

Melton Planning Scheme Review

Final Report

[May 2024]



Document Control

Contact for Enquiries

Please address any questions regarding this document to:

Name: Tim Blackie

Title: Strategic Planner, Melton City Council

Email: citysupport@melton.vic.gov.au

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Contributors and Reviewers

The following people were involved, to different extents, in the process of developing and finalising this document, but were not responsible for its authorship:

- Contribute – had input into the creation of the document
- Review – receives the document in order to review and provide feedback

Name and title	Contribute	Review
Meagan Merritt, Acting Manager City Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Darren Rudd, (former) Manager City Design and Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lucy Slater, Strategic Planning Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Anastasia Badina, Acting Strategic Planning Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Georgina Borg, (former) Strategic Planning Coordinator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Matthew Milbourne, Principal Strategic Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cazz Redding of Schemology, external Peer Reviewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Executive summary

Why is the planning scheme being reviewed?

Council as the planning authority for the Melton Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987*.

Council last undertook a comprehensive review of the Planning Scheme in 2012. The findings of this review required the creation of a series of new plans and strategies and subsequent creation of an entirely new Municipal Strategic Statement (MSS) to respond to changes in State planning for the municipality. The new MSS was implemented by amendment C200 which was gazetted on 18 April 2019.

Recently the Planning Scheme was restructured to insert a new Policy Planning Framework to replace the former Local Policy Planning Framework. This policy translation was done via amendment C219melt and was a policy neutral amendment undertaken by the State Government and gazetted on 13 July 2023.

This review will be forwarded to the Minister for Planning as required under Section 12(B) of the *Planning and Environment Act* once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

Characteristics of the municipal area

The City of Melton is a key part of Melbourne's western growth corridor and is one of Australia's fastest growing local government areas. Its population grew from 52,029 in 2001 to an estimated population of 192,865 on 30 June 2022 and in 2051, is forecast to be more than 440,000 (Id Consulting Pty Ltd, 2023). When the City reaches its ultimate built out stated post 2051 it is projected to be over 500,000 people.

The City's demographic profile varies with a high population of young families and children and an ageing population, which has implications for future housing diversity and increases pressure on community services and facilities.

Eleven new suburbs across the growth corridor have been created in the central growth corridor located between the existing suburbs of Melton and Caroline Springs. Growth has also occurred in Melton, Melton South, and Melton West. There are also smaller townships of Eynesbury, Toolern Vale, and Diggers Rest, and surrounding rural areas.

The key drivers of the economy are retail trade, education and training, construction, health care, manufacturing, and public administration. The agriculture sector plays a role in the economy although it is not a large employer. The City of Melton has good access to Melbourne's key freeways and airports, the Port of Melbourne, the State Significant Western Industrial Precinct, and the Regional Rail Link. These provide significant economic opportunities and a competitive advantage.

On average around 500 permit applications are received each year. However, the number of lots approved had been steadily increasing from 2,500 in 2017/18 to reach 7,258 in 2021/22 as increasingly large growth area suburb subdivisions were being lodged, before declining to 3,756 in 2022/2023. With the planned growth of Melton to a city of over half a million, it is likely that the numbers may return to the high levels of 2021/2022 again in coming years.

The municipality has a mixture of growth area suburbs, substantial established township areas, and less populous surrounding rural areas. Permit applications lodged reflect this mixture.

Key issues that come up frequently for the municipality include the impact of discretionary uses on their host zones, rapid population growth and urbanisation impacts on infrastructure and utilities, housing policy and neighbourhood character assessment of infill developments, and the use and protection of our remaining green wedge rural areas.

The main change impacting the municipality is and will continue to be rapid growth, having become the fastest growing municipality in Australia with an annual population growth of 6.42 percent in the Australian Bureau of Statistics data released in April 2023.

Overall health check

Overall, the Melton Planning Scheme is operating effectively, however there are opportunities for improvement through further strategic work. The settlement narrative in the scheme is clear but requires updating to reflect the latest Victorian government housing policy. There are gaps in the planning scheme on key issues such as discretionary uses. These have been identified in the proposed lists of future work strategic focus areas, and both current and proposed work will address these issues.

There are opportunities for efficiencies and improvements through a variety of measures such as removing anomalies, providing better rural zone schedules, improving the zones and design controls in the Caroline Springs Major Town Centre, providing guiding policy on discretionary uses, revising housing policy to be coherent and effective, and encouraging other key work such as buffer overlays and encouraging the creation of a biodiversity strategy.

Appeals to the Victorian Civil and Administrative Tribunal and activity for the Council is below average for a growth area Council in comparison to its peers.

Numerous small, policy neutral changes have been identified to bring the Melton Planning Scheme in line with the Ministerial Direction on the Form and content of planning schemes.

State Government led Precinct Structure Plans (PSPs) and developer contributions requirements are consistently underestimating the number of lots and population each new suburb needs to provide for as developers seek higher densities, leaving gaps in funding and infrastructure as detailed in **Chapter 5.7** of this report.

Top priorities for Council

This review has identified the following strategic planning priorities for Council.

Planning for Places

Facilitating Better Outcomes for Key Precincts. This consists of four priority projects needed to fix the existing planning of key precincts located in the City of Melton:

1. The **Toolern Precinct Structure Plan (PSP)** was one of the earliest and largest Precinct Structure Plans created in the State of Victoria. Unfortunately it lacks significant details such as functional layout plans for proposed transport projects, lacks concept plans for community and recreation projects, lacks project cost sheets, which has resulted in huge funding shortfalls between developer contributions levied for expected costs, and the actual cost of delivering these works.

To address this, an extensive review has been conducted, identifying a large funding shortfall for the precinct. The review proposes a range of changes including deleting redundant infrastructure projects and increasing development contribution fees, in order to make the completion of the precinct with all necessary infrastructure feasible. This project is important to Council. This project remains a focus and priority.

2. The **Caroline Springs Major Town Centre** area is subject to the Comprehensive Development Zone (CDZ). The CDZ provides little detail on the types of uses permitted or built form outcomes anticipated. This zone has allowed the rapid development of the town centre, most of the town centre has now developed and there are few infill development sites. The infill development is subject to loose development controls and is exempt from public notice and appeal right requirements.

Landowners and occupiers should be able to object to development that affects their amenity. Two changes are recommended:

- Replace the existing CDZ with a suite of commonly used residential, commercial and public use zones for the Major Town Centre. This will reinstate standard permit triggers and notification requirements, enabling landowners and occupiers to be given notice of development applications and grant them appeal rights.
- Suitable design controls need to be created and applied, whether by zone schedules, Design and Development Overlays, or other means.

3. The **Melton Town Centre (MTC) Revitalisation** is being facilitated and supported by recent grants from the State Government. Projects have been created to improve urban design, signage, and vitality of the original town centre, which has struggled with competition from newer activity centres. The projects have included the creation of small business incubators, the renovation and leasing of an old courthouse building, and the creation of pop-up parks.

Council has adopted a Revitalisation Plan for the Melton Town Centre. The Revitalisation Plan includes recommendations on the future zoning of the Town Centre and will provide direction on the future use and development of the Town Centre. Work on the Revitalisation Plan to date has identified work is needed to improve the standard of residential infill in the surrounding area.

4. An **Eynesbury Planning Controls Review** is required to review the dated local planning controls to reduce the large number of permits being triggered by overlays for minor works of little concern, ensure new areas maintain urban design standards, and continue to protect the unique rural and environmental attributes of this area.

Housing and Settlement

It is necessary to commence work on Council's Housing Change Framework project.

Council created two housing documents to guide the development of housing in the City of Melton:

1. *House Smart 2014*, Council's Housing Diversity Strategy, was created to identify the types of housing that would be needed and to guide housing growth in the City of Melton's established residential areas. This was used to guide the application of the reformed residential zones created by the State Government (Residential Growth Zone, the General Residential Zone, and the Neighbourhood Residential Zone).
2. *House Rules – Housing Character and Assessment Guidelines (2015)* was developed to provide guidance on neighbourhood character and are used in assessing multi-dwelling infill development and in subsequent VCAT appeals.

In the years since the creation of these documents, the purpose and requirements of the various residential zones have been vastly changed to support higher densities of development than was originally envisioned when these documents were created, with Amendment VC110 removing a single dwelling cap from the Neighbourhood Residential Zone while adding garden area requirements and increasing allowed building heights, and the release of Planning Practice Notes 90 and 91. The changes to the purpose of zones now conflicts with the design approaches laid out in the existing documents, and the zones and schedules applied to these neighbourhoods.

Council has identified work is needed to update the *House Smart* and *House Rules* documents and the zoning or schedules of these neighbourhoods, to better align the documents with the current purpose and requirements of each zone.

It is proposed that *House Rules* and *House Smart* will be refreshed at the same time. Combined, this large piece of proposed work is referred to as the *Housing Change Framework*. The *Housing Change Framework* will inform whether any changes should be made to the current application of residential zones within the City of Melton and will provide advice on the design of infill development in residential areas in the City of Melton.

It is noted that the State Premier and the Department of Transport and Planning have announced that new housing targets will be introduced for each municipality alongside a reform of housing policy and the process of creating the new 'Plan for Victoria', intended to replace Plan Melbourne (2017-2050). To ensure that our work on new housing policy is in line with State policy requirements and direction, it is logical to align the start of this work with the release of these new State policy changes.

Heritage

Review Council's Thematic Environmental History to enable subsequent review of the Melton Heritage Study, and Heritage Strategy. Review the Dry Stone Wall Study and add heritage overlay protection where sites are missing this, and create a heritage policy.

The Melton Heritage Study (2007) is in need of review, with the first logical step being a review of the Thematic Environmental History (TEH), which identifies themes and places important to the history of the area. Our current TEH only touches on post-war and satellite city eras very briefly despite their importance. Since the early 2000s many State themes have been reviewed and additional themes added, which are absent from our TEH.

Once this is updated, these themes and findings can inform an update of the Melton Heritage Study (2007), as heritage studies need to be regularly reviewed to keep them current and address changes.

The Melton Heritage Strategy (2011-2021) is also now out of date and a new strategy needs to be prepared. The strategy provides a framework and plan to better understand, manage, and protect its heritage,

The Melton Dry Stone Wall Study also needs to be reviewed. The existing study was prepared in 2011, and some of the walls that were recommended for protection in the heritage overlay have not yet been added to the heritage overlay.

Finally, there is also a need to prepare a heritage policy to be included in the Melton Planning Scheme. The heritage policy will provide guidance on how Council will exercise its discretion when considering applications that propose demolition, alteration and/or additions to heritage places.

Climate Change and Environment

Create a Biodiversity Strategy and an Environmentally Sensitive Design (ESD) Policy, and then consider adopting a Sustainable Design Assessment Planning Process (SDAPP) and creating Council specific Water Sensitive Urban Design (WSUD) guidelines to complement existing Melbourne Water ones.

The need for a municipal biodiversity strategy was identified in the 2012 Planning Scheme Review and is therefore a priority. This strategy is needed to respond to environmental issues and queries raised in public submissions during consultation on the Western Plains South Green Wedge Management Plan, it will form the basis for a much better understanding of the native flora and fauna within our municipality and how to best manage and protect these, it may lead to subsequent work such as updating environmental overlays.

Creating an Environmentally Sustainable Design (ESD) policy was also previously identified. A large amount of the actions in Council's Environment policy (2017-2027) revolve around using and applying such policy. Various frameworks of ESD policy existing within other planning schemes and Council should develop and adopt one to guide ESD within the municipality.

When an ESD policy is adopted, Council can then consider further work such as a Sustainable Design Assessment Planning Process (SDAPP) or Water Sensitive Urban Design (WSUD) guidelines to complement the existing Melbourne Water guidelines.

Planning for Rural Zones

Implement Green Wedge Management Plans, and update and improve rural zoning schedules.

Council has adopted the *Western Plains South Green Wedge Management Plan*, which needs to be incorporated into the Melton Planning Scheme. The *Western Plains South Green Wedge Management Plan* has identified changes to the Melton Planning Scheme to improve the performance of the rural areas:

- Both the Farming Zone and Green Wedge Zone Schedules in the Melton Planning Scheme do not align with current policy or effectively deal with land use and development issues. The Scheme includes outdated mapping which could be deleted as part of a policy neutral Planning Scheme Review implementation amendment.
- The Farming and Green Wedge Zones include a complex subdivision rule where the number of lots that can be created is calculated using the $N=A/20$ formula. N is the number of lots that can be created, and A is the areas of land in hectares (noting that the subdivision must comprise one large primary lot and the secondary lots must be greater than one hectare and less than five hectares in size). The Planning Panel report recommended against adoption of this rule when originally introduced, and both Green Wedge Plans recommend its removal. This subdivision is contrary to the 40 Ha default minimum lot size in both zones, and in contrast to Green Wedge policy which seeks to avoid fragmentation of rural land and agricultural potential.
- The dumping of vast amounts of fill of unknown provenance onto rural sites is a problematic issue for Council. The development of growth areas generate large amounts of soil that needs to be removed from sites. Dumping of soil can create significant environmental risks and losses including contamination and landscape and amenity impacts. A permit trigger is needed, to regulate the amount of fill that can be received within rural / agricultural areas.

