway Trail

21.02-4.2 Key issues

DD/MM/YYYY
 Proposed C200

- Providing appropriate levels and types of open space in all settlements.
- Connecting unfinished trails and linkages between trails both within and between municipalities.

21.02-4.3 Objectives and strategies

DD/MM/YYYY
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Objective 1 To provide public open space that provides for a range of activities and experiences and caters for the diverse needs of the community.

- Strategy 1.1 Require innovative and flexible multi use facilities in active open space areas.
- Strategy 1.2 Ensure any encumbered open space does not restrict opportunities for its designated use.
- Strategy 1.3 Require open space contributions in the form of land to be useable and unencumbered for the purpose they are to be used. This includes:
- avoiding pocket parks in residential areas
 - requiring land for active spaces to be large enough to cater for a range of activities and uses.

Objective 2 To integrate open space into the natural and built environment to optimise community appreciation and use.

- Strategy 2.1 Locate open space and recreation facilities:
- to maximise surveillance
 - to provide direct public access
 - close to community, commercial and cultural facilities.
- Strategy 2.2 Ensure that streets and buildings are oriented to any adjacent open space reserves.
- Strategy 2.3 Ensure all open space is integrated with and connected to surrounding land uses.
- Strategy 2.4 Facilitate connectivity between areas of open space to create an extensive open space network.
- Strategy 2.5 Retain natural features including trees within the areas of open space.

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- Strategy 2.6 Link open space to residential and commercial areas by pedestrian, equestrian and cycle links.
- Strategy 2.7 Facilitate the creation of linear open spaces along creeks and drainage lines.
- Strategy 2.8 Require that creek frontages be provided for public open space purposes in urban areas when abutting land is developed.
- Strategy 2.9 Plan for pedestrian, equestrian and cycle linkages between open space and residential and commercial areas at the subdivision stage.
- Objective 3 To support the implementation and completion of existing and proposed regional trails as shown in Table 1.**
- Strategy 3.1 Support the provision of land for open space and funding for construction of trails through Precinct Structure Planning.
- Strategy 3.2 The *Werribee River Shared Trail* is a highly significant, long term planning and design strategy which will enable State government agencies and Melton and Wyndham Councils to establish a new open space corridor along the Werribee River.
- Strategy 3.3 The Kororoit Creek Trail is another key regional trail that currently only follows parts of the Kororoit Creek. Linking the trail along the length of the creek will provide a scenic, high quality trail of significant distance with potential for loops with connecting trails.

21.02-4.4 ImplementationDD/MM/YYYY
Proposed C200

The strategies will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications that create, adjoin or impact upon open space, the following will be considered, as appropriate:

- Clause 52.01 Public Open Space and Subdivisions
- Incorporated Infrastructure Contributions Plans and Development Contributions Plans

Scheme implementation

- Apply the Public Park and Recreation Zone or the Public Conservation and Resource Zone, depending upon the area's use and natural values, to local, district or regional open space.

Further strategic work

- Undertake a demand supply analysis of the provision of public open space within the existing residential areas to determine the application of a suitable public open space contribution rate for established residential areas for inclusion in Clause 52.01 of the Melton Planning Scheme.

Other actions

- Work collaboratively with surrounding Councils to facilitate open space and trail linkages both within and between municipalities.

21.02-5 Reference documentsDD/MM/YYYY
Proposed C200

Biodiversity Conservation Strategy for Melbourne's Growth Corridors May 2013

House Rules Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015

City of Melton Council and Wellbeing Plan 2017-2021

City of Melton Environment Plan 2017-2027

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Melton Housing Diversity Strategy Background and Issues Report 2014

Melton Retail and Activity Centres Strategy 2016

Moving Melton – Melton Integrated Transport Strategy November 2015

City of Melton Open Space Plan 2016- 2026

Plan Melbourne 2017-2050

City of Melton - Significant Landscape Features Strategy May 2016

Sunbury Growth Corridor Plan June 2012

The West Growth Corridor Plan August 2012

City of Melton - Western Plains North Green Wedge Management Plan September 2014

Werribee River Shared Trail 2013

Kororoit Creek Regional Strategy 2005-2030

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21.03 ENVIRONMENT AND LANDSCAPE VALUESDD/MM/YYYY
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This clause provides local content to support Clause 12 (Environmental and landscape values) of the State Planning Policy Framework.

21.03-1 BiodiversityDD/MM/YYYY
Proposed C200**21.03-1.1 Overview**DD/MM/YYYY
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The current and projected pace of population growth of the City of Melton threatens biodiversity and needs to be carefully managed.

The City of Melton is located on the Victorian Volcanic Plains, and is Victoria's only biodiversity hotspot and one of only 15 in Australia. The Victorian Volcanic Plains supports many species of native plants and animals that are protected under Commonwealth and State laws. Over 150 years of agriculture, grazing and urban development has radically transformed the landscape, and as little as only 1% of the former extensive grasslands and grassy woodlands of the Victorian Volcanic Plains survive today. The remaining areas are therefore of particular significance.

Threats to biodiversity include clearing of native vegetation for land development, spread of weeds and predation by invasive species, poor land management practices and the impact of climate change.

Urban development results in an increase in impervious surfaces. This increase in hard surface areas changes the rate of water flow into streams and rivers and can lead to increased pollutants entering waterways further undermining biodiversity.

21.03-1.2 Key IssuesDD/MM/YYYY
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- Increasing ecosystem resilience and supporting biodiversity.
- Ensuring biodiversity values are enhanced and protected while managing growth and development.
- Poor land management practices, noxious weeds and introduced species to the environment.
- The impact of urban development on the ecological health of waterways and riparian areas.

21.03-1.3 Objectives and strategiesDD/MM/YYYY
Proposed C200**Objectives 1 To increase connectivity between remnant and other vegetation to improve habitat connectivity and increase ecosystem resilience.**

- Strategy 1.1 Improve habitat connectivity by incorporating creek lines and floodplains as open space, especially those that connect with existing Bio link projects, or link current areas of public conservation land.
- Strategy 1.2 Maintain local biodiversity and habitat values along roadsides to create wildlife and vegetation corridors.
- Strategy 1.3 Protect significant large old trees and patches of native vegetation.
- Strategy 1.4 Avoid the further loss or modification of intact remains of the Rocky Chenopod Open-scrub community in Long Forest.
- Strategy 1.5 Limit urban development adjacent to the Long Forest to protect the intact remains of the Rocky Chenopod Open-scrub community.
- Strategy 1.6 Restore degraded pockets of the Rocky Chenopod Open-scrub community in and adjacent to Long Forest.
- Strategy 1.7 Locate open space within the Urban Growth Boundary in or adjoining areas of high environmental values where possible.

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Objective 2 To protect and enhance the ecological health of waterways, wetlands and catchments.

- Strategy 2.1 Support the application of Integrated Stormwater Management and Water Sensitive Urban Design principles in all Precinct Structure Plan areas.
- Strategy 2.2 Upgrade the network of shared trails along waterways through acquisition, negotiation or permit conditions for subdivision.
- Strategy 2.3 Provide for appropriate development setbacks from adjoining waterways to prevent sedimentation of the waterway and provide opportunities for re-vegetation and bank stabilisation.
- Strategy 2.4 Require any development to mitigate any adverse impacts upon the habitat and survival of the Growling Grass Frog.

Objective 3 To enhance the environmental values of the municipality.

- Strategy 3.1 Minimise the removal of indigenous vegetation.
- Strategy 3.2 Protect original stands of indigenous vegetation.
- Strategy 3.3 Support the retention of dead trees for wildlife habitat.
- Strategy 3.4 Support development design which incorporates existing environmental values on the site including vegetation, wetlands, creeks and grasslands.

21.03-1.4 Implementation

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Scheme implementation

- Apply the Environmental Significance Overlay to significant large old trees and patches of significant native vegetation.

Further strategic work

- Amend Schedules 1 and 2 to the Environmental Significance Overlay to provide a more detailed explanation in respect of the areas of significance and include more detailed decision guidelines.
- Review and update planning policies and controls to protect waterways, wetlands and catchments in consultation with relevant authorities and catchment management agencies.
- Work with the Department of Environment Land Water and Planning (DELWP) to update the flora and fauna mapping for the city.
- Assess and map all areas of significant roadside vegetation and weeds and develop a Roadside Management Plan to maintain local biodiversity and habitat values.
- Develop a biodiversity strategy for the city to guide the management of Council owned assets.
- Investigate the introduction of planning controls in targeted areas that would require new developments to maximise the quality of stormwater runoff.

Other actions

- Work with VicRoads to protect local biodiversity and habitat values within the roadside reserves.

21.03-2 Significant environments and landscapes

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21.03-2.1

Overview

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The City of Melton is within the area covered by the Port Phillip Catchment and forms part of the Victorian 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 flood plain areas. A key landscape feature is the volcanic hills which form important viewpoints. Council has adopted a *Significant Landscape Features*

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

21.03-2.2 Key IssuesDD/MM/YYYY
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- Maintaining the distinct landscape character of Melton's significant landscapes and ensuring key landscape features are preserved while also accommodating substantial urban growth.
- Managing the visual impact of new development and protecting natural landscape values in locations of high scenic value.
- Improving the interface between waterways, landscape and conservation areas.

21.03-2.3 Objectives and strategiesDD/MM/YYYY
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Objective 1 To protect the significant landscape values of the municipality and ensure development does not adversely impact upon them.

- Strategy 1.1 Require the screening of buildings, structures and hard surfaces with appropriately scaled indigenous vegetation.
- Strategy 1.2 Avoid the siting of buildings and structures that would adversely impact upon the landscape quality of geological features including volcanic cones, waterways, incised valleys and gorges.
- Strategy 1.3 Recognise the cumulative effect of development upon significant viewing corridors when assessing development applications.

21.03-2.4 ImplementationDD/MM/YYYY
Proposed C200**Policy guidelines**

When considering applications for stores and outbuildings, the following will be considered, as appropriate:

- Clause 22.10 (Stores and Outbuildings local policy) to protect the visual amenity and natural landscape.

Scheme implementation

- Apply the Significant Landscape Overlay and Environment Significance Overlay to significant landscape features and environmental features within the municipality.

Further strategic work

- Undertake a planning scheme amendment to apply the recommendations of the Significant Landscape Overlay and Schedules to include additional areas forming part of the volcanic cones and greater landscape protection and enhancement as identified in *Melton Landscapes - Significant Landscape Features Strategy, May 2016* and *Landscape Management Guidelines, May 2016*.

21.03-3 Reference documentsDD/MM/YYYY
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Melton Landscapes - Significant Landscape Features Strategy May 2016

Landscape Management Guidelines, May 2016

Western Plains North Green Wedge Management Plan 2014

Western Plains North Green Wedge Management Plan Background Report 2013

City of Melton Environment Plan 2017-2027

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21.04 ENVIRONMENTAL RISKS

DD/MM/YYYY
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This clause provides local content to support Clause 13 (Environmental risks) of the State Planning Policy Framework.