Discretionary Land Use Policies

Create discretionary use policies for rural, industrial, residential, and commercial areas and suitable design and land use provisions for the most common discretionary uses.

The introduction of discretionary use policies would assist in consistent decision making. Council's statutory planners have identified that discretionary use policies will assist in addressing the impact such applications can have on utility and amenity of precincts. Examples of common discretionary use applications include gyms and dance schools in industrial zones, places of worship and assembly in rural zones, and childcare, and

medical uses in Residential zones. Other common discretionary uses include childcare centres, medical centres, lifestyle villages, and display villages.

Discretionary use policies can provide the strategic guidance on preferred the locations of uses, and guide any use restrictions, such as hours of operation.

There is also a need for improved design guidance for common discretionary uses that will improve built form and design outcomes.

Other Priority Issues

A tidy up amendment will clean up planning scheme anomalies, investigate provisions impacted by sunset provisions, and commence work on an emerging planning issue.

Zone and Overlay Anomalies

The Review has identified zoning and overlay anomalies across our municipality. It is recommended that Council work with relevant landholders and stakeholders such as State Government department to correct these anomalies over time.

Sunset Provisions

As part of the recent Planning Policy Framework (PPF) translation, Department of Transport and Planning (DTP) planners applied sunset periods to three Council policy / provisions, causing them to expire on 13 July 2026. These are:

- The *Neighbourhood character* local policy at Clause 15.01-5L-01, requires the consideration of Council's *House Rules Character Assessment Guidelines* which were prepared in 2015. This local policy will be reviewed as part of the *Housing Change Framework* project as previously discussed.
- The *Signs at gateway entrances* local policy at Clause 15.01-1L-05. DTP advised a sunset provision was applied to this clause as the signage guidelines does not identify what areas in the municipality are gateways.
- The *Landscaping and green space* local policy at Clause 15.01-2L-03 which requires the use of Council's landscaping design guidelines (2010). DTP advised that the landscaping guidelines are an external document, and preference should be given to rewriting this policy to include the material relevant to this policy within the Planning Scheme.

Emerging Planning Issue

Buffer Area Overlays (BAO) are a new planning control and present a new opportunity to require setback distances for land uses with potential adverse impacts such as quarrying, landfills, and noisy or polluting heavy industrial uses. The BAO would ensure the setback requirement is known to anyone considering such land uses and developments. Such overlays would greatly improve awareness of nearby adverse impact land uses and reduce the risks.

The EPA has been actively encouraging landowners of affected sites to implement these new overlays during the licencing and re-licencing process. Council can also encourage site owners undertake this work.

1. Consolidated strategic focus areas

This chapter of the report outlines the recommendations and next steps for this planning scheme review.

The recommendations are grouped as follows:

- Planning scheme.
- Further strategic work.
- Process improvement.
- Advocacy considerations.
- Communication to the Minister for Planning.

1.1 Planning Scheme

These recommendations relating to planning scheme amendments to implement the findings of this review relating to administrative matters, or to incorporate Council or State Government adopted strategic planning work, into the scheme.

This planning scheme review has identified policy neutral changes that should be made to the planning scheme to bring it into alignment with the *Ministerial Direction on the Form and Content of Planning Schemes*. These are administrative matters and do not change the policy intent of the scheme.

Possible administrative changes to the Municipal Planning Strategy to bring it up to date include:

- An acknowledgement of the Traditional Owners of the land in which Melton City Council sits – the people and lands of the Wurundjeri, Bunurong, and Wadawurrung.
- Update the Municipal Planning Strategy with the latest ABS data.
- An audit of local and regional strategies and policies that have been completed since the last planning scheme review (**Appendix A4**) has been compiled. However, it can be noted that amendment C200 in 2019 and the Planning Policy Framework (PPF) Translation implemented by amendment C219melt on 13 July 2023 have already thoroughly updated local provisions to include references to current strategies and plans.

Changes are marked up on the supporting Ordinance (See **Appendices A1, A7 and A8**). Changes that are policy neutral are in orange, changes that are not policy neutral are blue, changes requiring further work are red.

Council will liaise with the Planning Services team at the Department of Transport and Planning to determine what sort of amendment (or amendments) should be carried out to implement these recommendations.

1. Prepare a planning scheme amendment (or amendments) to:

- Incorporate the policy neutral changes identified in Appendices A1, A7 and A8 to align the ordinance with the *Ministerial Direction on the Form and Content of Planning Schemes*.**
- Incorporate updated demographic data and make other updates to factual data.**
- After discussion to confirm with relevant authorities, remove all the identified incorporated documents for completed projects which are no longer required.**
- Remove duplicate incorporated documents and add missing incorporated documents.**
- Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.**

1.2 Further strategic work

Chapter 9 of this report outlines the strategic planning work that has been identified through this planning scheme review.

A recommended Clause 72.04 is included in the marked-up ordinance at **Appendix 2**.

Focus areas for Strategic Planning may include:

- 2. Complete the Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt.**
- 3. Complete the *Melton Employment and Industrial Land Strategy (MEILS)* project.**

4. Continue and complete current work on Public Park and Recreation Zone parks and reserves rezoning.
5. Replace the Caroline Springs Town Centre area Comprehensive Development Zone Schedule 1 zoning with a mix of conventional zones and apply new / replacement design controls.
6. Continue Melton Town Centre (MTC) Revitalisation project work and facilitate appropriate zoning to support further development of the centre.
7. Review *House Smart 2014* and *House Rules 2015* and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (*Housing Change Framework* project).
8. Review Farming Zone and Green Wedge Zone schedules, including simpler subdivision requirements and the creation of a fill dumping permit trigger.
9. Create a series of Discretionary Use and Design Guidelines for some common discretionary uses.
10. Prepare a combined anomalies correction amendment to address zoning and overlay errors.
11. Review the gateway signage and landscaping guidelines provisions to provide clarity and address the sunset clauses.
12. Encourage adequate Buffer Area Overlays (BAO) around quarries, landfills, major pipelines, and other amenity impacting sites throughout the municipality.
13. Commence Urban Design Frameworks (UDF's) including:
 - a) Westcott Parade UDF.
 - b) Melton North Neighbourhood Activity Centre UDF.
 - c) Toolern (Weir Views North) Neighbourhood Activity Centre UDF.
 - d) Toolern (Strathulloh) Neighbourhood Activity Centre UDF.
 - e) Toolern (Thornhill Park) Neighbourhood Activity Centre UDF.
 - f) Rockbank Mixed Use and Commercial Precinct UDF.
 - g) Fraser Rise (Plumpton) Major Town Centre and Business Employment Precinct UDF.
14. Refresh and/ Implement the *Werribee River Trail Strategy (2013)*.
15. Review Council's *Stores and Outbuildings Policy*.
16. Review the *Retail and Activity Centres Strategy (2014)*, to cover isolated retail and new suburbs.
17. Prepare updated *Industrial Design Guidelines (2016)*.
18. Prepare and implement a suitable *Street Tree / Urban Forest Policy*.
19. Complete a *Melton South Structure Plan*.
20. Rezone the Taylors Hill West Precinct Structure Plan area into conventional zoning.
21. Refresh the *Moving Melton Integrated Transport Strategy (2015)*.
22. Review schedules to Development Plan Overlay including Schedule 4 – Tourist Precinct.
23. Review Schedule 3 to Development Plan Overlay - Harkness Road Rural Living Area to include minor works exemptions.
24. Review Urban Growth Zone signage provisions to include land and home sales signs as these are missing from some schedules.
25. Include the names of the Traditional Owners of the City of Melton area in the Clause 2.01 of the Municipal Planning Strategy to recognise their connection to the land.
26. Review the Thematic Environmental History in the *Melton Heritage Study (2007)*.
27. Create / refresh the *Melton Heritage Strategy 2017-2021*.
28. Create a heritage policy / schedule with criteria with requirements and guidelines for the provision and assessment of heritage overlay permit applications.
29. Create *Dry Stone Wall Design Guidelines*.

30. Investigate the creation of a Schedule to Clause 52.33 to protect any dry stone walls not already protected by an overlay.
31. Some dry stone walls recommended for heritage protection in the *Melton Dry Stone Wall Study* still need to be added to the Heritage Overlay.
32. Remove inappropriate anomaly sites that do not belong in the heritage overlay.
33. Create an *Affordable Housing Policy*.
34. Complete a review of Council's *Open Space Strategy*
35. Prepare and implement *Public Realm Design Guidelines*.
36. Prepare *Urban Design Framework Design Guidelines*.
37. Review Council's *Landscape Design Guidelines (2010)*.
38. Create a *Biodiversity Strategy* for the City of Melton.
39. Create an Environmentally Sensitive Design (ESD) Policy and consider a Sustainable Design Assessment Planning Process (SDAPP) and Water Sensitive Urban Design (WSUD) guidelines.
40. Review Schedules 1 and 2 of the Environmental Significance Overlay.
41. Consider undertaking roadside vegetation research and adding more overlays to protect roadside vegetation.

1.3 Process improvements

These recommendations are drawn from both the analysis of the planning scheme and consultation with Council staff and referral authorities.

42. Ensure that Council officer delegations are adequately reviewed to be appropriate and efficient.
43. Consider the creation of Frequently Asked Question sheets for common planning issues on our website.
44. Consider the creation of internal guidelines for allowing the use of Council land for signage.

1.4 Key advocacy considerations

These matters sit beyond the scope of the Planning Scheme, they are matters that Council may wish to discuss with the State Government to highlight and advocate for change.

45. State led Precinct Structure Plans (PSPs) and Developer Contribution requirements are consistently underestimating the number of lots and population each new suburb needs to provide. Council Officer can advocate to the Department of Transport and Planning for Developer Contributions rates to be reviewed. Currently, suburbs are being developed with far greater lot densities and populations than were envisioned by the precinct planning process, resulting in more people sharing in infrastructure leaving a critical shortfall.
46. Advocate to the Department of Transport and Planning for sequencing controls to be introduced into PSP areas. This will ensure that necessary road and other infrastructure connections are available when areas develop.
47. Advocate to the Department of Transport and Planning for the Small Lot Housing Code to be improved to provide significantly better design outcomes, such as providing space for street trees, and allowing for active street frontages, sustainable housing, and good urban design.

1.5 Communication to the Minister for Planning

City of Melton has prepared a planning scheme review as required by Section 12B(1) of the *Planning and Environment Act 1987* (the Act).

In accordance with Section 12B(3) of the Act this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with Section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.

- Sets out the policy objectives for the use and development of land.
 - Makes effective use of State and local provisions to achieve State and local planning policy objectives.
- 48. Should this review be adopted by Council officers can forward this review to the Minister for Planning as evidence that Melton City Council (as the planning authority) has complied with Section 12B of the Planning and Environment Act 1987 and conducted the required planning scheme review.**

2. Introduction

2.1 Purpose

Council as the planning authority for the Melton Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (The Act).

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the *Ministerial Direction on the Form and Content of Planning Schemes*.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the Melton Planning Scheme in 2012. The findings of this review were that large changes in State planning resulting in the land between Melton and Caroline Springs becoming a growth area rather than Green Wedge had fundamentally changed the local context and required a complete rewrite of all local policies, plans and strategies.

The 2012 review recommended the creation of a suite of new or revised plans and strategies, and that once the core new plans and strategies were developed, a complete revision of the Municipal Strategic Statement (MSS) was required and could be completed, building upon the content of these new plans and strategies.

In line with these recommendations a range of required plans and strategies were created, and the MSS was reviewed and replaced by amendment C200melt, which was gazetted in 2019.

Recently the Melton Planning Scheme was restructured to insert a new Policy Planning Framework to replace the former Local Policy Planning Framework. This policy translation was done via amendment C219melt and was a policy neutral amendment undertaken by the State Government, which was gazetted on 13 July 2023.

This review will be forwarded to the Minister for Planning as required under Section 12(B) of the *Planning and Environment Act* once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

2.2 Methodology

This planning scheme review was undertaken by the Strategic Planning team of Melton City Council, in partnership with other Council departments, and in consultation with a wide range of stakeholders.