21.04-1 Climate Change

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21.04-1.1 Overview

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Council recognises the future impact of climate change and has adopted the *City of Melton Environment Plan 2017-2027* to meet targets for reducing greenhouse gas emissions. Council is committed to creating a low carbon city well-adapted to climate change and has set a target to reduce greenhouse gas emissions by 20% on 2015/16 levels by 2020/2021, and for net-zero emissions by 2040.

As the climate changes, increased extreme weather events will be experienced resulting in more frequent fire, storm, drought and flood events. This will affect both the health and safety of the community and the integrity of infrastructure and assets.

The high population growth rate, a reliance on cars as a major means of transport and the community's vulnerability to higher electricity and food prices means the community is very susceptible to the impacts of climate change.

21.04-1.2 Key issues

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- Managing the impacts of climate change on the city.
- Reducing greenhouse gas emissions as significant growth occurs.
- Preparing for the increase in extreme weather events through careful planning and design.

21.04-1.3 Objectives and strategies

DD/MM/YYYY
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Objective 1 To develop a City well-adapted to climate change.

- Strategy 1.1 Require developments and land use plans to incorporate best practice in design to mitigate extreme weather events.
- Strategy 1.2 Support landscaping that provides habitat, food resilience and shade.
- Strategy 1.3 Support the reduced use of potable water and increased use of alternative water.
- Strategy 1.4 Support new development that maximises the capture and reuse of water from buildings.

Objective 2 To minimise greenhouse gas emissions in the City

- Strategy 2.1 Facilitate developments that reduce energy usage and associated greenhouse gas emissions.
- Strategy 2.2 Facilitate developments that include renewable energy options and low carbon technologies.
- Strategy 2.3 Require the use of Environmentally Sustainable Design in council-built infrastructure.
- Strategy 2.4 Support Environmentally Sustainable Design in residential, commercial and industrial developments.
- Strategy 2.5 Facilitate local employment opportunities to minimise car usage and reduce associated greenhouse gas emissions.

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21.04-1.5 Implementation

DD/MM/YYYY
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The strategies in relation to climate change will be implemented by:

Further strategic work

- Review and update the *Waste Management Strategy 2011-2016*.
- Prepare an integrated water management strategy.
- Prepare a climate change adaption plan.
- Prepare an environmentally sustainable development local policy and prepare a planning scheme amendment to incorporate it into the planning scheme.

21.04-2 Floodplains

DD/MM/YYYY
Proposed C200

21.04-2.1 Overview

DD/MM/YYYY
Proposed C200

The City of Melton is within the Port Phillip and Westernport Catchment Management Authority Area. Melbourne Water is the floodplain manager for the municipality.

Floods are naturally occurring, but unlike other natural hazards, floods are more predictable in terms of their location, depth and extent. The *Flood Management Plan for the City of Melton and Melbourne Water 2013* details the flood risk within the municipality, particularly identifying any areas previously flood mapped, known as 'hot spots' and problem areas. Floodplains play an important role in protecting environmental values. The environmental impact of any development within the flood plain or any proposed mitigation works must be considered when determining applications within the floodplain area.

21.04-2.2 Key issues

DD/MM/YYYY
Proposed C200

- Maintaining natural environmental processes within floodplains.

21.04-2.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To protect the community from the risk of flooding.

- Strategy 1.1 Avoid development in areas subject to flooding and overland stormwater flows.
- Strategy 1.2 Require new development to incorporate water sensitive urban design measures.
- Strategy 1.3 Ensure new development does not increase flood potential on land downstream.

Objective 2 To maintain the role of floodway's whilst protecting environmental values.

- Strategy 2.1 Minimise the impact of any flood mitigation works upon environmental values.
- Strategy 2.2 Maintain natural drainage functions when land is developed.
- Strategy 2.3 Avoid the filling of flood prone land.

21.04-2.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to flood management will be implemented through the planning scheme by:

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Scheme implementation

- Apply the Urban Floodway Zone, Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay to land outside the Urban Growth Boundary to land vulnerable to flooding, as identified by Melbourne Water, and protect it from inappropriate development.

Further strategic work

- Support the floodplain manager to update the flood maps (Urban Floodway Zone, Special Building Overlay, Land Subject to Inundation Overlay) with the most current data.

21.04-3 Bushfire
DD/MM/YYYY
Proposed C200

21.04-3.1 Overview

DD/MM/YYYY
Proposed C200

A significant area of the City of Melton is fire prone. Grassfire is the predominant threat within the municipality. Although grassfires are generally less intense than bushfires, they burn faster than forest fires and still generate enormous amounts of radiant heat. Fire risk is a particular issue at the urban/grassland interface of townships.

Some bushfire prone areas are subject to ongoing development pressures. Intensification of development in highly fire prone areas is inconsistent with the state policy which prioritises human life.

21.04-3.2 Key Issues

DD/MM/YYYY
Proposed C200

- Minimising the risk to life and property from bushfire.
- Identifying areas prone to bushfire.
- Avoiding intensification of development in areas prone to bushfire.

21.04-3.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To minimise the risk to life, property and the environment from bushfire.

Strategy 1.1 Ensure development in bushfire prone areas is designed to allow for the rapid and effective response by emergency services.

Strategy 1.2 Ensure that the design, siting and layout of subdivisions increases protection from bushfire.

Strategy 1.3 Require dwellings in bushfire prone areas to be located as close as possible to public roads to maximise opportunities for safe evacuation.

Strategy 1.4 Direct development to locations of lower bushfire risk.

Strategy 1.5 Consider the need for bushfire and grassfire protection measures outside the Bushfire Management Overlay.

21.04-3.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to bushfire will be implemented through the planning scheme by:

Scheme implementation

- Apply the Bushfire Management Overlay to bushfire prone areas.

21.04-4 Reference documents

DD/MM/YYYY
Proposed C200

Melton Municipal Emergency Management Plan 2015

Flood Management Plan for the City of Melton and Melbourne Water May 2013

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City of Melton Council and Wellbeing Plan 2017-2021

City of Melton Environment Plan 2017-2027

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21.05 NATURAL RESOURCE MANAGEMENT

DD/MM/YYYY
Proposed C200

This clause provides local content to support Clause 14 (Natural resource management) of the State Planning Policy Framework.

21.05-1 Agriculture

DD/MM/YYYY
Proposed C200

21.05-1.1 Overview

DD/MM/YYYY
Proposed C200

The City of Melton is renowned for its long established equine industry, particularly harness racing, which attracts significant investment and is a key feature of the region's economy. Opportunities for more intensive agriculture are presented by the increasing availability of recycled water and also emerging opportunities for new niche agricultural production.

The agriculture sector plays an important role within the City of Melton and across the economy although it is not a large employer in the region. Melton's proximity to Melbourne's markets, road networks and airport provides a competitive advantage.

The city's rural areas have traditionally been used for grazing and cropping (primarily cereal production such as wheat, barley and oats) and agriculture continues to remain the dominant use of the rural areas.

The viability of agriculture within the Green Wedge is affected not just by local conditions but by regional and global markets and trends in agriculture. These more challenging conditions are affecting all agricultural areas, but those in the peri-urban fringe face the greatest challenges and are likely to be exacerbated by climate change.

21.05-1.2 Key issues

DD/MM/YYYY
Proposed C200

- Building on the advantages of productive agricultural land close to the Melbourne market.
- Protecting areas of the municipality for their ongoing capacity for sustainable agriculture into the future.

21.05-1.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To build on the resources available for productive agriculture including the opportunities presented by recycled water.

Strategy 1.1 Support a diversity of new and innovative agricultural uses within the rural areas of the city.

Strategy 1.2 Support viticulture and winery operations that utilise recycled water.

Strategy 1.3 Support co-location of viticulture and winery related activities to create a cluster of these uses within the region.

Objective 2 To protect and support agricultural productivity

Strategy 2.1 Preserve areas of broad acre farming to allow for a range of agricultural and equine activities.

Strategy 2.2 Support continued agricultural production within the rural areas.

Strategy 2.3 Facilitate agriculture in the Leakes Road – Holden Road Precinct.

Strategy 2.4 Support consolidation of lots to enable more efficient land management practices and infrastructure provision.

Strategy 2.5 Avoid further land fragmentation through inappropriate subdivisions.

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21.05-1.4 Implementation

DD/MM/YYYY
Proposed C200

Other actions

- Work with Western Water to prepare a 'recycled water based agriculture' business plan.

21.05-2 Reference documents

DD/MM/YYYY
Proposed C200

Western Plains North Green Wedge Management Plan September 2014

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21.06 ACTIVITY CENTRES AND RETAIL PROVISION

DD/MM/YYYY
 Proposed C200

This Clause provides local content to support Clause 11.03 (Activity Centres) of the State Planning Policy Framework.

21.06-1 Activity centre network

DD/MM/YYYY
 Proposed C200
21.06-1.1

Overview

DD/MM/YYYY
 Proposed C200

The *City of Melton Retail and Activity Centres Strategy, March 2014* is Council's response to the growth of services needed to provide for a rapidly growing population and provides a comprehensive plan to support long term integrated land use planning and the delivery of a hierarchy of retail and activity centres across the City of Melton.

There is a strong expectation that retail and other appropriate commercial and community activities will be directed to one of the nominated centres in the hierarchy as shown in Table 1 and Figure 1.

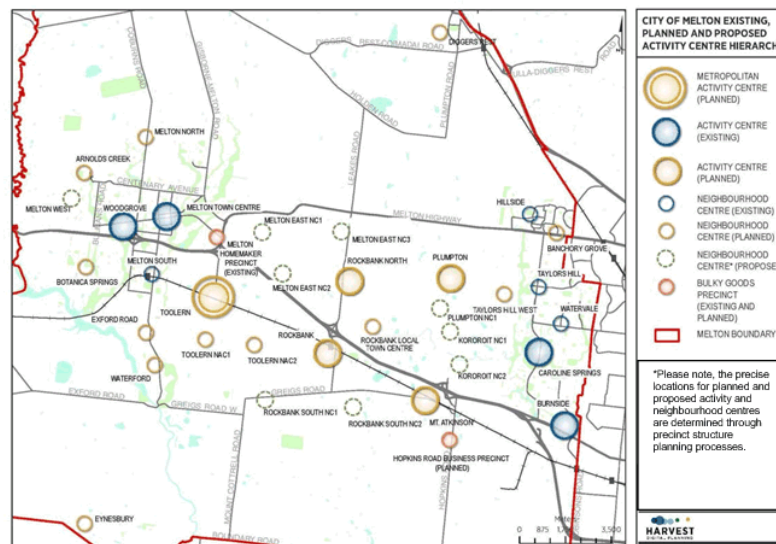
Table 1 City of Melton Activity Centre Hierarchy

Type of Activity Centre	Role and Function
Metropolitan Activity Centre	To provide: <ul style="list-style-type: none"> Higher order activities that deliver services to the region such as major retailers, major health services, further and higher educational institutions, substantial recreation, entertainment venues and hotels and corporate and government regional headquarters. Higher density housing in order to improve access to services for a wide variety of households (particularly small households).
Major Activity Centres	To provide: <ul style="list-style-type: none"> A broad mix of integrated sub regional land uses such as retail (discount department store as well as supermarkets and specialty stores), office, business, community (e.g. education, health and recreation), entertainment and residential in order to generate a breadth of employment choices for the City of Melton. As a target the non-retail floor space of a fully developed activity centre should be 40% of the total floor area. Residential development (usually above ground floor level) and medium and higher density residential housing in close proximity to provide access particularly to small households. Approximately 35,000 square metres of conventional retail floor space and up to 20,000 square metres of restricted retail floor space as a guide for activity centres based on a catchment of approximately 50,000 people.
Neighbourhood Activity Centres	To provide: <ul style="list-style-type: none"> A mix of land uses including a full line supermarket, speciality retail, cafes, restaurants, local service providers and small offices to maximise the number and diversity of local employment opportunities. As a target the non-retail floor space of a fully developed neighbourhood centre should be at least 30% of the total floor area. Higher housing densities in appropriate locations around neighbourhood centres to improve the use and vibrancy of each centre and to increase the accessibility of its services. Approximately 7,000 square metres of conventional retail floor space as a guide for neighbourhood centres based on a catchment of approximately 10,000 people.

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Type of Activity Centre	Role and Function
Local Activity Centres	<p>To provide:</p> <ul style="list-style-type: none"> ▪ Corner stores and small groups of shops that provide top up groceries and local services such as hairdressing. ▪ Retail floor space to be generally between 300 and 800 square metres. Where the local demand for services warrants and where this does not adversely affect the development of nearby larger centres, a larger local activity centre may be considered. ▪ Walkable access via pedestrian networks.

Figure 1: City of Melton Existing, Planned and Proposed Activity Centres Hierarchy



21.06-1.2 Key issues

DD/MM/YYYY
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- Planning for a network of vibrant and dynamic activity centres that increases the community’s access to a broad range of retail, entertainment, community and leisure facilities and promotes social connectedness.
- Directing higher residential densities around Activity Centres.
- Creating a city that encourages and enables people to work, shop and spend time locally.
- Protecting and maintaining a viable activity centre hierarchy for existing, planned and proposed centres.
- Providing a range of goods and services for existing and future residents that respond to the needs of the changing community.
- Directing retail services to and within activity centres to ensure they remain the focus for retail, health, entertainment, leisure and community activities.
- Preventing escape expenditure from the City of Melton.

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- Providing local job opportunities within the municipality and providing opportunities for local businesses and enterprises.

21.06-1.3 Objectives and strategiesDD/MM/YYYY
Proposed C200**Objective 1 To establish and support a network of viable activity centres that provide access to a wide range of goods and services appropriate to their role and function within the hierarchy.**

Strategy 1.1 Direct retail development and investment into a network of activity centres defined within the City of Melton Existing, Planned and Proposed Activity Centre Hierarchy as outlined in Figure 1 and Table 1.

Strategy 1.2 Facilitate staged development of centres based on their catchment size and demand to sustain the viability of a centre in the short and longer term.

Strategy 1.3 Support retailing that complements and reinforces the hierarchy of activity centres within the City of Melton.

Strategy 1.4 Avoid out-of-centre retail development.

Objective 2 To ensure activity centres develop as genuine mixed use areas.

Strategy 2.1 Facilitate a diverse range of land uses in centres such as retail, office, business, community (e.g. education, health and recreation), entertainment and residential uses.

Strategy 2.2 Facilitate mixed use, medium and higher density housing opportunities of an appropriate scale within and adjoining centres to provide diversity in housing and increase the vitality of centres.

Strategy 2.3 Require commercial uses to dominate the ground level frontage when provided as part of a mixed-use development incorporating medium and higher density housing.

Strategy 2.4 Support new activity centres to integrate residential land uses as part of any new activity centre development.

Objective 3 To ensure all residents have access to a range of essential services and convenience goods including fresh produce within a reasonable distance of their homes (and preferably within walking distance).

Strategy 3.1 Require activity centres to provide residents with a broad mix of everyday goods and services.

Strategy 3.2 Support the provision of retail or other opportunities which increase local access to fresh produce.

Strategy 3.3 Require that activity centres are accessible for residents via a well-connected road network, pedestrian and cycle network and public transport services.

Objective 4 To direct the appropriate provision of restricted retail to identified locations.

Strategy 4.1 Support restricted retail uses in the preferred locations of the existing Melton Homemaker Precinct, Hopkins Road Business Precinct and existing and planned activity centres as shown in Figure 1.

Strategy 4.2 Locate restricted retail uses to the periphery of Metropolitan Activity Centres and Major Activity Centres.

Objective 5 To support retailing within rural or tourism enterprise areas of economic importance.

Strategy 5.1 Encourage minor retail provision associated with rural or tourism enterprises, where such provision amounts to no more than that of a local centre, and is

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ancillary to the tourism use whilst not compromising the surrounding retail hierarchy.

21.06-1.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to activity centre network will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications for a retail use or development or applications within activity centres the following will be considered, as appropriate:

- Clause 22.06 (Retailing Policy).

Further strategic work

- Review the impact of commercial uses within the industrial zones and residential zones and provide guidance on determining applications of this nature.
- Review and update relevant schedules to the Urban Growth Zone in line with the recommendations of the *City of Melton Retail and Activity Centres Strategy, March 2014*.

Other actions

Advocate to the State government for:

- The timely delivery of the Toolern train station to support the early delivery of the Toolern Metropolitan Activity Centre.
- The construction of specific infrastructure that will benefit activity centres such as the upgrade of the rail line between Sunshine and Melton and the upgrade of the Western Highway to an urban freeway standard.
- Upgrades to the existing Rockbank and Melton train stations, the development of the Paynes Road and Mt Atkinson train stations and tertiary health care and education facilities.

21.06-2 Activity centre design

DD/MM/YYYY
Proposed C200

21.06-2.1 Overview

DD/MM/YYYY
Proposed C200

High quality retail centre design and development plays a key role in activating centres, promoting development and creating a strong sense of place.

21.06-2.2 Key issues

DD/MM/YYYY
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- Ensuring activity centres provide a range of vibrant, attractive spaces with a range of functions.
- Creating functional, attractive and accessible activity centres that provide strong connections to the surrounding communities by all modes of transport.
- Supporting the revitalisation of existing centres.
- Poor amenity, accessibility and connectivity to and within activity centres.
- Ensuring activity centres respond to and provide a mix of uses to meet the changing needs of the community

21.06-2.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To ensure activity centres provide high quality urban environments.

Strategy 1.1 Support the refurbishment and upgrading of activity centres and streetscapes.

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- Strategy 1.2 Create a 'sense of place' by encouraging urban design and built form outcomes that reflect and build upon the identity of individual communities and areas.
- Strategy 1.3 Create a permeable network of streets and civic spaces that promote and facilitate opportunities for social interaction.
- Strategy 1.4 Support the development of active street frontages to provide passive surveillance while responding to the human scale at street level.
- Strategy 1.5 Avoid blank walls on street frontages and civic spaces.
- Strategy 1.6 Design the built form of centres to positively address primary and secondary road frontages and residential or other sensitive interfaces.
- Strategy 1.7 Minimise the visual dominance of surface and at grade parking in centres.
- Strategy 1.8 Locate parking underground, undercroft or to the side or rear of buildings.
- Strategy 1.9 Support cafés and restaurants to include an outdoor seating area, particularly where this activates the use of open plaza areas.
- Strategy 1.10 Design activity centres to be highly permeable, to enable movement within and around them giving priority to pedestrian and cyclists.
- Strategy 1.11 Design restricted retail development to:
 - provide connections between activity centres and surrounding neighbourhoods,
 - positively contribute to the amenity of the pedestrian environment
 - integrate into the surrounding area.

21.06-2.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications for a retail use or development and activity centres the following will be considered, as appropriate:

- Clause 22.06 (Retailing Policy).

Further strategic work

- Review the *Caroline Springs Comprehensive Development Plan 2009* and investigate opportunities to rezone land from the Comprehensive Development Zone to a broader suite of commercial and other zones.
- Review and update the Woodgrove Structure Plan (2006).
- Review and update the High Street Town Centre Structure Plan (2007).
- Review and update the Toolern Town Centre Urban Design Framework Plan (2012).
- Prepare a Structure Plan for the Melton South Neighbourhood Centre.
- Prepare an Urban Design Framework for Rockbank Major Town Centre.
- Prepare an Urban Design Framework for Plumpton Town Centre.
- Prepare an Urban Design Framework for Mt Atkinson Major Town Centre.

21.06-3 Reference documents

DD/MM/YYYY
Proposed C200

City of Melton Retail and Activity Centres Strategy, March 2014

Toolern Town Centre Urban Design Framework, 2012

High Street Town Centre Structure Plan July 2007

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Woodgrove Structure Plan July 2006

The Caroline Springs Comprehensive Development Plan 2009

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21.07 BUILT ENVIRONMENT AND HERITAGE

DD/MM/YYYY
Proposed C200

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

21.07-1 Local character and sense of place

DD/MM/YYYY
Proposed C200
21.07-1.1

Overview

DD/MM/YYYY
Proposed C200

The quality and character of the urban fabric can impact upon the liveability of a place. High quality design outcomes can engender community pride, enhance community cohesion and create a sense of safety. Built form, landscaping and topography are all elements that contribute to the City's character and define the desired future character of the municipality and its sense of place.

Rapid population growth presents a significant challenge to preserve and enhance the City's existing local character, to provide for good design and avoid the creation of indistinct places in the future.

Council recognises that the quality and functionality of green spaces, both in the public and private realms has not received the priority it deserves in growth areas.

The retention of trees not only reduces the urban heat island effect, but also makes a significant contribution to the character of neighbourhoods and defining the desired future character of an area.

Council has a key role to play in creating vibrant, flexible, integrated and connected public spaces relevant to people's day to day lives. Good design also means that spaces, buildings and pathways are suitable for use by people with disabilities. Protecting the municipality's heritage assets contributes to an attractive environment and creates an important sense of place.

21.07-1.2 Key issues

DD/MM/YYYY
Proposed C200

- Creating vibrant and safe neighbourhoods, Activity Centres and public spaces that are engaging places for all.
- Creating places and spaces that enhance and contribute to a sense of place for the local community.
- Improving urban design outcomes to enhance the community's well-being and improve neighbourhood liveability.
- Recognising that topography, green spaces and landscaping are intrinsic characteristics of a local area's amenity, liveability, character and sense of place.
- Creating high quality industrial areas that are practical, functional and attractive.

21.07-1.3 Objectives and strategies

DD/MM/YYYY
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Objective 1 To create healthy and safe communities.