Draft methodology, procedure and templates used were provided by DELWP (now Department of Transport and Planning).

Schemology's methodology provides a thorough understanding on how the scheme is performing against various indicators and identifying 'big rocks' to focus on to improve the scheme. The methodology also includes marking up the planning scheme ordinance with the recommended changes to enable the review to be progressed as a planning scheme amendment without further work.

The methodology, procedure and templates used will continue to be refined by DTP as further reviews are undertaken. The savings in officer time and efficiencies by undertaking reviews using the set methodology, procedures and templates that have been developed have been significant for Melton City Council.

The review of the Melton Planning Scheme was undertaken in five stages, which are outlined in the table below:

Stage	Tasks	Timing
Inception	<ul style="list-style-type: none"> • Inception meeting with project manager. • Information gathered by council (e.g. referral authorities, strategic plans, permit data etc). • Survey of planning staff to identify performance strengths and weakness of the scheme and key issues. • Referral agencies contacted for feedback. 	<ul style="list-style-type: none"> • Inception - early 2022. • PIA Scheme Review Course - September 2022. • PPF translation draft provided by DTP to Council in December 2022.
Analysis	<ul style="list-style-type: none"> • Review of previous 12B Review undertaken in 2012. • Review of VCAT decisions and Planning Panel recommendations. • Review of Planning Permit Activity Reporting System (PPARS) data. • Review of new strategic plans (regional and local). • Audit of the planning scheme and required changes identified. • Concurrent planning scheme amendments documented. • Further consultation with internal staff. • Further consultation with referral authorities. • Consultation with DELWP – Regional Office. • Community satisfaction rating for planning services reviewed. 	<ul style="list-style-type: none"> • Tasks undertaken 2022 - early 2023. • Council provided final PPF translation comments in March 2023.
Consultation	<ul style="list-style-type: none"> • Consultation with internal staff. • Management Review. • Peer Review. • Briefing to Councillors and the Executive Team. 	<ul style="list-style-type: none"> • Taks undertaken mid - late 2023.
Reporting	<ul style="list-style-type: none"> • Planning scheme review report finalised. • Planning scheme ordinance prepared. 	<ul style="list-style-type: none"> • Late 2023 – early 2024.
Finalisation	<ul style="list-style-type: none"> • Review endorsed and sent to Planning Minister as required by Section 12(B) of the <i>Planning and Environment Act 1987</i>. • Proceed with planning scheme amendment to implement the review. 	<ul style="list-style-type: none"> • June 2024 TBC.

2.3 Guidance

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DELWP.

Ministerial directions:

- *Ministerial Direction on the Form and Content of Planning Schemes.*
- *Ministerial Direction No. 11 Strategic Assessment of Amendments.*

Planning practice notes and advice:

- *A Practitioners' Guide to Victorian Planning Schemes.*
- *Planning Practice Note 46 – Strategic Assessment Guidelines.*
- *Planning Practice Note 32 – Review of Planning Schemes.*

Please note that Melton Planning Scheme Amendment C208melt on 30 August 2022 recently made changes to the local content of the scheme to ensure compliance with the Ministerial Direction on the Form and Content of Planning Schemes (MDFC) as part of the Victorian Government Smart Planning and New Format Planning Policy Framework reforms and there may be some duplications between the recommendations in this report and Amendment C208melt.

2.4 Changes in State Planning Policy since the last review

The Victorian Planning Scheme is constantly being reviewed and updated at a State Government level with amendments occurring each year. The State Government also provides advice to planners in the form of updates to the Practitioners Guide and new planning practice notes.

The way in which the Melton Planning Scheme should respond at a local level to these changes to the Victorian Planning Provision and how they should be applied has been considered in this review. Appendix 6 (A6) lists and considers the implications of various changes to State policy and practice notes since the last planning scheme review in 2012. See the appendix for further details.

3. What's driving change?

3.1 Population, growth and economy

As outlined in the recently updated Municipal Planning Strategy, 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 of Melton is one of Australia's fastest growing communities. The population grew from 52,029 in 2001, to an estimated population of 192,865 on 30 June 2022. The City is forecast to have a population of 440,142 by 2051 and will have an ultimate population of 500,000 people after 2051. This significant growth brings great challenges as well as opportunities.

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

A future Metropolitan Activity Centre (MAC) is identified within the Toolern Precinct Structure Plan area called Cobblebank Activity Centre. 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.

The City of Melton also contains State significant industrial land in the east of the municipality which incorporates the Ravenhall Precinct a waste and resource recovery hub of State importance (including Boral Quarry, Cleanaway Melbourne Regional Landfill Ravenhall). This State significant industrial land is a key employment generator for the City of Melton and the wider western region which will grow.

While there is an ample supply of residential land within the urban growth boundary, further work may be needed to ensure adequate supply of industrial and commercial land for local employment over the longer term.

- Continued growth also places increasing demands on infrastructure. Planned infrastructure projects include: The Outer Metropolitan Ring Road which 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 electrification of the Melton Railway Line.
- Upgrading of the Western Freeway to an urban freeway standard.

3.2 Climate change and other environmental risks

Climate change

Melton City Council has adopted the City of Melton *Environment Plan 2017-2027* to meet targets for reducing greenhouse gas emissions. The 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 and this is reflected in Clause 13.01-1L (Natural Hazards and Climate Change) in the Melton Planning Scheme.

Council has also adopted a *Climate Change Adaptation Plan 2020-2030*, detailing measures around community leadership and emergency management, better asset management, planning and regulatory measures, and better governance, to address climate change impacts.

As the climate changes, increased extreme weather events will be experienced resulting in more frequent fire, storm, drought and flood events. 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.

Flooding

Floods in Melton are generally 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. This data is due for update and Melbourne Water is in the process of updating flood mapping for the Melbourne Metropolitan Area.

Bushfire

Like the rest of the State, a significant area of the City of Melton is classified as being a Bushfire Prone Area. 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.

4. Previous review

4.1 Melton Planning Scheme Review 2012

The Melton Planning Scheme was last reviewed in 2012 and adopted by Council at its meeting on 26 July 2012.

The review found:

- Most of the local content in the Melton Planning Scheme at the time was prepared in 1997, shortly after Council amalgamations. Most strategies had since become outdated due to State Planning policy shifts and population growth changes.
- The local content of the Melton Planning Scheme was designed around a central principle that the Shire would develop as two residential communities (Melton Township and the Melton East Growth Area) supported by small villages. In 2010 this central principle was made redundant as the Urban Growth Boundary (UGB) was expanded to include the “green wedge” land between Melton Township and the Melton East Growth Area. Future population growth projections had similarly changed from 150,000 to in excess of 300,000 (now over 500,000).
- To respond to these issues, the 2012 planning scheme review recommended the following work:
 - The creation of a large specific set of needed high level strategies.
 - The creation of a number of strategies with associated amendments.
 - Reviewing several existing area strategy and structure plans.
 - A number of specific changes to local overlays and zoning.
 - Further investigation of the specific controls that apply to various locations.
 - That Council report the review to the Minister for Planning and advocate on various issues, and for funding to respond to the expansion of the Urban Growth Boundary.
- The Review outlined that a number of the proposed needed high-level strategies would need to be completed before the Municipal Strategic Statement (MSS) could be reviewed.

4.2 Progress since last review

Since the last review, Council has undertaken the following work in response to the recommendations from the last review. Creation of the following Strategies and Plans:

- *Retail and Activity Centres Strategy 2014*
- *House Smart – Housing Diversity Strategy 2014*
- *Western Plains North Green Wedge Management Plan 2014*
- *House Rules – Housing Character Strategy 2015*
- *Moving Melton – Integrated Transport Strategy 2015*
- *Industrial Design Guidelines 2016*
- *Significant Landscape Strategy 2016*
- *Electronic Gaming Machine Policy 2017*
- *Advertising Design Guidelines 2017*
- *Telecommunication Infrastructure Policy 2017*
- The following Council Strategies have been created by other Council departments:
 - *Melton Open Space Plan 2016*
 - *Environment Plan 2017*
 - *Climate Change Adaptation Plan 2020*
- Complete review of the Municipal Strategic Statement implemented by amendment C200.

- Local planning provisions have also all been through the Planning Policy Framework (PPF) format translation and editing process led by DTP in consultation with Council.
- *Western Plains South Green Wedge Management Plan 2024*

Some of the consideration subjects from the last review are still relevant including biodiversity, affordable housing, and employment land strategies.

4.3 Strategies and plans currently under development

Council is currently preparing the following strategies and plans, which are expected to be finalised in the next 12-months:

- *Melton Employment and Industrial Land Strategy.*

5. Planning permit activity

This chapter contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available *Planning Permit Activity and Reporting System* (PPARs) data and data provided by Council. **Appendix 2** includes the data that has been used for the analysis.

5.1 Statutory Planning

Table 1 shows the number of permit applications processed between the 2017/18 financial year and the 2020/22 financial year. The numbers varied slightly over the period, with a drop during the years 2018/19 and 2019/20 before returning to similar numbers. There has been a slight decline in applications in 2022/23.

Table 1: PPARs report for permits issued between the 2017/18 financial year and the 2021/22 financial year

Permits (including refusals)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Received	585	509	511	573	552	485
Processed	517	546	487	552	505	511
Issued	506	535	458	536	483	437

These numbers only show the number of planning permits that have been issued in the municipality. As a growth area, many of these permit applications are for subdivisions containing tens or hundreds of lots.

Table 2 below shows the number of dwellings and new lots approved each year. There has been an increase in the number of lots approved per year, rising from 2,500 in 2017/2018 to 7,258 in 2021/2022. While the numbers have dropped back to 3,756 in 2022/2023, it is anticipated that application numbers will peak again in coming years.

Table 2: PPARs report data for dwellings and lots approved between the 2017/18 financial year and the 2021/22 financial year

Total Approved:	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Dwellings	118	196	240	56	231	171
New lots	2,500	4,373	2,797	3,807	7,258	3,756

The number of new lots released per year tripled over the period to 2021/22, creating significantly greater urban development each year and associated demand and pressure on infrastructure and services.

During 2021/22 the category of permits generating the highest activity has consistently been 'Change or extension of use' (298), followed by 'subdivision' (131) and then 'One or more new buildings' (95), with the same pattern and similar numbers observed throughout the whole five-year period.

The data showed a minor decrease in minor applications (Vic Smart), from 54 applications in 2017/18 to 47 in 2022/23. The rate of VicSmart applications being processed within 10 days significantly decreased, from 88.9% in 2017/18 to only 40.9% in 2021/22, and 14.58% in 2022/23.

The median number of statutory days between lodgement of a permit application and the issue of a planning decision is approximately 98 days in 2021 – 2022. This is reflective of the complexity of applications received, with more large scale subdivisions. The average for growth area councils is 99.6 days.

Most planning decisions are made under delegation (94.05%), see **Table 3**. Only 1.58% of decisions are made by the Council (Councillors). This indicates a sound policy framework, reasonable delegation for officers and low to moderate community engagement in application. Generally, only applications with five or more objections are made by Council rather than under delegation.

Table 3: Decision outcome data from 2021/2022 Financial Year

	No permits issued	Permits issued by delegate	Permits issued by the RA	Total permits
Permit	22	475	8	483
% of total	4.35%	94.05%	1.58%	95.64%

5.2 Geographic spread of applications, and over-population of PSP areas.

As per the data in **Table 4** below, there are over a dozen local Precinct Structure Plan (PSP) growth areas of various sizes in the City of Melton, driving the City as the fastest growing municipal area in Australia.

The municipality also includes large established urban areas, with the Melton Township alone having a current estimated population of 63,977, while the established Melton East area (comprising Caroline Springs, Hillside, Burnside Heights) has a current estimated population of 68,407 (I.D. forecasting, 2023). There are also the modest but growing townships of Eynesbury and Diggers Rest, and large rural Green Wedge areas to the North and South with low population and primarily agricultural or rural living activity.

The data included under 'No. of dwellings in PSP' in the table below refers to the original forecast size of the PSP area development. However, as average lot sizes have been decreasing and densities increasing over time, the number of actual lots and dwellings being built has been far higher, and this is reflected in the figures below and in the column '% of land with dwelling or permit app'.

For example, the Taylors Hill West PSP (Fraser Rise) area has now been fully built out with 3,215 dwellings, 134% of the 2,400 dwellings originally planned for by the PSP. These consistent and underestimations of population size and associated necessary community and transport infrastructure, combined with existing gaps and deficiencies in growth area infrastructure, and lagging State government school, medical, and public transport infrastructure, leaves a legacy of poorly serviced new suburbs and large funding gaps.

This is an ongoing and serious issue with significant infrastructure implications for Council and new communities and has been identified in the recommendations to this report.

Table 4: Growth Corridor PSPs in the City of Melton

PSP Name and suburb	Actual pop.	Pop. forecast	% land with dwelling or permit	Permit approved lots	Subdivision lots in current permit apps.	No. of dwellings constructed - occupancy permits	No. of dwellings in PSP	Expected development horizon / years active
Sources:	Census 2021	ID - 2023				Build Dept (2010-2023)	PSPs	ID
Rockbank North Aintree	7,964	8,649	84%	6,140	0	2,694	7,300	Build out by 2031 8 years growth
Toolern Cobblebank & Strathulloh	3,607	9,505	39%			3,079	24,000	Build out by 2051 18 years growth
Kororoit Deanside	863	6,481	82%	6,931	642	1,417	9,200	Build out by 2036 13 years growth
Diggers Rest Diggers Rest	4,439	6,323	79%	3,114	303	1,727	4,275	Build out by 2046 23 years growth

Table 4 (continued): Growth Corridor PSPs in the City of Melton

PSP Name and suburb	Actual pop.	Pop. forecast	% land with dwelling or permit	Permit approved lots	Subdivision lots in current permit apps.	No. of dwellings constructed - occupancy permits	No. of dwellings in PSP	Expected development horizon / years active
Plumpton Fraser Rise	3,008	12,879	68%	7,346	2,805	4,029 Total for both suburbs	10,800	Build out by 2036 13 years growth
Taylor's Hill West Fraser Rise	8,013	Total for both suburbs	134%	3,215	0		2,400	Fully built out
Melton North Kurunjang	2,659		90%	1,178	0	843	1,300	Build out by 2031 8 years growth
Rockbank Rockbank	1,882	8,450	70%	4,088	1,664	1,450	8,144	Build out by 2046 23 years growth
Toolern Park Strathulloh	0	No housing yet	341%	1,822	0	No housing yet	534	Build out by 2051 28 years growth
Paynes Road Thornhill Park	3,021	5,149	96%	2,286	0	1,928 Total for both suburbs	2,376	Build out by 2031 8 years growth
Toolern Thornhill Park	141	Total for both suburbs					24,000	Build out by 2051 28 years growth
Mt Atkinson Truganina	1,054	7,365 (inmates in 3 prisons)				1,802	8,000	Build out by 2051 28 years growth
Toolern Weir Views	4,332	5,692				2,128	24,000	Build out by 2036 13 years growth

6. Planning scheme performance

6.1 Planning Panel Victoria recommendations

There have been 96 local (C number) planning scheme amendments in the Melton Planning Scheme since the last planning scheme review in 2012, and this includes a mixture of Council, State, and proponent led amendments. These amendments are detailed in **Appendix A3**.

A total of 12 amendments required assessment by a Planning Panel.

Panel recommendations outlining further strategic work include:

- In Amendment C198melt, the panel highlighted that while the amendment and panel recommendations only addressed statements of significance for the heritage sites considered, Council would still need to review and update heritage citations, and potentially upload revised citations to the Victorian Heritage Database.
- In Amendment C173, the panel recommended application of a wider cone environs SLO overlay to better protect the landscape of the various volcanic cones of the municipality. However, with landowners expressing significant opposition to such changes to Councillors, the Council did not choose to implement this change.
- In the discussion of Amendment C200melt, the panel highlighted that further strategic work on buffer overlays would potentially be useful, and the need to review the ESO2 mapping was raised. Amendment C162 similarly discussed buffer distances and the potential benefits of applying buffer area overlays.
- Amendments C081 raised the need for DTP to appropriately rezone arterials such as Westwood Drive and Palmers / Robinsons Roads to Transport 2 Zone (TRZ2).

6.2 VCAT decisions

Decisions at VCAT

Local Government Performance Reporting Framework (LGPRF) statistics show that for 2021-22 the average percentage of Council applications reviewed by VCAT that were not set aside or overturned, for all other growth Councils combined (Wyndham, Whittlesea, Hume, Casey and Cardinia), was 46.13%. With 6 out of 11 cases in 2021-2022 not set aside, 54% were upheld in Melton in this period, an above average result.

In the previous four financial years the Council had 57 appearances at VCAT, of which in 33 cases (57.89%) VCAT upheld Council's decision while in 24 cases Council's decision was overturned. There are also seven cases lodged with VCAT since the start of the 2022/23 financial year that await a hearing.

Further analysis of the cases is in **Appendix A3**.

Table 5: VCAT Case Summary

Relevant provisions	VCAT Member comments /issues raised	Proposed Action
Melton South Structure Plan	Reminder that the deferred Melton South Structure Plan is still awaited. VCAT Hearing P391/2020 – Hearing 10 February 2021, order dated 27 April 2021	Melton South Structure Plan will be given appropriate priority in future work list.
Remove Melton East Structure references	Remaining Melton East Structure Plan references should be removed. Comments noted that C200 amendment in progress should remove these remaining references. VCAT Hearing P1379/2020 – hearing 16 December 2020, order dated 15 February 2021	References have been removed – No action required
Melton Advertising Guidelines	VCAT members keep disregarding the Melton Advertising Guidelines on the basis of being inconsistent and not allowing major promotion signs anywhere rather than in specific locations. Consider reviewing Melton Advertising Guidelines.	Review of advertising guidelines to be given appropriate priority in future work list.

Relevant provisions	VCAT Member comments /issues raised	Proposed Action
	VCAT Hearing P2441/2018 – hearing 18 June 2019, order dated 5 September 2019	
Green Wedge Zone	Need to add a permit trigger or other appropriate response to fill dumping into GWZ zone schedule. VCAT Hearing P1022/2019 – hearing 18 October 2019, order dated 18 December 2019	Creation of an appropriate fill permit trigger in Farming Zone, etc., to be given appropriate priority in future work list.
Comprehensive Development Zone	CDZ1 zone has been interpreted by VCAT as being open to any level of residential development without review, this needs to be addressed by rezoning or amending the zoning and schedules. VCAT Hearing P1273/2016 – hearing 15 February 2017, order dated 2 March 2017	CDZ rezoning work be given appropriate priority in future work list.
Road widths	Reservation Greater clarity on road widening reservation width would be useful in DDOs and other controls, to avoid disputes with landowners. VCAT Hearing P1837/2015 – hearing 21 and 22 March 2016, order dated 5 May 2016	Review DDO details to better detail widening requirements and reference other VicRoads strategies. Note for future PSP and other work where roads are reserved.
Rural uses	discretionary Need for a rural discretionary uses policy. VCAT Hearing P1628/2015 – hearing 18 March and 29-30 April 2015, order dated 10 June 2015	Rural Discretionary Uses Policy to be given appropriate priority in future work list.
Street / Backyard Trees	Need for a street / backyard tree policy VCAT Hearing P737/2014 – hearing 29 July 2014, order dated 5 August 2014	Street Tree / Urban Forest Policy to be given appropriate priority in future work list.
Irrelevant DPOs	Consider removing DPO3 from section South of Freeway. Rescom v Melton CC 2013	Review DPO3 to be given appropriate priority in future work list.
Non-residential uses	Consider adding a non-residential uses in residential areas policy Bui & Anor v Melton CC 2013	Residential Discretionary Uses Policy to be given appropriate priority in future work list.
Small retail strips	Small retail strips like Scott Street etc need a presence in policy, such as in retail policy or elsewhere Potential rezoning of small retail strips to legitimise their use (most shops in these areas rely on existing use rights) Gusain v Melton SC & Ors [2012] VCAT 1680 (2 November 2012)	Incorporate this finding in the future review of retail and activity centre policy. Consider the rezoning of small retail strips in the future work list.

A detailed assessment of specific VCAT decisions of note is included in **Appendix A3**.

6.3 House Rules Neighbourhood Character Guidelines Issues

In addition to the various mixed issues highlighted above, one common issue arising from VCAT cases has been the importance of neighbourhood character guidelines in multi-lot development appeals, and the importance of the status and coherency of Council's guidelines.

Council's *House Rules: Neighbourhood Character Guidelines 2015* provided suitable guidance when first created and adopted by Council in 2015. However, later introduced significant State changes in the density and requirements of urban residential zones and their schedules created inconsistencies between the guidelines and the controls and policy contained in the residential zones. The status of the guidelines not being an incorporated document resulted in them being frequently dismissed at VCAT until their eventual incorporation by C200 in 2019.

Major work to replace these guidelines, the housing diversity policy, and amend zoning schedules where needed, is part of a *Housing Change Framework* future project.

There were 10 multi-lot VCAT appeals determined between incorporation of the guidelines by Amendment C200 on 18/4/2019 and late 2021. In **Table 6** below, VCAT members discussed the guidelines in every matter, considered them in detail and highlighted various issues and areas for improvement which could be addressed.

Table 6: VCAT member comments on House Rules

Case Date	VCAT Member Comments on guidelines applicability:	Address
16 July 2021	The member noted that there was no character policy for developing areas, as it did not exist when <i>House Rules 2015</i> was created	8 Vinko Court, Plumpton
31 May 2021	<i>House Rules 2015</i> and <i>House Smart 2014</i> did not include site in any particular area. The member considered the site to have considerable character from the street trees and adjacent creek reserve and was of the mind that the proposal would not respect the existing character of the area in an acceptable way and nor would it provide suitable access and parking arrangements. A complete redesign was considered necessary, the proposal was refused. Lack of housing diversity needed by the relevant strategy was cited as another unaddressed issue.	1 James Melrose Drive, Brookfield
27 April 2021	The member noted of local policy including <i>House Rules</i> that <i>the preferred character statement envisages that change will occur, with an emphasis on these areas displaying a greener and leafier outlook as residential redevelopment proceeds.</i> The member highlighted that <i>House Rules 2015</i> referred to the garden suburban character statement of the area as being an interim statement as the area evolves, awaiting further review in the future Melton South Structure Plan.	30 Toolern Street, Melton South
15 Feb. 2021	The VCAT member noted that the DPO1 overlay was outdated in an established area context, and that Council may remove it, they similarly noted that the <i>Melton East Structure Plan</i> was dated, and more recent local policy (including <i>House Smart 2014</i> and <i>House Rules 2015</i>) and established neighbourhood context needed to be considered and given more weight. In considering these, and the wide frontage of the lot and availability of parkland and other facilities in the wider area, the member determined that the two community care units was a modest and acceptable variation from the general character of the area, while providing a community benefit as outlined by <i>House Smart 2014</i> , and ordered that a permit be granted.	73 The Regency Rise, Hillside
15 Oct. 2020	VCAT considered the proposal to be a reasonable design response, and moderate in scale compared to the strong density focus of the zoning (which advocates up to 4 storeys) and policy. The member noted that the preferred character for Garden Suburban 2 areas allowed for 5 metre front setbacks as proposed, and on this basis allowed the large reduction from 9 metres normal ResCode requirements to match neighbouring properties.	53 Church Street, Melton
17 Sept. 2020	VCAT considered the <i>House Rules 2015</i> character area (GS2) did not properly consider the scenario of RGZ1 and proximity to shops of this site.	16 Rosina Drive, Melton
16 Sept. 2020	The member noted that the preferred character for GS2 areas allowed for 5 metre front setbacks, and on this basis allowed the large reduction from 9 metre normal ResCode requirements to match neighbouring properties, to 6 metre plus setbacks.	54 Unitt Street and 49 Church Street
31 Oct. 2019	The member noted: <i>The way in which the responsible authority approaches neighbourhood character is through the application of the House Rules document, which has</i>	27 Dalray Crescent, Melton

Case Date	VCAT Member Comments on guidelines applicability:	Address
	<i>recently been included as a reference document in the Scheme in clauses 21.02 and 21.08. However, none of the proposed neighbourhood character areas within House Rules have yet been implemented through local policy or through schedules to the relevant zones.</i>	
17 July 2019	The VCAT Member made the comment: <i>I can indicate that I have not found Council's Housing Character Assessment and Design Guidelines 2015 or the Melton Housing Diversity Strategy 2014 to be of much practical assistance here, as neither seems to adequately recognise the different strategic planning situation that arises when the subject land is zoned RGZ and located only 150 metres from an activity centre with bus services. However I can indicate that certainly I see neither of these documents as being any road-block to the potential grant of a permit.</i>	16 Rosina Drive, Melton
24 June 2019	The VCAT member considered clauses 21.02 Settlement and 21.08-3 Housing Strategies to support higher densities in areas close to public transport and shops such as this, while clause 21.07 brings in the 2015 <i>House Rules</i> which the member observed to put the land into two separate character areas despite being the same zoning. The member decided that LS2 lifestyle suburban 2 character was essentially incorrect, and the CS1 compact suburban 1 character which covered most of the site, and supported a higher density, should be applied. The member also noted they would give greater weight to zoning and other policy where a single policy seemed to be contradictory.	44-50 & 64-74 Old Calder Highway, Diggers Rest

The several cases in **Table 7** below are from cases immediately before C200 incorporated the guidelines into local policy, VCAT were consistently dismissive when the guidelines that were not yet incorporated, showing the importance of having cohesive current and incorporated guidelines in the scheme.