Strategy 1.1 Require urban design to address issues of community safety and crime prevention (CPTED principles).

Strategy 1.2 Improve connectivity and access around the city for all members of the community.

Strategy 1.3 Support building designs with active street frontages.

Strategy 1.4 Require all development to optimise opportunities for passive surveillance.

Strategy 1.5 Facilitate opportunities for social interaction at interfaces between public and private areas.

Strategy 1.6 Support designs that provide for private and where appropriate shared garden space for food production.

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- Strategy 1.7 Facilitate the provision of public art.
- Strategy 1.8 Require new developments and public realm areas to be reasonable and safely accessible by all members of the community.
- Strategy 1.9 Reduce opportunities for graffiti and vandalism through the application of appropriate design and construction materials.

Objective 2 To protect the preferred neighbourhood character in established residential areas of the municipality.

- Strategy 2.1 Maintain residential streetscape quality and character.
- Strategy 2.2 Require new development to make a positive contribution to residential streetscape quality and character.
- Strategy 2.3 Ensure new development is in accordance with the preferred character of each area outlined in the *Melton Housing Character Assessment and Design Guidelines: Character Statements and Guidelines, September 2015*.
- Strategy 2.4 Avoid more than one dwelling per lot within the Low Density Residential Zone.

Objective 3 To enhance the amenity and appearance of industrial and commercial areas.

- Strategy 3.1 Require industrial development to provide high quality and consistent built form outcomes.
- Strategy 3.2 Minimise visual clutter and the proliferation of signage that will detract from the amenity of the natural and built environment.
- Strategy 3.3 Design residential interfaces to minimise the adverse impacts of the business operations.
- Strategy 3.4 Locate loading, car parking and service areas at the rear of the site with appropriate screening.
- Strategy 3.5 Require appropriate landscaping to be incorporated into the site layout, and where appropriate is also included within the public realm.
- Strategy 3.6 Minimise the impact of land uses that have a high car parking requirement have on the amenity or functionality of surrounding land uses within industrial precincts.

Objective 4 To create communities that are attractive and desirable places in which to live, work and visit.

- Strategy 4.1 Facilitate good quality urban design that responds to its site context, provides a high level of amenity and enhances the unique qualities of place.
- Strategy 4.2 Facilitate development that:
- addresses and enhances the street,
 - provides an active interface to the public realm
 - has an appropriate sense of scale.
- Strategy 4.3 Support built form that includes colours, materials, architectural features and finishes that add visual interest and enhance the streetscape.
- Strategy 4.4 Support design that enables the public realm to be used for multiple purposes with the flexibility to change over time.

Objective 5 To improve the quality and functionality of green space throughout the municipality

- Strategy 5.1 Support the planting of indigenous vegetation where appropriate.
- Strategy 5.2 Encourage planting in accordance with the Landscape Guidelines for the Shire of Melton 2010.

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- Strategy 5.3 Protect existing trees where possible and increase greening to maintain canopy and shade features to provide urban cooling.
- Strategy 5.4 Support development that protects natural ecosystems and provides a connection to nature.
- Strategy 5.5 Support development that maximise the use of permeable surfaces.
- Strategy 5.6 Require canopy tree planning to be incorporated into landscaping setbacks.
- Strategy 5.7 Provide canopy tree planting within the public realm.

21.07-1.4 ImplementationDD/MM/YYYY
Proposed C200**Policy guidelines**

When deciding on applications for use, development or subdivision the following local policy will be considered, as appropriate:

- Clause 22.12 Housing Diversity Policy

Scheme implementation

- Apply the Design and Development Overlay to achieve specific design and built form outcomes.

Further strategic work

- Prepare a planning scheme amendment to implement the recommendations of the *Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015*.
- Prepare a planning scheme amendment to incorporate the *City of Melton Advertising Signage Design Guidelines September 2017* into the Melton Planning Scheme.
- Review and update the Landscape Guidelines for the Shire of Melton 2010.
- Prepare Public Realm Design Guidelines.
- Prepare a Street Tree Strategy.
- Prepare a planning scheme amendment to implement the *City of Melton Industrial Design Guidelines 2016* to reinforce good design principles for development located within an Industrial 1 or 3 Zone or a Commercial 2 Zone.

21.07-2 Environmentally Sustainable DesignDD/MM/YYYY
Proposed C200**21.07-2.1 Overview**DD/MM/YYYY
Proposed C200

Melton City Council is committed to planning for ecological sustainability to minimise the negative impacts of climate change and enhance liveability. Council recognises that environmental performance of the built environment plays an important role in creating a sustainable City, resilient to the impacts of climate change and one that is more resource, energy and water efficient.

The *City of Melton Environment Plan 2017 – 2027* supports the incorporation of Environmentally Sustainable Design (ESD) principles as part of the planning permit application assessment.

21.07-2.2 Key issuesDD/MM/YYYY
Proposed C200

- Achieving greener buildings and better developments through the application of environmentally sustainable design principles.
- Recognising the opportunities to implement principles of sustainability, including environmentally sustainable design and water sensitive urban design through Precinct Structure Plans in growth areas.

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21.07-2.3 Objective and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To facilitate environmentally sustainable development.

- Strategy 1.1 Require environmentally sustainable design principles to be applied in all planning frameworks and applications including Precinct Structure Plans, subdivisions and new buildings.
- Strategy 1.2 Support water conservation and Water Sensitive Urban Design at both individual and precinct wide scale.
- Strategy 1.3 Design subdivisions and site buildings to maximise passive solar design.
- Strategy 1.4 Support best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.

21.07-2.4 Implementation

DD/MM/YYYY
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Further strategic work

- Prepare Environmentally Sustainable Design guidelines and incorporate into the Planning Scheme.
- Investigate including the Sustainable Design Assessment in the Planning Process (SDAPP) in the planning scheme.

Other actions

- Encourage environmentally sustainable development within the community by:
 - Demonstrating best practice environmentally sustainable development in all Council building and infrastructure projects.
 - Encouraging developers to incorporate best practice sustainability into development by working in partnership with the development industry and conducting advocacy programs.
- Advocate for the co-location of services and facilities within Precinct Structure Plans to reduce transport-related greenhouse gas emissions.

21.07-3 Heritage

DD/MM/YYYY
Proposed C200

Overview

DD/MM/YYYY
Proposed C200

The City of Melton is the boundary between two tribes of the Kulin nation: the Wurundjeri to the east of the Werribee River and the Wathaurong on the west side of the Werribee River. The remnant grassland landscape, river and creek valleys and volcanic cones of the City provide reminders of indigenous stewardship and occupation of the land. The names of creeks and locations, such as Djerriwarrh, Toolern and Kororoit are testament to the continuing relationship of indigenous people with this area. Evidence of pre-contact Aboriginal occupation of the landscape is concentrated around watercourses and on the high rises above the plain, and is mainly demonstrated in artefact scatters.

The City of Melton was first settled by European pastoralists in the 1830s and 1840s, attracted to the extensive volcanic grasslands, deep creeks and easy access to ports at Melbourne and Geelong. Most of the City was taken up by three large pastoral holdings, Exford, Greenhills and Rockbank. These properties left a legacy of elegant homesteads and outbuildings, dry stone walls, dams, historic roads, fords and bridges. In the late nineteenth century smaller farmers moved into the area, as the large estates were broken up. These settlers created small dairy holdings, took up cropping and processed chaff, planted shelter belts, built wooden homesteads and constructed more dry stone walls.

The dry-stone wall landscape of the City is expressive of both the natural history of the volcanic creation of the area and the cultural history of its human modification.

Identification and planning around heritage assets in the early stages of Precinct Structure Planning is critical in ensuring cultural values are protected and enhanced.

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Council adopted the *Shire of Melton Heritage Study* in May 2007 and the *Melton Dry Stone Walls Study* in August 2011 which identified and assessed places of cultural heritage significance.

21.07-3.2 Key issues

DD/MM/YYYY
Proposed C200

- Recognising and retaining the City's cultural heritage which creates an important sense of local identity for existing and future residents.
- Protecting recognised sites and precincts that are of national, state and local level significance.
- Integrating heritage features into future urban development and planning for growth areas.
- Protecting dry stone walls in developing urban areas.

21.07-3.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To protect, conserve and enhance places of historic, aboriginal, and cultural significance.

- Strategy 1.1 Ensure places of cultural heritage significance are protected, conserved and enhanced.
- Strategy 1.2 Support creative adaptive reuse of heritage places in Precinct Structure Plan areas with sympathetic and imaginative designs compatible with the significance, scale, form and materials of the heritage place.
- Strategy 1.3 Require the preparation of Conservation Management Plans for heritage buildings and places which are undergoing adaptation and change of use.
- Strategy 1.4 Support the retention of places listed in the Conservation Desirable schedule of the *Melton Heritage Study, Vol 1 2007*.
- Strategy 1.5 Support the identification and interpretation of archaeological, historical and cultural significance within the City.
- Strategy 1.6 Support the retention of roadside dry stone walls with integrated planning of transport networks, road design, subdivision and utility installation in dry stone wall areas.
- Strategy 1.7 Avoid the use of fake or reproduction dry stone walls and faux-style buildings in public spaces and heritage areas.

21.07-3.4 Implementation

DD/MM/YYYY
Proposed C200

Policy guidelines

When deciding on an application for subdivision within the Heritage Overlay, the following will be considered, as appropriate:

- Significant views to and from the place
- Access
- Buffers
- Whether the subdivision will impact on the significance of the place.

When deciding on applications affecting land containing dry stone walls within the Heritage Overlay, the following local policy will be considered, as appropriate:

- Clause 22.14 (Dry Stone Walls policy)

Scheme implementation

- Apply the Heritage Overlay to places of identified heritage significance, such as sites in the *Shire of Melton Heritage Study*, or any other relevant heritage studies

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Further strategic work

- Review and update the *Shire of Melton: Environmental History 2007* to identify places which could be included in future gap studies.
- Assess Conservation Desirable sites in *Shire of Melton Heritage Study Volume 1 2007* and make recommendations for protection under a Heritage Overlay.
- Review the environmental history from the *Melton Heritage Study 2007* to ensure consistency with *Victoria's Framework of Historical Themes* which now forms the basis of heritage studies in Victoria.

Other actions

- Provide heritage funding and advisory services to assist landowners in the enhancement and protection of places of significance.
- Advocate for the protection, adaptation and conservation of heritage places, dry stone walls and landscapes in growth areas.

21.07-4**Reference documents**

DD/MM/YYYY
Proposed C200

City of Melton Heritage Strategy 2013-2017

Shire of Melton Heritage Study May 2007

Shire of Melton Environmental History 2007

Shire of Melton Dry Stone Walls Study August 2011

The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance

City of Melton Environment Plan 2017-2027

Healthy by Design: A Planner's Guide to Environments for Active Living, National Heart Foundation of Australia, 2012

Landscape Guidelines for the Shire of Melton 2010

City of Melton Industrial Design Guidelines 2016

City of Melton Advertising Signage Design Guidelines 2017

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21.08 HOUSINGDD/MM/YYYY
Proposed C200

This clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

Specific references to the individual town of Eynesbury is also included in Clause 21.11 (Local Areas).