Table 7: VCAT member comments on cases pre-C200 incorporation of guidelines in local policy

Case Date	VCAT Member Comments on guidelines applicability:	Address
5 April 2019	The member noted the following regarding <i>House Rules 2015: 9. The House Rules, Housing Character Assessment & Design Guidelines is not yet part of the planning scheme. It has no statutory status. 10. The assessment of the proposal's design response hence rests on how it responds to the existing neighbourhood character</i>	15 Empress Way, Melton West
15 March 2019	The member noted the following regarding <i>House Rules 2015: 13. What is clear is the designation of the levels of intensity of development on this part of Melton: transition from the town centre focussed around High Street to a more compact development of land from the commercial hub, and then to a lower intensity for the residential hinterland beyond. 14. My obligation is to consider the design based on current provisions of the planning scheme. I can, hence, place little weight on the preferred character as described in these Guidelines</i>	52-54 Church Street, Melton
1 March 2019	VCAT gave the <i>House Rules 2015</i> little weight as they did not yet have weight in the planning scheme at the time. The member was of a mind that while change and development in this area was inevitable there should be net community benefit, and that the proposal was too visually intrusive, relying too heavily on borrowing amenity from its neighbours, rather than establishing an appropriate standard of on and off-site amenity commensurate with the objectives sought for new development in the area. Long uninterrupted walls, narrow access, and no suitable waste management solution were key issues.	17 Joan Street, Melton
1 March 2019	Comments from the member were: <i>11. f. Council has an adopted housing character assessment and design guidelines document, 'House Rules' 2015, but this sits outside of the planning scheme and is therefore of more limited weight. The House Rules guidelines</i>	6 Joan Street, Melton

place the site in a Garden Suburban Area 2, where attached dwellings are not a preferred form of new housing, although it is unclear why this is stated. The proposal meets relevant front setback and landscape objectives of these guidelines.

6.4 Community satisfaction surveys

Melton City Council instead conducts a Community Satisfaction Survey annually, facilitated by Metropolis Research.

Many survey questions match a similar survey sent out by other Councils and allow for the comparison of various services and areas of performance.

Questions asked relate to the 'Appearance and quality of new developments (69.5% down from 71.9%)', 'Maintaining local heritage and sites of significance' (69.2% down from 72.4%), and 'Opportunities to participate' (62.2% down from 62.3%).

It can be noted that there is a survey conducted by the State Government which 67 other Council's participate in.

6.5 Consultation with stakeholders

6.5.0 Councillors and Executive Leadership Team consultation

Councillors and the Executive Leadership Team were provided with a briefing of the outcomes of the analysis phase of the Planning Scheme Review on 18 March 2024.

The purposes of the briefing were to:

- Provide a summary of the review of the performance of the planning scheme, including feedback from the main users of the planning scheme: Council's planners and internal referrals, external referral authorities and local planning consultants and developers; and findings from planning permit data, VCAT decision making and Planning Panels Victoria.
- Discuss the 'big rocks' that have been identified through the review process to date, for discussion with the Councillors and executive.
- Discuss the 'further strategic work' program that is being developed through the process and get feedback from the Councillors and executive.

The 'big rocks' presented to Council and the executive were:

- Housing and settlement issues, including updating the neighbourhood character guidance.
- Specific precincts and places where planning needs to be updated to respond to higher than anticipated growth. There are numerous precincts where planning needs review, but the higher priorities are Toolern PSP, Caroline Springs, Melton Town Centre and Eynesbury Town Centre.
- Addressing gaps in the heritage controls across the municipality.
- Positioning Council to be able to respond to climate change and environment issues, including biodiversity, environmentally sustainable design and water sensitive urban design.

The feedback from the briefing session indicated that the findings of the review to date aligned with the issues that are considered important for Melton and no changes to the overall review were required as a result of the briefing.

6.5.1 Council Department coordinators consultation

A survey was forwarded seeking any feedback on the local planning scheme content from coordinators and team leaders of Council's Local Laws, Engineering, Environment, Economic Development, Recreation, Landscape Design, City Design, Open Space, Amenity Protection and Waste, and Operations teams, as well as Council's Municipal Fire Officer, Property officer, and Rates programs officer.

In response four (4) submissions were received from the City Design, Social Planning and Wellbeing, and Recreation Planning teams, and the Heritage Advisor. The following issues were raised by

Council's City Design Team:

- The need for a policy for discretionary uses such as childcare centres and aged care facilities in residential areas to provide for better designs and outcomes.

Council's **Recreation and Youth Team** raised the following matters in their submission:

- Community demand for more Active Open Space (AOS) than provided in established areas.
- Need to rezone park sites from General Residential Zone to Public Park and Recreation Zone (PPRZ).
- Signage permit triggers are an issue for sponsor advertising for football and other sports venues.
- Native vegetation permit triggers can be an issue on large reserves such as MacPherson Park, where areas previously used as old sports fields have become subject to vegetation regrowth over time.
- The noise conflicts of large busy AOS sites located in usually sensitive residential areas, and the possibility of siting AOS sites in industrial zones which have an interface with residential areas.
- The need for pedestrian linkages from developments and parks to State forests and other reserves.
- The need for a good variety in size and types of parks and reserves provided in new development.

Key areas of strategic work will address this include an Open Space Strategy, Public Park and Recreation Zone review, Native Vegetation review and consideration of these issues from the inception of Precinct Structure Plans.

Council's **Social Planning and Wellbeing Team** raised the following matters in their submission:

- Need for a City of Melton Cost Benefit Analysis of Affordable Housing
- Need for a City of Melton Affordable Housing Strategy
- Need for overall review of infrastructure planning and investment in consultation with the community.
- Enabling the assessment of liquor and gambling permit applications against existing Council policies.
- Consider employing staff with expertise in accessibility and working with diverse communities internally with planning teams.
- Need for references to the State Government Ten-Year Social and Affordable Housing Strategy, Gender Equality Act and gender impact assessments, and Local Government Act consultation requirements.
- Need to review whether the planning scheme is unintentionally undermining objectives identified in the Council and wellbeing plan. Examples include the attraction of Health and Community Services; it is necessary to address whether existing scheme requirements create challenges for services to identify and let commercial facilities to enable local service provision. The Djirra example currently undergoing review could be a case study to utilise here.
- At Clause 21.07 (Built environment and heritage) increase emphasis on heat island effects and liveability— liveability should link to planning for communities in a variety of housing typologies and creating employment nodes close to where people live. Refer to Wyndham Clause 2.03 for example.
- At Clause 21.11 (Infrastructure) more emphasis is needed on community facilities. Including to align infrastructure provision with population and housing growth. There is also opportunity for linkage with the new All Ages and All Abilities plan (currently nearing Council adoption).

The need for a Housing Affordability Strategy is identified within Council Action Plan. The Housing Change Framework will also address many of our other housing policy issues and forms a key proposed strategic work focus area.

The State Government is responsible for the State standard provisions in all planning schemes in Victoria and is the primary party for including and referencing State programs and legislation into the Melton Planning Scheme. It is noted that the State Government is currently all planning schemes to include expanded controls regarding social and affordable housing.

Urban Heat Island Effect

The Policy Planning Framework (PPF) translation has replaced the former Clause 21.07 Built environment and heritage local policy, which only had limited mention of heat island and liveability issues as has been mentioned, with a combined State and local policy Clause 15.01 Built environment. This includes at the following at Clause 15.01-2S Building design:

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Improve the energy performance of buildings through siting and design measures that encourage:

- *Passive design responses that minimise the need for heating, cooling and lighting.*
- *On-site renewable energy generation and storage technology.*
- *Use of low embodied energy materials.*

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Council officers consider that the State planning provisions address urban heat island effect.

The Melton East Precinct Structure Plan that is currently being prepared by the Victorian Planning Authority includes a Climate Adaptation Plan that recommends requirements and guidelines should be prepared to reduce urban heat island effect in this new suburb. Council will encourage the VPA to consider the urban heat island effect in all new Precinct Structure Plans.

The former local policy Clause 21.11 Infrastructure has similarly been replaced as part of the Planning Policy Framework translation, with the relevant part now replaced by the combined State and local policy clause 19.02 Community infrastructure.

Clause 19.02 Community infrastructure remains focused on a variety of facilities including health, education, and emergency facilities, while providing only brief comments on social and cultural infrastructure, largely focussed on providing a good distribution of such sites to ensure suitable accessibility to these services.

The provision of community facilities is a nuanced process, largely considered by the process of creating the various PSP area plans, and using internal Council feedback and detailed demographics to determine what is required and where. The desire for infrastructure to be better aligned with growth may refer to sequencing wider PSP processes, and State infrastructure sequencing, which are both matters far outside the scope of this review.

Council's **Heritage Advisor** raised the following matters in their submission:

- Need for dry stone wall design guidelines.
- Need for a schedule to Clause 52.33 to protect any dry stone walls not already protected by an overlay.
- Sites that need removal from the heritage overlay.
- The need for criteria for the provision and assessment of heritage overlay permit applications.

It is acknowledged that additional work is required around the Dry Stone Wall Guidelines to provide information to developers on how dry stone walls should be protected and restored in new estates. This will be added to the future work program.

As part of this Officers can consider the use of the Schedule to Clause 52.33 to protect dry stone walls that are not currently protected by a Heritage Overlay.

Officers can investigate whether there are sites that should be removed from the Heritage Overlay.

A new heritage policy which provides guidance on how Council will exercise its discretion when making decisions under Clause 43.01 Heritage Overlay is required in the future.

Findings Note

All findings are marked up using the following coding/colour styles to indicate work needed:

Where the finding requires no strategic work text is green (i.e. internal process changes, etc).

Where the finding requires further strategic work to inform a future amendment, text is red.

Where the finding can be addressed with a policy neutral amendment make text orange.

Where the finding does not comply and needs a full, advertised amendment, text is blue.

Where the finding requires State policy or planning provision changes, text is purple.

Findings

A. Responses received that highlighted a need for future work:

- Create a series of Discretionary Use Policies for Industrial, Residential, Rural, Commercial, and Interface areas, and design guidelines for some common discretionary uses such as childcare.
- Continue and complete current work on PPRZ parks and reserves rezoning.
- Review *House Smart 2014* and *House Rules 2015* and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (*Housing Change Framework* project).
- Create *Dry Stone Wall Design Guidelines*.
- Investigate the creation of a Schedule to Clause 52.33 to protect any dry stone walls not already protected by an overlay.
- Create a heritage policy / schedule with criteria with requirements and guidelines for the provision and assessment of heritage overlay permit applications.

A. Responses received that highlighted a need for changes to planning provisions:

- Remove inappropriate anomaly sites that do not belong in the heritage overlay.

B. Responses received that highlighted a need for changes to internal processes:

- Support relevant teams to complete a review of Council's Open Space Plan and open space contribution rates.

6.5.2 Council Statutory Planners consultation

A 21 question planner survey was created and provided to collect detailed feedback. The statutory planning and major development teams provided responses to the survey with one combined team submission from each team.

Their responses were discussed, and further notes taken in a meeting with staff members from the teams including the key Project Working Group (PWG) members on 22 June 2023. This feedback was then used to add potential changes to the review findings, and projects for consideration in the future work program.

Draft future work program lists were also then shared with the teams, who each provided a list of suggested changes to priorities and other changes that could be made. This feedback was reviewed and integrated into a revision of the list.

The following 37 issues, and required future work items and changes, were raised by the teams.

Findings

A. Responses received that highlighted a need for future work:

- Review *House Smart 2014* and *House Rules 2015* and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (*Housing Change Framework* project)
- Create a series of Discretionary Use Policies for Industrial, Residential, Rural, Commercial, and Interface areas, and design guidelines for some common discretionary uses such as childcare.
- Complete the *Melton Employment and Industrial Land Strategy*.

- Replace the Caroline Springs Town Centre Comprehensive Development Centre Schedule 1 (CDZ1) zoning with a mix of conventional zones and apply new / replacement design controls.
- Review Schedules 1 and 2 to Environmental Significance Overlay and associated mapping.
- Review Council's *Stores and Outbuildings Policy*.
- Review the *Retail and Activity Centres Strategy 2014*, to cover isolated retail and new suburbs.
- Prepare updated *Industrial Design Guidelines*. The review should encourage unsightly services to be contained within the building.
- Review the gateway signage provisions to improve these and address issues before the three-year sunset clause on this provision lapses.
- Review Schedule 4 to Development Plan Overlay - Tourist Precinct
- Create a heritage policy / schedule with criteria with requirements and guidelines for the provision and assessment of heritage overlay permit applications.
- Create Environmentally Sustainable Design guidelines.

B. Responses received that highlighted a need for changes to planning provisions:

- Review Schedule 3 to Development Plan Overlay - Harkness Road Rural Living Area to include minor works exemptions.
- Review Urban Growth Zone signage provisions to include land and home sales signs as these are missing from some schedules.
- Tidy up amendment action - remove redundant incorporated documents in the Melton Planning Scheme – *Design and Siting Guidelines for Rural Zones 1996* and *Guidelines for the preparation of Environmental Management Plans in Melton's Rural Areas 1996*.
- Review Farming Zone and Green Wedge Zone schedules, including simpler subdivision requirements and the creation of a fill dumping permit trigger.

C. Responses received that highlighted a need for changes to internal processes:

- Ensure that Council officer delegations are adequately reviewed to be appropriate and efficient.
- Consider the creation of Frequently Asked Question sheets for common planning issues on our website.
- Consider the creation of internal guidelines for allowing use of Council land for signage.

D. Matters for that could be forwarded to the Minister for Planning were raised:

- State led Precinct Structure Plans and Developer Contribution requirements are consistently underestimating the number of lots and population each new suburb needs to provide as developers seek higher densities, leaving gaps in funding and infrastructure.
- The Small Lot Housing Code should be improved to provide better design outcomes.
- Sequencing controls should be introduced into PSP areas. This will ensure that necessary road and other infrastructure connections are available when areas are allowed to develop.
- Complete the long delayed Green Wedge Agricultural Land reforms.
- The Department of Energy, Environment and Climate Action should continue to prioritise work on rolling out new planning controls for state significant extractive resource areas in consultation with local government.
- Simplify liquor licencing and remove duplication of processes between Council and the Victorian Liquor Commission.
- Simplify exemptions for domestic swimming pools associated with a dwelling and incorporate these exemptions into the building regulations.

- Consider simplifying the Melbourne Airport Environs Overlay planning control, as this could potentially be a standardised requirements for most developments rather than requiring a full planning permit assessment and referral to the relevant authority.
- Consider allowing larger exempt sizes for minor advertising signage to reduce excessive red tape for minor signage.
- Consider exempting minor changes to car parking layouts, particularly those which do not reduce the number of spaces, from requiring planning permit / permit amendments.
- Consider changing the VicSmart category for buildings and works less than \$1 million in an industrial zone to only cover works to an existing building less than \$500,000 rather than exempting entirely new developments under \$1 million. It is not feasible to properly assess this within 10 business days when including internal referrals and the level of complexity required.
- Local Registered Aboriginal Parties (RAPs) are currently exceedingly busy and unable to keep up with the need for their services in assessing Cultural Heritage Management Plans (CHMPs) with long delays more than six months or more holding up the development industry. More resources, or new methods of resourcing, are needed.
- Department of Transport and Planning requires additional engineering staff to properly and timely address its role as a referral authority for State transport infrastructure. Currently delays and missed work put such infrastructure at risk.
- Consider either prohibiting or placing size or other limits on discretionary uses such as education centres and places of worship in the Green Wedge Zone, as large forms of these developments are incompatible with the intended use of the Green Wedge and lead to it being used only as a cheap land area for facilities servicing an urban population and demand.

6.5.3 Council Strategic Planners consultation

The Planning Scheme Review and Future Work Program were twice discussed with the strategic planning team. There was significant input into the future work program, which is all noted in the future work program (**Chapter 10**).

A series of three meetings were held with the two Strategic Planning Coordinators and the City Strategy Manager to further discuss and refine the future work program. These were held on 14/9/23, 22/9/23, and 26/9/23. These meetings were also supported by information collected by meeting with Council's urban designers and open space planners on several projects on 26/9/23.

6.5.4 Referral agencies

Officers from a total of twenty different relevant local referral authorities were contacted with a personally addressed invitation to complete a short survey seeking their feedback for the Planning Scheme Review on any issues in the existing local content. This included:

- APA Group
- Ausnet Services
- Country Fire Authority (CFA)
- Downer Services
- Environmental Protection Agency (EPA)
- Department of Economic Development, Jobs, Transport and Resources (DEDJTR)
- Department of Environment, Land, Water and Planning (DELWP, now DTP)
- Department of Jobs, Precincts and Regions (DJPR)
- Department of Transport (DoT, now DTP)
- Greater Western Water (GWW)
- Heritage Victoria
- Melbourne Water

- Parks Victoria
- Powercor
- Melbourne Airport
- Public Transport Victoria (PTV)
- Southern Rural Water (SRW)
- Victorian Liquor Commission
- Victorian Planning Authority (VPA)
- VicTrack

A total of three referral authorities provided the following feedback:

A. Responses received that highlighted a need for future work:

- APA Group suggested the consideration of applying the Buffer Area Overlay around major pipelines including the Western Outer Ring Main (WORM) to improve visibility of this hazard.

B. Responses received that highlighted a need for changes to internal processes:

- The State Environmental Protection Agency (EPA) suggested Council consider if any changes are needed to have regard to the new *Environment Protection Act 2017* and subordinate legislation, and to consider as appropriate *Environment Protection Regulations, Environment Reference Standard, and General Environmental Duty*. However, there do not seem to be any references to any of these in our local policy content, nor are there any unique overlay schedules which would reference these, and therefore there does not appear to be anywhere changes are needed, while any changes to State policy are left to the EPA and State agencies to consider and make when needed.
- Victorian Planning Authority (VPA) only requested that they be consulted if Council proposes any changes to its Growth Areas. This is noted and no current action is required.

6.5.5 Registered Aboriginal Parties

Melton City Council sits across the lands of three formally recognised Traditional Owner groups – the Wurundjeri, Wadawurrung, and Bunurong.

The *Victorian Aboriginal Heritage Act* (2006) recognises Traditional Owners as the primary guardians, keepers, and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

Officers from all three local RAPs were contacted with a personally addressed invitation to complete a short survey seeking their feedback for the Planning Scheme Review on any issues in the existing local content.

This included the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, the Wadawurrung Traditional Owners Aboriginal Corporation, and the Bunurong Land Council Aboriginal Corporation.

One response was received from the Wadawurrung Traditional Owners Aboriginal Corporation.

Their feedback on local policies and overlays were that changes should be made to better align to and respect Wadawurrung living cultural heritage sensitivities and *Paleert Tjaara Dja* ('let's make country good together'), which is the *Wadawurrung Country Plan 2020-2030*.

It was also suggested that changes be considered for land zones in the Eynesbury township precinct.

Previously, the Melton Planning Scheme only recognised the Wurundjeri and the Wadawurrung (referred to as Wathaurong) briefly at clause 21.07-3 Heritage and needed to be amended to recognise changes to Registered Aboriginal Party boundaries which transferred a section of the municipality into Bunurong territory. Since the Planning Policy Framework (PPF) translation of local policy by the State Government, all references to the Registered Aboriginal Parties have been removed from the Planning Scheme, and it also does not provide any references to any Country Plans.

Findings

A. Responses received that highlighted a need for changes to planning provisions:

- Include the names of the Traditional Owners of the City of Melton area in the Clause 2.01 of the Municipal Planning Strategy to recognise their connection to the land.

6.5.6 Planning Consultants and Developers

Staff from a total of fourteen different locally active planning consultants and developers were contacted with a personally addressed invitation to complete a short survey seeking their feedback for the Planning Scheme Review on any issues in the existing local content.

One survey response was received, which provided the following feedback:

- Additional Developer Contribution Plan (DCP) staff are required, current delays are excessive.
- Council should use simpler and faster alternatives to requiring Section 173 Agreements.
- Additional staffing has been provided for Developer Contributions. The use of Section 173 agreements and alternative options for planning permit applications will be considered by a separate work undertaken by City Growth and Development.

6.5.7 Neighbouring Councils

Officers from neighbouring Councils, including Moorabool and Macedon Ranges Shire Councils, and Wyndham, Brimbank, and Hume City Councils were contacted to gain feedback on common issues and impacts.

Moorabool Shire Council provided a submission, making the following comments:

Melton City Council and Moorabool Shire Council (MSC) share a significant stretch of boundary which may benefit from collaborative planning for land use issues in these adjoining areas. A review of land use zones and overlays applied to adjacent sides of the boundary between the two Council areas may identify opportunities to facilitate more effective land use outcomes. Specifically, Public Use Zone (PUZ), and Farming Zone applied to adjoining sides of parts of Djerriwarrh Creek, and PUZ applied to privately owned land on the Hopetoun Park/ Djerriwarrh Creek boundary.

MSC is undertaking several strategic projects that may be of interest in your review, including the proposed Hopetoun Park North residential development, and commencement of a Rural Land Use Strategy. Bacchus Marsh and Ballan are also proposed to receive significant population growth (approx. 89% and 147% respectively by 2041) with work on three precinct structure plans around Bacchus Marsh, and proponent led amendments in Ballan currently underway. We are open to discuss these projects further if considered relevant to the Melton Planning Scheme Review process.

This submission highlights the irregular mix of Public Use Zone and other zoning on some private land along and adjacent Djerriwarrh Creek in the west of our municipality, which should be corrected as an anomaly in future, noting the land is presently only used for grazing.

The need for cooperation along shared boundaries such as in Parwan is noted, and the extent of similar precinct planning and growth work and invitation for collaboration is well received.

7. Analysis of new strategic work

7.1 Regional documents

The following regional documents were reviewed:

- Paleert Tjaara Dja - Let's make Country good together 2020-2030 (Wadawurrung Country Plan)
- Waterways of the West (DELWP, 2021)
- Port Phillip and Westernport Catchment Management Plan (PPWP CMA, N.D.)

A detailed assessment of applicable Regional Documents is included in **Appendix A4**.

In summary, there were no unique specific recommendations for the Planning Scheme from reviewing the applicable regional documents, but the following items from other sources address matters covered by these documents:

- Include recognition of local Registered Aboriginal Parties and any local Country Plans.
- Conduct future strategic work in partnership with the Melbourne Water to improve mapping of flood prone areas across the municipality.

7.2 Council documents

The following council documents were available for this review:

- *Melton Council and Wellbeing Plan 2021-2025*
- Heritage:
 - *Melton Heritage Study 2007*
 - *Melton Dry Stone Wall Study 2011*
 - *Melton Heritage Strategy 2017-2021*
- Design:
 - *Landscape Guidelines for Shire of Melton 2010*
 - *Melton Store and Outbuildings Policy and Guidelines 2010*
 - *Melton Industrial Design Guidelines 2016*
 - *Signage Design Guidelines 2017*
- Housing:
 - *House Smart - Melton Housing Diversity Strategy 2014*
 - *House Rules - Housing Character Assessment & Design Guidelines 2015*
- Landscapes and rural areas:
 - *Western Plains North Green Wedge Management Plan 2014*
 - *Melton Significant Landscapes Strategy 2016*
 - *Rural Lifestyle Land Supply and Demand Assessment 2019*
 - *Western Plains South Green Wedge Management Plan 2024*
- Other Strategies:
 - *Melton Economic Development and Tourism Plan 2014-2030*
 - *Melton Retail and Activity Centres Strategy 2014*
 - *Moving Melton - Integrated Transport Strategy 2015*
 - *Melton Environment Plan 2017-2027*
 - *COVID-19 Social and Economics Impacts 2020*
 - *Melton Climate Change Adaptation Plan 2020-2030*

- *Melton Employment and Industrial Land-use Strategy (under preparation)*
- Urban Design Frameworks (UDFs):
 - *Cobblebank Employment and Mixed Use (CEMU) UDF 2019*
 - *Cobblebank Metropolitan Activity Centre (CMAC) UDF 2019*
 - *Rockbank Major Town Centre UDF 2019*
 - *Hopkins Road Business Precinct UDF 2022*

A detailed assessment of Council Documents and Strategies adopted since the last review is included in **Appendix A8-3**.