21.08-1 HousingDD/MM/YYYY
Proposed C200**21.08-1.1 Overview**DD/MM/YYYY
Proposed C200

The demographic profile of residents in the City of Melton varies considerably and this will have implications for the future diversity requirements of its housing stock.

Some sections of the City of Melton are considered 'disadvantaged' socio- economically so affordability and cost of living are important issues. Opportunities have been identified for specialised residential markets, including social and affordable housing, and aged-care and retirement.

The capacity of the established areas to accommodate increased residential densities and the need to protect neighbourhood character must be balanced with the need to provide for a growing population. Council has defined the preferred character of its residential areas by adopting the *Housing Character Assessment and Design Guidelines 2015*.

The *Melton Housing Diversity Strategy May 2014* is Council's response to the changing housing needs and requirements for existing and future residents within the City. The strategy provides a twenty-year plan that establishes the types of housing needed and the suitability of different residential locations to accommodate different rates of housing change.

21.08-1.2 Key issuesDD/MM/YYYY
Proposed C200

- Facilitating housing choice, diversity and affordability and ensuring that housing is environmentally sustainable and reflects community needs.
- Recognising that an expanding population and changing demographic profile will result in differing housing and infrastructure needs over time.
- Managing population growth without adversely impacting upon neighbourhood character and sense of place.
- Reducing the disparity between the current housing supply and the demand for different types of housing.
- Ensuring new developments within established areas of the municipality respond to the character of those areas and positively contribute to neighbourhood character.

21.08-1.3 Objectives and strategiesDD/MM/YYYY
Proposed C200**Objective 1 To increase housing diversity within the City of Melton.**

Strategy 1.1 Support well-designed residential infill development in appropriate locations that provides a smaller housing product.

Strategy 1.2 Facilitate a diverse range of affordable housing stock, suitable for all household types.

Strategy 1.3 Support housing designs that can be adapted for different life stages including the needs of an ageing household.

Strategy 1.4 Require residential subdivisions to provide a mix of lot sizes and densities to facilitate a range of housing products.

Strategy 1.5 Support innovative housing design and development.

MELTON PLANNING SCHEME

Objective 2 To promote affordable housing options for households of all income levels.

- Strategy 2.1 Encourage the property industry to deliver a diverse range of housing options suitable for a range of income levels.
- Strategy 2.2 Support a proportion of housing to be affordable housing on large development sites proximate to Activity Centres, public transport and community services.
- Strategy 2.3 Require larger developments to provide a range of dwelling types and sizes.

Objective 3 To provide a sufficient range of social, retirement, aged-care and special needs housing types throughout the municipality.

- Strategy 3.1 Support the development of smaller dwellings that will meet the future needs of older residents in locations close to facilities, services and public transport.
- Strategy 3.2 Facilitate development proposals that meet an identified need for social housing, retirement villages and aged care.

Objective 4 To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes.

- Strategy 4.1 Require development applications in the Residential Growth Zone to make efficient and maximum use of the site.
- Strategy 4.2 Support higher density residential development in activity centres and surrounding train stations.

21.08-1.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to residential development will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications which include residential development, the following will be considered, as appropriate:

- Clause 22.12 (Housing Diversity Policy)

When deciding on applications which include residential development in the Residential Growth Zone, the following will be considered, as appropriate:

- Whether the development will impact on the provision of open space, schools, and community and recreation facilities.

Scheme implementation

- Apply the Neighbourhood Residential Zone to areas with a distinctive pattern of development and/or consistent character in the context of the City of Melton, i.e. larger lots (greater than 1,000 square metres), lower density-styled estates, or isolated locations (in terms of proximity to activity centres, public transport etc.).

Further strategic work

- Update the existing structure plans for the High Street Town Centre (2007) and Woodgrove Structure Plan (2006) focusing on the opportunity for mixed use development (i.e. including residential within commercial areas).
- Prepare a Structure Plan for Melton South.

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- Investigate the implications of increasing residential densities on the provision of community facilities such as schools, open space and recreation facilities and on the provision of engineering infrastructure such as roads, drainage and power.
- Develop built form and/or urban design guidelines as input to the Residential Growth Zone schedule and /or Development Plan Overlay for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.
- Develop a policy for non-residential uses within residential areas to protect residential amenity from incompatible non-residential uses.
- Develop an affordable housing policy in consultation with the Department of Human Services, housing associations and community housing providers.

Other actions

- Invest in and improve public infrastructure, services and facilities that will contribute to established areas being places where people want to live, work and invest.
- Develop a consolidated register of design principles to be used by Council staff and the development industry.

21.08-2
DD/MM/YYYY
Proposed C200

Rural residential development

21.08-2.1

Overview

DD/MM/YYYY
Proposed C200

The significant growth of the City in recent years has influenced demand for housing and lifestyle properties beyond the Urban Growth Boundary and other non-urban areas.

Unplanned rural living development can have an adverse impact upon the environment and farming operations and can create demand for urban level services and infrastructure in rural areas.

The Green Wedge areas of the City provide opportunities for residents to pursue rural lifestyles, often combining part time farming, fulltime farming, equestrian and other rural interests whilst living close to Melbourne.

21.08-2.2

Key issues

DD/MM/YYYY
Proposed C200

- Managing rural residential development to ensure the residential offer is maintained without adversely impacting upon environmental and landscape outcomes.
- Land fragmentation resulting in the loss of productive agricultural land.
- The burden of infrastructure costs being unfairly imposed on the community instead of the developer.
- Providing opportunities for rural living in controlled, well planned, economically sustainable developments in appropriate locations.
- Conflicts over farming practices.

21.08-2.3

Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To provide sustainable rural living opportunities as an alternative residential offer whilst protecting values of non-urban land.

Strategy 1.1 Avoid the construction of dwellings in locations that require the upgrading of adjacent roads or other infrastructure.

Strategy 1.2 Require dwellings to be set back from the boundaries of adjoining agricultural land to provide a buffer from farming activities.

Strategy 1.3 Avoid adverse environmental impacts arising from the use of land for dwellings including, but not limited to:

MELTON PLANNING SCHEME

- domestic wastewater management
- clearing of vegetation for buildings, services or defensible space for bushfire protection.

Strategy 1.4 Require urban infrastructure requirements associated with rural subdivision and development to be financed by the developer.

Strategy 1.5 Require the provision of reticulated water to all lots.

Strategy 1.6 Require all lots created to be accessed by a sealed road.

Strategy 1.7 Require environmental enhancement works to be undertaken as appropriate.

Strategy 1.8 Avoid rural living from occurring in areas of productive agricultural land or adjacent to areas identified for extractive industry.

21.08-2.4 Implementation

DD/MM/YYYY
Proposed C200

Further strategic work

- Undertake a rural residential land supply and demand analysis to determine whether additional rural residential land supply is justified.

21.08-3 Liveable communities

DD/MM/YYYY
Proposed C200

Overview

DD/MM/YYYY
Proposed C200

Liveability is the sum of all factors that add up to a community's quality of life – including the built and natural environments, economic prosperity, educational opportunities, and cultural, entertainment and recreational choices.

Currently, City residents do not have the same access to the level of services and choices available to residents living in the inner or middle ring suburbs of Melbourne. Addressing this shortfall for existing and future residents is crucial in creating a liveable and resilient City.

Good planning that enhances all residents' quality of life can have far reaching impacts; including reduced crime and improved safety.

21.08-3.2 Key issues

DD/MM/YYYY
Proposed C200

- Enhancing economic, educational and recreational opportunities for existing and future residents through the provision of appropriate services and infrastructure.

21.08-3.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To develop liveable communities with equitable access to services and opportunities that meet the needs of all residents.

Strategy 1.1 Facilitate the early delivery of activity centres to meet the needs for local services.

Strategy 1.2 Facilitate the delivery of temporary education and community services in new communities prior to development of permanent infrastructure where necessary.

21.08-3.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to liveability will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications for use and development the following local policy will be considered, as appropriate:

MELTON PLANNING SCHEME

- Clause 22.06 (Retailing Policy)

Other implementation

Advocate for the timely funding and provision of the following facilities and services by State and Federal Government:

- New schools and local tertiary education facilities.
- A metro rail service.
- A freeway standard upgrade to the Western Highway.
- Improved arterial road intersections.
- A local integrated health system.
- Investment in the Toolern Metropolitan Activity Centre.

21.08-4 Reference documents

DD/MM/YYYY
Proposed C200

Western Plains North Green Wedge Management Plan 2014

Melton Housing Diversity Strategy Background Report Analysis and Issues Assessment August 2013

Melton Housing Diversity Strategy May 2014

House Rules – Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015

Melton Advocacy Priorities 2018

MELTON PLANNING SCHEME

21.09 ECONOMIC DEVELOPMENT

DD/MM/YYYY
Proposed C200

This clause provides local content to support Clause 17 (Economic development) of the State Planning Policy Framework.

21.09-1 Economic growth

DD/MM/YYYY
Proposed C200

21.09-1.1 Overview

DD/MM/YYYY
Proposed C200

The key drivers of the economy in Melton are the retail trade, education and training, construction, health care, manufacturing and public administration. From an economic development perspective, Melton is well located with strong connections to a range of key strategic assets and economic generators including:

- Melbourne Airport to north-west and Avalon Airport to the south.
- Melbourne CBD and the Port of Melbourne to the east via the Western Hwy and train line.
- The State Significant Western Industrial Precinct.
- The three largest Victorian regional cities; Ballarat, Bendigo and Geelong.
- The Regional Rail Link.

A range of major proposed infrastructure investments will further expand local economic opportunities including:

- The Outer Metropolitan Ring Road will provide strong north-south connections, improving links with Werribee (and Geelong) to the south and the Airport, Sunbury and the northern growth corridor to the north.
- The proposed Western Intermodal Freight Terminal (WIFT).
- The duplication and electrification of the Melton Railway Line.

The economic development priorities Council has identified are:

- The expansion of the education sector including secondary schools, alternate forms of education and the attraction of tertiary institutions.
- Improving transport options to access employment, education, other services and recreational activities is a priority.
- Growing the economic role of existing, planned and proposed Activity Centres.
- Maximising economic opportunities in the planned Toolern Metropolitan Activity Centre through facilitating innovative developments and developing partnerships with State and Federal government.

21.09-1.2 Key issues

DD/MM/YYYY
Proposed C200

- Fostering a strong and diverse local economy that results in business growth, encourages new investment and leads and responds to change.
- Creating a city that provides opportunities for lifelong learning, local employment and education opportunities.
- Leveraging on the City of Melton's locational attributes and population characteristics.
- Providing improved infrastructure and services to support economic growth.

21.09-1.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To create a diverse economy that fosters business growth, encourages new investment and leads and responds to change.

Strategy 1.1 Facilitate proposals that will foster economic development and growth

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- Strategy 1.2 Support the co-location of business, education and research.
- Strategy 1.3 Support the preparation of Precinct Structure Plans for employment areas and the release of additional land for employment purposes.
- Strategy 1.4 Facilitate transit oriented development at the following railway stations:
- Melton
 - Toolern
 - Rockbank
 - Mt Atkinson (as identified in the *Mt Atkinson and Tarneit Plains Precinct Structure Plan 2016*.)
- Strategy 1.5 Facilitate additional educational facilities including local tertiary options.
- Strategy 1.6 Facilitate start up and small businesses including home based businesses conducted from a dwelling in appropriate locations.
- Strategy 1.7 Support new business opportunities provided through the introduction of recycled waste water including opportunities to increase the viability of agricultural production.
- Strategy 1.8 Support economic development, tourism and rural enterprises which are compatible with and ancillary to rural uses in rural areas.

21.09-1.4 Implementation

DD/MM/YYYY
Proposed C200

Policy guidelines

When deciding on an application for use and development which creates employment or is within a commercial or industrial zone, the following local policy will be considered, as appropriate:

- Clause 22.06 Retailing Policy, to encourage the growth and development of vibrant and dynamic retail centres.

Further strategic work

- Prepare a Structure Plan for Melton South.
- Prepare an Urban Design Framework for the Toolern Mixed Use and Employment area.
- Prepare an Urban Design Framework for the 'Hopkins Road Business Precinct Commercial Area' and the 'Western Freeway Commercial Area' as identified on plan 6 of the *Mt Atkinson and Tarneit Plains Precinct Structure Plan*.
- Prepare an Urban Design Framework for the Plumpton Business and Industrial Precinct.

Other actions

- Facilitate partnerships and cross council alliances to attract future innovative and emerging industries.
- Advocate for the State and Federal government to partner with Council in the planning for and provision of services for Toolern Metropolitan Activity Centre.
- Advocate for the preparation of Precinct Structure Plans for employment areas with the State Government and the Victorian Planning Authority.

21.09-2 Gaming and liquor venues

DD/MM/YYYY
Proposed C200
21.09-2.1

Overview

DD/MM/YYYY
Proposed C200

Whilst recognising the legitimacy of gaming and liquor venues locating in the city, Council's priority is building community capacity, connectedness and social capital and making communities more resilient to the negative effects of gaming and alcohol.

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The City of Melton has several pockets of socio-economic disadvantage (as defined by the SEIFA Index of Relative Socio-economic Disadvantage). The people in these areas of disadvantage are particularly vulnerable to gambling related vulnerabilities which include financial stress, social isolation, family violence and being time poor. Gaming revenue records indicate that the city has a high gaming expenditure per adult and per gaming machine relative to other metropolitan municipalities.

21.09-2.2 Key issues

DD/MM/YYYY
Proposed C200

- Minimising the harmful impacts of gaming and alcohol on the health and wellbeing of the community.
- Recognising the possible health, social and economic consequences for community wellbeing.

21.09-2.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To minimise the adverse impacts of liquor venues and gaming venues on the community.

- Strategy 1.1 Manage the spread of venues across the municipality.
- Strategy 1.2 Manage the location, design and operation of licenced premises and gaming machines to reduce their harmful social and amenity impacts.
- Strategy 1.3 Facilitate development of non-gaming forms of entertainment for communities, particularly in growth areas.
- Strategy 1.4 Consider the possible health, social and economic implications of gambling when considering applications for electronic gaming machines.

21.09-2.4 Implementation

DD/MM/YYYY
Proposed C200

Further strategic work

- Give effect to the *City of Melton Electronic Gaming Machine Planning Policy Project 2017* in the planning scheme, to guide the assessment of applications considered under Clause 52.28 to install and use gaming machines.
- Prepare an electronic gaming local planning policy to guide the consideration of applications.

21.09-3 Industry

DD/MM/YYYY
Proposed C200

21.09-3.1 Overview

DD/MM/YYYY
Proposed C200

The City of Melton currently has a small amount of industrial land, however it is likely to play an increasingly significant role in accommodating and driving industrial and commercial development in the Western Region over the next 20 years.

The City's industrial/commercial areas contain a wide variety of industries with the largest proportion in the construction industry followed by transport, postal and warehousing. There are also several sites with licences for extractive industry which should be protected from the encroachment of incompatible land uses.

21.09-3.2 Key issues

DD/MM/YYYY
Proposed C200

- Providing sufficient land for industrial and production related uses.
- Ensuring that industrial and extractive industry precincts are protected from encroachment by incompatible land uses.
- Providing high quality industrial sites within the city.

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21.09-3.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To ensure sufficient industrial land is available and there are ample opportunities for industry to invest to support the growth and resilience of the local economy.

Strategy 1.1 Avoid non-industrial uses on industrial land that will compromise the viability of the area for industrial use.

Strategy 1.2 Support a transition towards economies that seek a greater dependence on knowledge, information and high skill levels.

Strategy 1.3 Require adequate separation and the provision of buffer areas between sensitive land uses and high impact industries.

Objective 2 To provide attractive built form in industrial areas.

Strategy 2.1 Require industrial developments to be high quality built form design.

Strategy 2.2 Support built form that includes colours, materials, and architectural features and finishes that add visual interest and enhance the streetscape in industrial areas.

Strategy 2.3 Require appropriate landscaping to be incorporated into the site layout of industrial developments, and where appropriate also included within the public realm.

Objective 3 To minimise conflict between industrial and other uses.

Strategy 3.1 Minimise the off-site impacts of extractive industry.

21.09-3.4 Implementation

DD/MM/YYYY
Proposed C200

Further strategic work

- Prepare a planning scheme amendment to implement the *Industrial Design Guidelines 2016* to reinforce good design principles for development located within an Industrial 1 or 3 Zone or a Commercial 2 Zone.
- Prepare an Urban Design Framework for the Toolern Mixed Use and Employment area.
- Prepare an Urban Design Framework for the 'Hopkins Road Business Precinct Commercial Area' and the 'Western Freeway Commercial Area' as identified on plan 6 of the *Mt Atkinson and Tarneit Plains Precinct Structure Plan*.
- Prepare an Urban Design Framework for the Plumpton Business and Industrial Precinct.

21.09-4 Tourism

DD/MM/YYYY
Proposed C200

21.09-4.1 Overview

DD/MM/YYYY
Proposed C200

Tourism contributes only 2.1% to the local economy with the highest proportion of those jobs in the retail trade, accommodation and food services. Scope exists to increase this percentage through expanding the local tourism industry adding value and supporting the local economy.

The city's natural charms, heritage buildings and harness racing activities already attract a significant number of visitors to the area. There are also tourism opportunities yet to be realised, such as tourism arising from boutique agricultural activities and associated food production. Proximity to Melbourne Airport and the large land holdings available provide an untapped opportunity for 'big ticket' tourism developments.

The visitor economy extends beyond the activities and economic impact of leisure tourists to encompass visitors travelling for work, education and visiting friends and family. There is scope to further leverage off the opportunities this presents.

MELTON PLANNING SCHEME

21.09-4.2 Key issues

DD/MM/YYYY
Proposed C200

- Optimise the economic benefits available from the visitor economy.
- Promote the natural attractions and locational advantages of the City of Melton for tourism.
- Protect the natural and heritage assets on which tourism depends.
- Reinforce the existing Leakes Road Tourist Precinct as a key tourism generator.

21.09-4.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To support quality visitor services that capitalise on and enhance the City's landscape, heritage natural features, and economic base.

- Strategy 1.1 Create a key focal point or destination for visitors within Toolern Creek, Toolern Regional Park, Kororoit Creek, and Deanside wetlands precinct, Mt Kororoit, Mt Atkinson and Mt Cottrell.
- Strategy 1.2 Support agricultural related agritourism, tourism and rural living in the Black Hill Road – Mount Aitken Road Precinct.
- Strategy 1.3 Support conservation initiatives and small scale tourism uses in Toolern Vale Hills.
- Strategy 1.4 Facilitate local tourism industries which add value to the local economy.
- Strategy 1.5 Support the implementation and connection of the trail and open space network to provide an additional tourism offer within the western region.
- Strategy 1.6 Support the tourism focus at Leakes Road Tourist Precinct.
- Strategy 1.7 Require development at Leakes Road Tourist Precinct to mitigate any adverse impacts upon the habitat and survival of the Growling Grass Frog.
- Strategy 1.8 Recognise the economic benefits through tourism that retention and adaptive re-use of heritage assets offers.

21.09-4.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to tourism will be implemented through the planning scheme by:

Policy guidelines

Further strategic work

- Investigate the development of a local policy to support areas of tourism associated with meaningful agricultural pursuits in appropriate areas within the green wedge.

21.09.5 Reference documents

DD/MM/YYYY
Proposed C200

Economic Development and Tourism Plan 2014-2030
City of Melton Industrial Design Guidelines 2016
Investment Attraction Strategy 2016-2019
Moving Melton – Melton Integrated Transport Strategy November 2015
Employment Land Supply Review September 2013
Economic Development and Tourism Plan: Background Report 2013
Western Plains North Green Wedge Management Plan September 2014
Melton Council and Wellbeing Plan 2017-2021

MELTON PLANNING SCHEME

City of Melton Responsible Gambling Policy 2014

*City of Melton Electronic Gaming Machine Planning Policy Project Reference Document
July 2017*

MELTON PLANNING SCHEME

21.10 TRANSPORT

DD/MM/YYYY
Proposed C200

This Clause provides local content to support Clause 18 (Transport) of the State Planning Policy Framework.

21.10-1 Integrated Transport

DD/MM/YYYY
Proposed C200

21.10-1.1 Overview

DD/MM/YYYY
Proposed C200

The City of Melton is one of Victoria's designated growth areas and is one of Australia's fastest growing local government areas. Considerable investment in transport infrastructure and improvements to transport connections are required to keep up with the expected growth whilst providing an appropriate level of service expected in a metropolitan area.

An integrated transport system aims to connect various transport modes for greater efficiency, integrate land use with transport infrastructure for more sustainable development and promote sustainable active travel, such as walking, cycling, safety and accessibility improvements. An integrated transport system will support local living and economic vitality in activity centres, improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions.

Council has adopted an Integrated Transport Strategy *Moving Melton 2015* which provides a plan for the whole of the transport system.

21.10-1.2 Key Issues

DD/MM/YYYY
Proposed C200

- Providing a flexible, safe and connected active transport network to deliver wide ranging economic, environmental, health and social benefits to residents.
- Managing the pressure placed on the capacity of transport infrastructure by the growing population.
- Providing easy to use, safe, reliable and frequent transport services.
- Reducing car dependency and travel times (85% of working residents travel outside the City for work and many travel long distances to get to workplaces).
- Completing the pedestrian and cyclist network including segregation from road traffic where possible.