The findings for the Planning Scheme because of the review of adopted Council Documents and Strategies are to:

A. Consider the following future work:

- *Review the Thematic Environmental History in the Melton Heritage Study 2007.*
- *Create / refresh the Melton Heritage Strategy 2017-2021 as the current one has expired.*
- *Review the gateway signage provisions and landscaping guidelines provisions to improve these and address issues before the three-year sunset clauses on these provisions lapse.*
- *Review House Smart 2014 and House Rules 2015 and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (Housing Change Framework project).*
- *Review Schedules 1 and 2 of the Environmental Significance Overlay.*
- *Create a Biodiversity Strategy for the City of Melton.*
- *Review Farming Zone and Green Wedge Zone schedules, including simpler subdivision requirements and the creation of a fill dumping permit trigger .*
- *Create a series of Discretionary Use Policies for Industrial, Residential, Rural, Commercial, and Interface areas, and design guidelines for some common discretionary uses such as childcare.*
- *Advocate, encourage or request that landowners prepare amendments to apply adequate Buffer Area Overlays (BAO) around quarries, landfills, major pipelines, and other amenity impacting sites throughout the municipality, improving visibility, and preventing future issues.*
- *Review Schedule 3 to Development Plan Overlay - Harkness Road Rural Living Area to include minor works exemptions.*
- *Review the Retail and Activity Centres Strategy 2014, to cover isolated retail and new suburbs.*
- *Create an Environmentally Sensitive Design (ESD) Policy, and then consider adopting a Sustainable Design Assessment Planning Process (SDAPP) and creating Council specific Water Sensitive Urban Design (WSUD) guidelines to complement existing Melbourne Water ones.*
- *Prepare and implement a suitable Street Tree / Urban Forest Policy.*
- *Consider undertaking roadside vegetation research and adding more overlays to protect roadside vegetation.*

B. Implement the following changes to planning provisions:

- *Some dry stone walls recommended for heritage protection in the Melton Dry Stone Wall Study need to be added to the Heritage Overlay.*

C. Make the following Recommendations to the Minister:

- *Melbourne Water should update flood mapping in the City of Melton.*
- *Consider creating a significant landscape component / buffer area between the proposed Outer Metropolitan Ring (OMR) freeway and the Green Wedge.*

8. Audit of the current scheme

An audit of each local provision and schedule in the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the Ministerial Direction on the Form and Content of Planning Schemes, a *Practitioners' Guide to Victorian Planning Schemes* (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit are contained in **Appendix 1** of this Review.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up Ordinance at **Appendix Three**. Others require further strategic work to justify the change and are listed as findings.

8.1 Recommended changes

Table 8: Recommended changes to Melton Planning Scheme ordinance:

Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
MPS	Make minor amendments to the Context (02.01) to add a brief reference to the three Registered Aboriginal Parties present in the municipality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS	Make minor amendments to the Context (02.01) to include brief social-economic data.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MPS	Make minor amendments to the Context (02.01) to replace existing 2017/19 demographic data with more current 2022 or 2023 data.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PPF	Review outdated Stores and outbuildings policy and revise associated clause 15.01-2L-02 Stores and outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PPF	Landscaping design guidelines need review, and a street tree / urban forest policy is needed, then update associated 15.01-2L-03 Landscaping and green space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PPF	Review housing policies with Housing Change Framework Project, then revise associated 15.01-5L-01 Neighbourhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zones	Make minor amendments to content to comply with the Ministerial Direction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Create a separate Schedule for each of the two minimum subdivision requirement areas currently specified in the Green Wedge A Zone (GWAZ). This will be one schedule for 5 hectare lots within 300m of Djerriwarrh Creek or RCZ, PCRZ, or other public utility zone, and one 2 hectare schedule for all other land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Create a separate Schedule for each of the (A and B area) minimum subdivision areas currently specified in the Green Wedge Zone (GWZ) and replace the reference to 'above formula' with reference to 'N=A/20 formula'. Remove outdated map of minimum subdivision size areas which ceases to be necessary, and remove references to Area C which covers some areas now in the UGZ.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Revise the FZ Schedule to only have the 'B area' minimum subdivision area requirements currently specified in the Farming Zone (FZ) incorporated map (as areas A and C have all been rezoned to GWZ or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
	UGZ) and replace the reference to 'above formula' with reference to 'N=A/20 formula'. Remove outdated map of minimum subdivision size areas which ceases to be necessary and remove references to Areas A and C which cover areas now in the GWZ or UGZ.			
Zones	Redraft Schedules to the Special Use Zone to comply with Ministerial Directions, including table of uses to: <ul style="list-style-type: none"> SUZ3 (revise term to stone exploration) SUZ5 (revise terms to plant nursery, store, convenience restaurant, reception centre, outdoor recreation facility) SUZ6 (revise to stone exploration) SUZ7 (stone exploration) SUZ8 (stone exploration) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Redraft Schedules to the Special Use Zone to comply with standard layout under Ministerial Directions, including specifically excluding any elements which should instead be a separate Development Plan Overlay.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zones	Update Urban Growth Zone (UGZ) Schedules with permit exemptions development and use of parks, sports reserves, and community infrastructure in accordance with the approved PSPs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zones	Rezone the following major DTP arterial roads and freeways declared under the Road Management Act into the Transport Zone Category 1: <ul style="list-style-type: none"> Deer Park Bypass Christies Road (section adjacent Deer Park Bypass and up to Ballarat Road) Robinsons Road (duplication of section south from Deer Park Bypass) These are all still in a mix of residential, industrial, and other zones.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zones	Rezone: 2-4 Unitt Street, Melton. Land is occupied by the Anglican Church and under the ownership of the Church of England. The land is currently zoned as Public Use Zone – Local Government. Rezone to residential or other zoning.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zones	Rezone: small area of Industrial 3 Zone land on the corner of Barries Road and Palmerston Road, Melton. The land is largely used for offices and other uses and is surrounded by residential land and parkland.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zones	Rezone: private land partly zoned PUZ1 (service and utility) in Djerriwarrh Creek north of Melton Weir, potentially to the adjacent RCZ zone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zones	Review and the 'N=A/20' subdivision formula in FZ and GWZ schedules and replace this with simpler requirements for appropriately sized lots as recommended in original panel report and Green Wedge plans.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zones	Rezone: land South of the Melton Council Civic Centre at 239 High Street Melton, 241-253 High Street, Melton, 255 High Street Melton, 18 and 20 McKenzie Street Melton from Public Use Zone 6 (Local Government) to C1Z or other suitable non-government specific zoning. Land is not owned by Council and currently developed and occupied by existing commercial uses, residential aged facility and Country Fire Authority (CFA).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
Zones	<p>Rezone: The following properties are either zoned RGZ or GRZ however they are developed with shops. Some would have existing use rights however it can cause issues where a use is being changed which would be permitted in a commercial zone but not a residential one.</p> <p>The following properties would be a better fit in a commercial / mixed use zone:</p> <ul style="list-style-type: none"> • 16, 18 and 20 Morris Street, Melton South • 22 Barries Road, Melton • 21 and 23 Centenary Ave, Melton 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zones	Refresh the <i>Melton Retail and Activity Centres Strategy</i> (2014), and implement subsequent updates to the Urban Growth Zone (UGZ) Schedules to implement changes to activity centre floor sizes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zones	Rezone: Schedule 1 to Clause 37.02 (CDZ) has no buildings and works or approval trigger for dwelling (including medium density and apartment buildings). Rezoning to a mix of other normal zones (residential, commercial, etc) will address this issue.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlays	Reduce HO118 covered area at Harlequin Avenue, Deanside. Heritage overlay for dry stone wall covers a huge area including many unrelated residential properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays	Discuss to confirm with relevant authority, then remove PAO8 for Calder Park Train Stabling and Maintenance Yards as this project is completed and land acquired many years ago.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays	Discuss to confirm with relevant authority, then remove completed Deer Park Bypass areas from PAO1 as this project is completed and land acquired. Leave other unrelated PAO1 areas (i.e. proposed Harkness Road Interchange).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays	Heritage Overlay Schedule table includes many useful details such as VHR numbers, notes limiting heritage protection to specific structures, and other details which are required to be removed under the standards of the ministerial direction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overlays	Review DDO1 adjacent Deer Park Bypass and remove referral requirement -VicRoads is not responding to referrals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overlays	Reduce HO6 covered area at 15-19 Yuille Street Melton. Heritage Overlay needs to be reduced to cover the church building only and not the Manse building which Councils heritage advisor has identified as not having any heritage significance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overlays	Review the DPO3 (Harkness Road) overlay to remove unnecessary requirements and allow minor works prior to a development plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overlays	Advocate, encourage or request that landowners of adverse amenity impacting uses prepare a Buffer Area Overlay	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overlays	Review the schedules and mapping of Schedules 1 and 2 of the Environmental Significance Overlay (ESO)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Particular provisions	<p>Schedule to <i>Clause 51.01 Specific sites and exclusions</i> includes Various incorporated documents, all included in clause 72.04 incorporated documents and incorporated documents online, with one exception.</p> <p>For ease of access and clarity, add the following incorporated document to incorporated documents online, and clause 72.04 incorporated documents:</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Clause	Change	Policy neutral	Not policy neutral	Further strategic work required
	<i>Ravenhall Concrete Segment Manufacturing Facility Incorporated Document, June 2018.</i>			
Particular provisions	For the Schedule to 52.02 Easements, Restrictions and Reserves, Council could conduct title searches of sites where restriction removal is exempted from permit in the schedule, to check if these items are now removed and can now be removed from schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General provisions	After discussing to confirm with referral authorities, update clause 66.04 referral of permit applications under local provisions, to refer to referral authorities under their identified current names and State departments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Operational provisions	Add to clause 72.03s the missing mention of map pages 9ICO, 10ICO, 14ICO. Also correct 13ICPO reference to 13ICO.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Operational provisions	There are two copies of the 'Small Lot Housing Code (VPA, November 2019)' included in the incorporated documents online. Delete the duplicate. The following appears missing from incorporated documents online: Mount Cottrell Water Storage Facility, Incorporated Document, February 2020. Add it. The following referenced under clause 51.01 is also missing and should be added: <i>Ravenhall Concrete Segment Manufacturing Facility Incorporated Document, June 2018.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Operational provisions	Update the schedule to 74.01 application of zones, overlays and provisions, to refer to Transport Zone 1, 2 and 3 rather than the superseded Road Zone 1 for the protection of priority roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational provisions	Create a new schedule to 74.02 Further strategic work, using the future work plan list identified by this review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational provisions	Six (6) various incorporated documents identified as either needing or being subject to already started further work to review and replace these. Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996, has timeless basic siting content which would only need a graphic design refresh.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings

A. The following projects have been identified as further strategic work for Council:

- Advocate, encourage or request that landowners prepare amendments to apply Buffer Area Overlays (BAO) around quarries, landfills, major pipelines, and other amenity impacting sites in the municipality, improving visibility, and preventing future issues
- Prepare and implement a suitable *Street Tree / Urban Forest Policy*.
- Review Council's *Stores and Outbuildings Policy*.
- Review Council's *Landscape Design Guidelines*.
- Review *House Smart 2014* and *House Rules 2015* and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (*Housing Change Framework* project).
- Replace the Caroline Springs Town Centre area Comprehensive Development Zone Schedule 1 (CDZ1) zoning with a mix of conventional zones and apply new / replacement design controls.

9. Analysis of current strategic work

This chapter of the report identifies the largest key issues that have come up during the preparation of the Planning Scheme Review, and several additional important issues.

9.1 Planning for places

9.1.1 Toolern Precinct Structure Plan

Issue

Outdated and critically underfunded PSP works and contribution requirements.

Discussion

The Toolern Precinct Structure Plan (PSP) was one of the earliest and largest Precinct Structure Plans created in the State of Victoria. Unfortunately it lacks significant details such as functional layout plans for proposed transport projects, lacks concept plans for community and recreation projects, lacks project cost sheets, which has resulted in huge funding shortfalls between developer contributions levied for expected costs, and the actual cost of delivering these works.

To address this, an extensive review has been conducted, identifying a large funding shortfall for the precinct. The review proposes a range of changes including deleting redundant infrastructure projects and increasing development contribution fees, in order to make the completion of the precinct with all necessary basic infrastructure economically feasible. This project is of critical financial importance to Council, authorisation to prepare this amendment was delayed by the Minister for Planning for more than one year. Focus and priority must remain on this project.

Finding

Complete the Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt.

9.1.2 Caroline Springs town centre zoning and design controls

Issue

Need for better zoning to allow for normal planning processes, and for better design controls.