21.10-1.3 Objectives and strategies

DD/MM/YYYY
Proposed C200

Objective 1 To develop efficient and integrated transport infrastructure in a sustainable way to meet the needs of existing and future populations.

Strategy 1.1 Locate higher density housing in areas with good access to public transport services.

Strategy 1.2 Create transit oriented development at existing Melton, Rockbank, Toolern and Caroline Springs railway stations and future Paynes Road and Mt Atkinson railway stations.

Strategy 1.3 Create an interconnected and continuous network of streets, cycle routes, shared paths, footpaths and public transport routes within and between neighbourhoods.

Strategy 1.4 Support the development of taxi ranks at major activity centres.

Strategy 1.5 Support the development of the freight transport network.

Objective 2 To encourage and promote walking and cycling by creating a safe and connected active transport network.

Strategy 2.1 Require principal pedestrian and bicycle networks to be provided in the development of Precinct Structure Plans.

MELTON PLANNING SCHEME

- Strategy 2.2 Require the provision of footpaths and appropriate on or off- road cycling routes in new subdivisions.
- Strategy 2.3 Require development of key regional and cycling routes:
- Between Melton township and Metropolitan Melbourne.
 - Along the Werribee River Trail (linking Melton Township with Eynesbury and Werribee).
 - Along the Kororoit Creek trail.
 - Along MacPherson Park trail (linking Melton Township with MacPherson Park).
 - As identified Trail connections recommended in the Western Plains North Green Wedge Management Plan 2014.
- Strategy 2.4 Require end of trip facilities to be incorporated into the design of the public and the private realm of new activity centres.
- Strategy 2.5 Require end of trip facilities to be incorporated into the refurbishment of the public and the private realm of existing centres.
- Strategy 2.6 Support the development of end of trip facilities at railway stations and bus interchanges.
- Objective 3 To provide a reliable, safe, affordable and simple to use public transport system that is accessible to all with frequent well connected services to the places residents want to go.**
- Strategy 3.1 Facilitate duplication of tracks and the electrification of the Melton rail corridor.
- Strategy 3.2 Facilitate projects associated with the upgrade of the existing train stations at Melton, Rockbank, Caroline Springs and Diggers Rest and outside the municipality at Watergardens and Deer Park.
- Strategy 3.3 Facilitate projects that improve bus connections with train stations.
- Strategy 3.4 Relocate the existing bus interchange at Woodgrove Shopping Centre to High Street.
- Strategy 3.5 Improve the bus interchange facility at Caroline Springs Town Centre.
- Objective 4 To provide a reliable, safe, affordable and simple to use road system that will contribute to the liveability, environmental sustainability and economic prosperity of the City of Melton.**
- Strategy 4.1 Plan key road links to enable the early establishment of new bus routes in developing areas.
- Strategy 4.2 Design road networks that:
- are understandable to users,
 - encourage easy movement into and through developments
 - integrate with the existing road and bicycle networks.
- Strategy 4.3 Provide a road network that meets the needs of users at a minimal cost to Council, the community and the environment.
- Strategy 4.4 Require that all new subdivisions in rural areas are connected to a sealed road that forms part of the municipal sealed road network.
- Strategy 4.5 Avoid proposals on freeways and highways which:
- lessen the level of service, safety and function of the road,
 - diminish the appearance and visual amenity of the area,
 - result in a loss of vegetation
 - extend linear or ribbon forms of development.

MELTON PLANNING SCHEME

21.10-1.4 Implementation

DD/MM/YYYY
Proposed C200

The strategies in relation to the development of an efficient an integrated transport system will be implemented through the planning system by:

Scheme implementation

- Applying the Road Zone Category 1(RDZ1) to identify significant existing roads and ensure appropriate access controls apply.

Further strategic work

- Prepare a regional Road Network Plan that prioritises different transport modes based on desired road functions, and addresses the short, medium and long term needs.
- Prepare a Structure Plan for the area surrounding Melton Railway Station to encourage transit oriented development.
- Review the Melton Structure Plan 2007 for the area surrounding High Street, Melton to contribute to the revitalisation of this important centre and provide enhanced amenities to local residents to help reduce the need to travel for services.

Other actions

- Advocate for the upgrade of roads to provide bus priority for routes identified on the principal public transport network plan.
- Support the development of new train stations at Paynes Road (Paynes Road Precinct Structure Plan), Hopkins Road (Mt Atkinson Precinct Structure Plan), and Calder Park (in the City of Brimbank).
- Support roadworks that facilitate the development of the following bus routes:
 - Bacchus Marsh – Melton township – Watergardens.
 - Melton township – Eynesbury Wyndham Vale – Werribee
- Advocate for the timely delivery of State infrastructure projects to alleviate congestion and improve access and connectivity.
- Work with the Victorian Planning Authority in the development of Precinct Structure Plans to develop an arterial road network to support long term growth as identified in the Growth Corridor Plans.
- Work with developers and VicRoads to encourage the phased extension and construction of arterial roads identified in the West Growth Corridor Plan 2012 and Precinct Structure Plans to provide a grid of arterial roads.
- Advocate for the timely planning and investment in the strategically significant Toolern Activity Centre including the Toolern Train Station and the electrification of the rail line.
- In consultation with the local community, adjoining municipalities and other key stakeholders, prepare an Active Transport (Walking and Cycling) Strategy.
- Advocate for upgrades to train station car parks to facilitate 'park and ride'.

21.10-2 Reference documents

DD/MM/YYYY
Proposed C200

Moving Melton – Melton Integrated Transport Strategy November 2015
Melton Advocacy Priorities 2018
Council and Wellbeing Plan 2017-2021

MELTON PLANNING SCHEME

21.11 INFRASTRUCTURE

DD/MM/YYYY
Proposed C200

This clause provides local content to support Clause 19 (Infrastructure) of the State Planning Policy Framework.

21.11-1 Provision of Infrastructure

DD/MM/YYYY
Proposed C200

21.11-1.1 Overview

DD/MM/YYYY
Proposed C200

As the City of Melton grows at a rapid rate, provision of development and community infrastructure in a timely manner is critical. All levels of government, including Council, must work together to ensure that residents have access to the development and community infrastructure that ensure the City's long-term liveability.

Council's challenges are:

- Urban development needs to be properly staged and managed to ensure that development and community infrastructure are provided in an efficient, sensible and timely manner.
- Most communications infrastructure is provided by the private sector and guidance is needed to ensure the carriers deploy their infrastructure sensitively whilst also facilitating a world-class communications network.
- There is a gap between the infrastructure required and what Council can fund. To enable infrastructure to be delivered, Council has the ability to collect infrastructure contributions from developers, develop partnerships with private and not for profit sectors and secure funding from state and federal government.

Council's infrastructure priorities are:

- New schools based on growth projection.
- Local tertiary education opportunities.
- Planning and investment in Toolern Metropolitan Activity Centre.
- A local integrated health system including a hospital.
- The timely planning and provision of transport and connections.
- Community infrastructure for young people.

21.11-1.2 Key Issues

DD/MM/YYYY
Proposed C200

- Managing the funding gap between what is required and what can be funded by Council and development contributions.
- Influencing the timing of infrastructure that is provided by State and Federal government.
- Providing community facilities, infrastructure and services that are planned for, equitably provided and well maintained in a timely way.
- Applying appropriate infrastructure levies to contribute to the cost of works, services and facilities.
- Managing out of sequence development within growth areas.

MELTON PLANNING SCHEME

21.11-1.3 Objectives and strategiesDD/MM/YYYY
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Objective 1 To ensure local primary and secondary schools are adequately provided for and expand opportunities for residents to access face-to-face tertiary education locally.

Strategy 1.1 Support the provision of new educational facilities that address the current shortfall in educational opportunities and respond to the needs of the growing community.

Strategy 1.2 Plan for the provision of a range of educational facilities within Precinct Structure Plan areas in collaboration with the Victorian Planning Authority and the Department of Education and Training.

Strategy 1.3 Improve access to educational facilities through the provision of active transport options and support for additional public transport options.

Objective 2 To address the lack of health facilities, the lower than average health and wellbeing indicators and lower life expectancy experienced by City of Melton residents.

Strategy 2.1 Facilitate development of a hospital.

Strategy 2.2 Improve access to services through the provision of integrated community services hubs and the co-location of complementary community facilities.

Strategy 2.3 Provide community facilities that are desirable, accessible, diverse and sustainable.

Objective 3 To ensure new development and community infrastructure meets the needs of the community in a timely and efficient way.

Strategy 3.1 Require the expansion of Melton township to focus on the orderly outward expansion of community and reticulated services and the sequential extension of the arterial road network.

Strategy 3.2 Support rural residential development in locations which will not prejudice the efficient connection and provision of community and physical infrastructure.

Objective 4 To ensure that developers contribute equitably to the cost and provision of physical and community infrastructure.

Strategy 4.1 Require infrastructure contributions to be applied to new development areas to assist with funding the required physical and community infrastructure.

Strategy 4.2 Require out of sequence development to provide the infrastructure required to facilitate development.

Objective 5 To ensure that new communications infrastructure does not adversely impact upon sensitive uses and landscape features whilst also facilitating a world class communications network.

Strategy 5.1 Protect significant landscape features including volcanic cones from any adverse visual impact through careful design and siting of the facility.

Strategy 5.2 Support the early provision of communications infrastructure in Precinct Structure Plans and new development.

Objective 6 To minimise the impacts of stormwater runoff.

Strategy 6.1 Support the use of overflow paths and retarding basins to control stormwater runoff and improve water quality.

21.11-1.4 ImplementationDD/MM/YYYY
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The strategies related to the provision of infrastructure will be implemented by:

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MELTON PLANNING SCHEME

Policy guidelines

When deciding on applications for the subdivision of land, the following local policy will be considered, as appropriate:

- Clause 22.11 (Interim Telecommunications Conduit Policy)

Further strategic work

- Work with the Victorian Planning Authority to ensure an Infrastructure Contributions Plan Overlay is applied to all areas identified where an infrastructure contribution is applicable.
- Implement the *City of Melton Communications Infrastructure Policy Framework December 2017* that provides location and siting guidance for the location and design of communications infrastructure into the Melton Planning Scheme.

Other actions

- Advocate for investment by the state government in the timely provision of primary and secondary education facilities
- Advocate for local tertiary education options to be provided by state government and tertiary education providers.
- Advocate for the planning and provision of emergency services and justice facilities consistent with demand.
- Work in partnership with the Department of Health and Human Services for the planning and delivery of a public hospital (ideally within the identified Health Precinct within the Toolern Metropolitan Activity Centre).

21.11-2
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21.11-2.1
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Protection of Infrastructure

Overview

The provision of major infrastructure and the full range of reticulated infrastructure within the City of Melton represents a considerable public investment. Planning for development must protect the existing infrastructure, and in respect of waste water treatment plants, prevent encroachment from sensitive land uses.

Both City West Water and Western Water are responsible for the management and development of the water supply and sewerage treatment network in Melton township and within the growth areas. The protection and efficient operation of this infrastructure is essential for the on-going development of the City of Melton.

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 Merrimu 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*.

Other significant infrastructure assets in the City include:

- Melton Reservoir that is used for irrigation purposes within the City of Wyndham
- High pressure gas transmission pipelines which make up an integral section of the Victorian gas transmission system
- High voltage electricity transmission easements
- Landfill sites
- Water tanks

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- Surbiton Park
- 21.11-2.2** **Key Issues**
DD/MM/YYYY
Proposed C200
- Protecting existing infrastructure assets from encroachment of inappropriate development.
- 21.11-2.3** **Objectives and strategies**
DD/MM/YYYY
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- Objective 1 To ensure major infrastructure assets are protected from inappropriate development and encroachment by sensitive land uses.**
- Strategy 1.1 Protect existing infrastructure assets including Surbiton Park, Djerrivarrh Reservoir and Melbourne Water assets from inappropriate development and encroachment.
- Strategy 1.2 Protect surrounding land uses from high pressure gas transmission pipelines.
- 21.11-2.4** **Implementation**
DD/MM/YYYY
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- The strategies related to the protection of infrastructure will be implemented by:
- Scheme implementation**
- Apply appropriate zoning such as Industrial 1 or Special Use Zone to major electricity transmission easements where specific planning outcomes are required.
- Further strategic work**
- Investigate applying planning controls to protect existing infrastructure from the encroachment of urban development.
 - Continue to investigate the application of planning controls to identify and protect pipelines that concentrate people away from the pipelines, and where appropriate, include referral and notice requirements to Energy Safe Victoria and the pipeline operator/owner as relevant.
- Other actions**
- Continue to work with the EPA to investigate the application of buffer zones in appropriate areas.
 - Participate in a Safety Management Study to inform Precinct Structure Plans for sites containing the pipelines.
- 21.11-3** **Reference documents**
DD/MM/YYYY
Proposed C200
- Melton Advocacy Priorities 2018*
- Community Infrastructure Plan 2017-2036*
- City of Melton Communications Infrastructure Policy Framework - Background Analysis Paper May 2017*
- City of Melton Communications Infrastructure Policy Framework December 2017*

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21.12 LOCAL AREASDD/MM/YYYY
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This Clause focuses on Local Area implementation for particular precincts within the City of Melton and should be read in conjunction with the rest of the Municipal Strategic Statement.

21.12-1 Eynesbury StationDD/MM/YYYY
Proposed C200**21.11-1.1 Overview**DD/MM/YYYY
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Eynesbury Station has a total site area of 7,420 hectares. It lies partly within the municipalities of Melton and Wyndham, approximately 40 kilometres west of Melbourne.

The site contains numerous former farm buildings, including the substantial former homestead complex, dry stone walls, dams and other features, that are included on the Victorian Heritage Register.

North of the Eynesbury Station Homestead is the Eynesbury Woodland, with an area of 268 hectares. This contains environmentally significant vegetation of Plains Grassy Woodland dominated by Grey Box.

Within the site, a residential development known as Eynesbury Township has been established. Approval of the overall development is based on the objectives of ensuring the balance of the land remains in productive agricultural use through the use of recycled water, environmental problems are addressed and the significant heritage and environmental assets are protected and enhanced.

The *Eynesbury Station Incorporated Plan 2001* provides the basis for the approval of the development. Further management plans, strategies, agreements and approvals, including a Development Plan, guide the on-going development of the area.

The vision for the township is to provide an integrated, innovative residential and recreational community based on principles of environmental, social and economic sustainability.

21.12-1.2 Key IssuesDD/MM/YYYY
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- Facilitating transport connections to Melton and Werribee to enhance residents' ability to access education, health, recreation and employment opportunities and services.
- Providing infrastructure to meet the needs of the community in a timely way.
- Ensuring the use of recycled water, on-going productive agricultural activity and the protection of heritage and environmental assets continues to be managed in accordance with the original intent of the *Eynesbury Station Incorporated Plan 2001*.
- Managing the complex layers of approvals and plans required for development including the existing Mixed Use Zone that applies to the Eynesbury Township.

21.12-1.3 Objectives and strategiesDD/MM/YYYY
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Objective 1 To develop the township of Eynesbury in accordance with the new urbanist principles upon which the township is based.

Strategy 1.1 Design the road network to:

- provide for optimum future bus routes
- cater for buses
- maintain options for appropriately located bus stops.

Strategy 1.2 Design subdivisions to provide a permeable and legible street network which allows safe and direct pedestrian and cycle access.

MELTON PLANNING SCHEME

Strategy 1.3 Support options for interim service delivery such as 'pop up' services pending construction of permanent facilities.

Objective 2 To support the continued use of Eynesbury for productive agriculture.

Strategy 2.1 Support the diversification and intensification of agriculture arising from the opportunities presented by access to the recycled water.

Strategy 2.2 Provide appropriate buffers between the existing and future residential development and agricultural activities which may have adverse amenity impacts.

Objective 3 To ensure the on-going integrated environmental management of Eynesbury Station.

Strategy 3.1 Require best practice in all aspects of design, agricultural practice and environmental management which includes control of pest plants and animals, stormwater management and the management of key environmental assets.

Strategy 3.2 Support the development of an innovative residential and recreational community at Eynesbury Station based on principles of environmental, social and economic sustainability.

Strategy 3.3 Implement the vision and philosophy identified in the *Eynesbury Station Incorporated Plan, September 2001*.

Objective 4 To facilitate the productive reuse of water from Surbiton Park Treatment Plant.

Strategy 4.1 Support opportunities for the reuse of water primarily in the agricultural and recreational components of Eynesbury Station.

Objective 5 To maintain and improve the water quality of Werribee River.

Strategy 5.1 Require the application of best practice water sensitive urban design techniques throughout Eynesbury Station.

Objective 6 To protect and enhance the environmental and heritage assets of Eynesbury Station.

Strategy 6.1 Support the conservation and adaptive reuse of heritage buildings where consistent with the vision and philosophy of the *Eynesbury Station Incorporated Plan, September 2001*.

21.12-1.4 Implementation

DD/MM/YYYY
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Policy guidelines

When deciding on an application for use and development within Eynesbury, the following will be considered:

- The approved plans, strategies and executed agreements to ensure the original vision and intent of the Eynesbury Station is preserved.

Further strategic work

- Investigate the most appropriate land use zoning for Eynesbury township to achieve the desired planning outcomes. Consider Mixed Use Zone, Comprehensive Zone and other suitable zones.

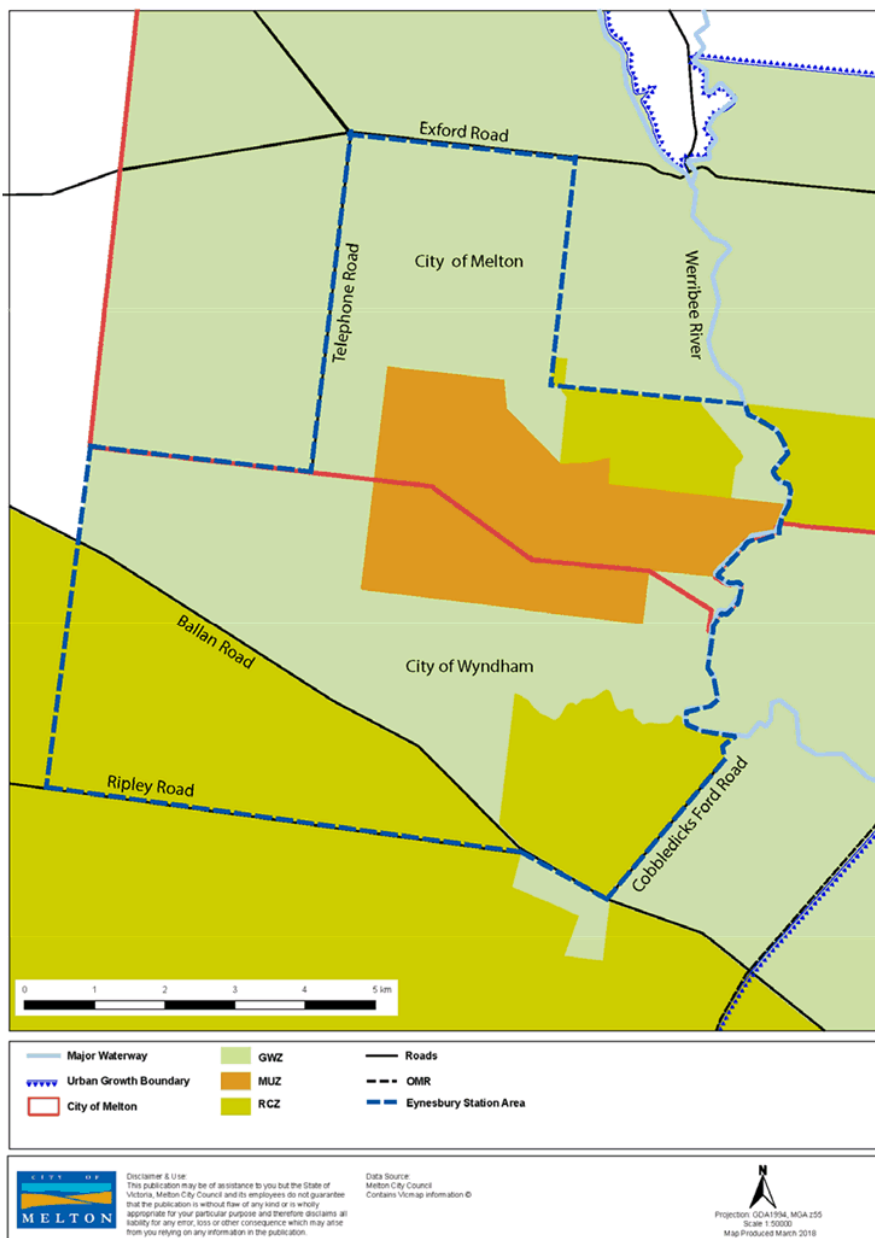
21.12-1.5 Reference documents

DD/MM/YYYY
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Eynesbury Station Incorporated Plan, September 2001.

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Figure 1: Eynesbury Township Development Plan Melton



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22 LOCAL PLANNING POLICIES

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22.02 [NO CONTENT]

DD/MM/YY
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MELTON PLANNING SCHEME

22.03 [NO CONTENT]

DD/MM/YY
Proposed C200

MELTON PLANNING SCHEME

22.04 [NO CONTENT]

DD/MM/YY
Proposed C200

MELTON PLANNING SCHEME

22.05 [NO CONTENT]

DD/MM/YY
Proposed C200

MELTON PLANNING SCHEME

22.07 [NO CONTENT]

DD/MM/YY
Proposed C200

MELTON PLANNING SCHEME

22.08 [NO CONTENT]

DD/MM/YY
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MELTON PLANNING SCHEME

22.09 [NO CONTENT]

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