Discussion

The Caroline Springs Major Town Centre area is subject to the Comprehensive Development Zone (CDZ). The CDZ provides little detail on the types of uses permitted or built form outcomes. This zone has allowed the rapid development of the town centre, most of the town centre has now developed and there are few infill development sites. The infill development is subject to loose development controls and is exempt from public notice and appeal right requirements.

These loose built form controls are resulting in both poor design outcomes, and landowners and occupiers are requesting the ability to object to development that affects their amenity. Two changes are recommended:

- Replace the existing CDZ with a suite of commonly used residential, commercial, and public use zones for Major Town Centres. This will reinstate standard permit triggers and notification requirements, enabling landowners and occupiers to be given notice of development applications and grant them appeal rights.
- Suitable design controls need to be created and applied, whether by zone schedules, Design and Development Overlays, or other means.

Finding

Replace the Caroline Springs Town Centre area Comprehensive Development Zone Schedule 1 (CDZ1) zoning with a mix of conventional zones and apply new / replacement design controls.

9.1.3 Melton Town Centre (MTC) Re-vitalisation

Discussion

The Melton Town Centre (MTC) Revitalisation is being facilitated and supported by recent grants from the State Government. Projects have been created to improve urban design, signage, and vitality of the original town centre, which has struggled with competition from newer activity centres. The projects have included

the creation of small business incubators, the renovation and leasing of an old courthouse building, and the creation of pop-up parks.

Council is currently preparing a Revitalisation Plan for the Melton Town Centre. The Revitalisation Plan will include recommendations on the future zoning and provide direction on the future use and development of the Town Centre. Work on the Revitalisation Plan to date has identified work is need to improve the standard of residential infill in the surrounding area.

Findings

Continue Melton Town Centre (MTC) Revitalisation project work and facilitate rezoning that will support further appropriate development of the centre.

9.1.4 Eynesbury

Discussion

The Eynesbury area has unique and complex planning controls intended to achieve specific urban design outcomes in this small rural community. However, development plan overlays are generating large amounts of permits for minor works, while newer areas of development are not consistently meeting the same architectural outcomes and appearance of the original sections of development. The local planning controls are dated, not performing optimally, and require review.

Finding

Review the local planning controls in the Eynesbury area.

9.2 Housing and Settlement

9.2.0 Residential Change Framework

Issue

The current housing and settlement framework for the municipality is dated and requires review to ensure the delivery of appropriate housing in the municipality, and to align with the Victorian Government's Housing Statement and the revisions to the suite of residential zones.

Discussion

Council has created two housing documents to guide the development of housing in the City of Melton:

- *House Smart 2014*, Council's housing diversity strategy, was created to identify the types of housing that would be needed and to guide housing growth in the City of Melton's established residential areas. This was used to guide the application of the reformed residential zones created by the State Government (Residential Growth Zone, the General Residential Zone, and the Neighbourhood Residential Zone).
- *House Rules – Housing Character and Assessment Guidelines 2015* was developed to provide guidance on neighbourhood character and are used in assessing multi-dwelling infill development and in subsequent VCAT appeals.

In the years since the creation of these documents, and the purpose and requirements of the various residential zones have been changed to support higher densities of development than was originally envisioned when these documents were created, with Amendment VC110 removing a single dwelling cap from the Neighbourhood Residential Zone while adding garden area requirements and increasing allowed building heights, and the release of Planning Practice Notes 90 and 91. The changes to the purpose of zones now conflicts with the design approaches laid out in the existing documents, and the zones and schedules applied to these neighbourhoods.

Council has identified work is needed to update the *House Smart 2014* and *House Rules 2015* documents and the zoning or schedules of these neighbourhoods, to better align the documents with the current purpose and requirements of each zone.

It is proposed that *House Rules* and *House Smart* will be refreshed at the same time. Combined, this large piece of proposed work is referred to as the *Housing Change Framework*. The *Housing Change Framework* will inform whether any changes should be made to the current application of residential zones within the City of Melton and will provide advice on the design of infill development in residential areas in the City of Melton.

As part of the translation of the PPF into a new format, the Department of Transport and Planning placed a sunset clause on the *Neighbourhood character* local policy at Clause 15.01-5L-01 which implements *House Rules Character Assessment Guidelines*. This local policy will expire in July 2026 and will be reviewed as part of the *Housing Change Framework* project as previously discussed.

It is noted that the State Premier and the Department of Transport and Planning have announced that new housing targets will be announced for each municipality alongside a reform of housing policy and the process of creating the new 'Plan for Victoria', intended to replace Plan Melbourne (2017-2050).

To ensure that our work on new housing policy aligns with State policy requirements and direction, it will likely be necessary to slightly delay the start of this work in order to await the release of these new State policy changes.

Finding

Following the release of changes to State housing policy, review *House Smart 2014* and *House Rules 2015* and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules.

9.3 Heritage

9.3.0 Review of Thematic History, *Melton Heritage Study 2007*, and *Heritage Strategy 2011*

Discussion

The *Melton Heritage Study 2007* is in need of review, with the first logical step being a review of the Thematic Environmental History (TEH), which identifies themes and places important to the history of the area. Our current TEH only touches on post-war and satellite city eras very briefly despite their importance. Since the early 2000s many State themes have been reviewed and additional themes added, which are absent from our TEH.

Once this is updated, these themes and findings can inform an update of the *Melton Heritage Study 2007*, as heritage studies need to be regularly reviewed to keep them current and address changes.

Finally, the *Melton Heritage Strategy 2011-2021* is now out of date and a new strategy needs to be prepared. The strategy provides a framework and plan to better understand, manage, and protect its heritage,

Finding

Review Council's Thematic Environmental History (TEH), to then inform a conducting a subsequent review of the *Melton Heritage Study 2007*.

9.3.1 Review of Dry Stone Wall Study, and addition of a local heritage Policy

Discussion

The Melton Dry Stone Wall Study needs to be reviewed. The existing study was prepared in 2011, and some of the walls that were recommended for protection in the heritage overlay have not yet been added to the heritage overlay.

There is also a need to prepare a heritage policy to be included in the Melton Planning Scheme. The heritage policy will provide guidance on how Council will exercise its discretion when considering applications that propose demolition, and alteration and additions to heritage places.

Finding

Review the Dry Stone Wall Study and add heritage overlay protection where sites are missing this.

Create a heritage policy to provide guidance on how Council will exercise its discretion when considering applications that propose demolition, and alteration and additions to heritage places.

9.4 Climate change and environment

9.4.0 Biodiversity Strategy

Discussion

The need for a municipal biodiversity strategy was identified in the 2012 Planning Scheme Review over a decade ago, and it is now an urgent priority. This strategy is the key work needed to respond to a vast array of environmental issues and queries raised in public submissions during consultation on the Western Plains

South Green Wedge Management Plan, will form the basis for a much better understanding of the native flora and fauna in our municipality and how to best manage and protect these, and may lead to subsequent work such as updating environmental overlays.

Finding

Create a Biodiversity Strategy for the City of Melton.

9.4.1 Creation of an Environmentally Sensitive Design (ESD) Policy, and subsequent consideration of potential Sustainable Design Assessment Planning Process (SDAPP) and Water Sensitive Urban Design (WSUD) Guidelines

Discussion

Creating an Environmentally Sustainable Design (ESD) policy has been identified as needed since 2012, and a large amount of the actions in Council's Environment policy (2017-2027) revolve around using and applying one. Various frameworks of ESD policy have been around for many years now, and Council should urgently develop and adopt one to guide development in the municipality.

When an ESD policy is adopted, Council can then consider further improving work in this area by potentially adopting a Sustainable Design Assessment Planning Process (SDAPP) and creating Council specific Water Sensitive Urban Design (WSUD) guidelines to complement existing Melbourne Water ones.

Finding

Create an Environmentally Sensitive Design (ESD) Policy, and then consider adopting a Sustainable Design Assessment Planning Process (SDAPP) and creating Council specific Water Sensitive Urban Design (WSUD) guidelines to complement existing Melbourne Water ones.

9.5 Planning in the Rural Zones

In the Farming Zone and Green Wedge Zone implement Green Wedge Plan Actions and review the schedules to address subdivision and fill dumping.

Issue

Outdated and complex minimum subdivision sizes, confusing schedules, and a lack of fill dumping controls. Actions from Green Wedge Plans also need to be implemented.

Discussion

Council has recently adopted the *Western Plains South Green Wedge Management Plan 2024*, which will need to be incorporated into the Melton Planning Scheme. The *Western Plains South Green Wedge Management Plan 2024* has identified the need to make some changes to the Melton Planning Scheme to improve the performance of the rural areas, including:

5. Both the Farming Zone and Green Wedge Zone Schedules in the Melton Planning Scheme are dated, and do not align with current policy or deal with current issues. The Scheme includes outdated and confusing precinct mapping which should be deleted as part of a simple policy neutral Planning Scheme Review implementation amendment.
6. The Farming and Green Wedge Zones include an archaic and complex subdivision rule where the number of lots that can be created is calculated using the $N=A/20$ formula. N is the number of lots that can be created, and A is the areas of land in hectares (noting that the subdivision must comprise one large primary lot and the secondary lots must be greater than one hectare and less than five hectares in size). The Planning Panel report recommended against adoption of this rule when originally introduced, and both Green Wedge Plans recommend its removal. This subdivision is contrary to the 40 Ha default minimum lot size in both zones, and in contrast to Green Wedge policy which seeks to avoid fragmentation of rural land and agricultural potential.
7. The dumping of vast amounts of clean fill, contaminated fill, and fill of unknown provenance onto rural sites in the Farming Zone and Green Wedge Zone land has become a common practice in the City of Melton. The development of growth areas generate large amounts of soil that needs to be removed from sites and developers are keen to dump this as close as possible to the development area to minimise transportation costs. Many developers have little regard to environmental impacts and losses, contamination issues, and landscape and amenity impacts created by the dumping of fill in rural / agricultural areas. A clear and useful permit trigger is required in schedules to better regulate the amount of fill can be received in the City of Melton's rural / agricultural areas.

Finding

Implement Green Wedge plan actions and review Farming Zone and Green Wedge Zone schedules, including simpler subdivision requirements and the creation of a fill dumping permit trigger.

9.6 Discretionary Land Use Policies

New policies to guide discretion in the Planning Policy Framework.

Issue

Consultation with the planning team at Council indicates that more guidance is required on a range of discretionary planning matters. These include issues that apply to both the use and development of lands.

Discussion

Planners in both of Council's statutory planning teams (Major Development - growth areas and Statutory Planning - existing areas) have identified that discretionary use policies are needed to address the pressure of such applications and the significant impact they can have on utility and amenity of their host zones.

Based on the feedback from the Council planners, discretionary use and development policies are required for the following:

- Gyms and dance school use in industrial zones.
- Places of worship and assembly uses in rural zones.
- Childcare and medical uses in residential zones.
- Lifestyle and display villages.
- Childcare centre location and design policy.
- Rural design policy.
- Commercial discretionary land use policy, which could be combined with work on a review of Council's now dated *Retail and Activity Centre Strategy 2015*.

Finding

Create a series of policies to guide discretionary land use and development.

9.7 Other Priority Issues

9.7.0 PPF Translation Sunset Clauses

Discussion

As part of the recent Planning Policy Framework (PPF) translation, Department of Transport and Planning (DTP) planners applied sunset periods to two additional Council policy / provisions, causing them to expire on 13 July 2026. These are:

- The *Signs at gateway entrances* local policy at Clause 15.01-1L-05. DTP advised a sunset provision was applied to this clause as the signage guidelines does not identify what areas in the municipality are gateways.
- The *Landscaping and green space* local policy at Clause 15.01-2L-03 which requires the use of Council's landscaping design guidelines (2010). DTP advised that the landscaping guidelines are an external document, and preference should be given to rewriting this policy to include the material relevant to this policy within the Planning Scheme.

Finding

Review the gateway signage provisions and landscaping guidelines provisions to improve these and address issues before the three-year sunset clauses on these provisions lapse.

9.7.1 Zoning and Overlay Anomalies

Discussion

The Review has identified zoning and overlay anomalies across our municipality. It is recommended that Council work with relevant landholders and stakeholders such as State Government department to correct these anomalies over time.

Finding

Prepare a combined anomalies correction amendment to address zoning and overlay errors.

9.7.2 Buffer Area Overlays

Discussion

Buffer Area Overlays (BAO) are a new control and present a new opportunity to make the presence and setback distances for adverse impact uses such as quarrying, landfills, and noisy or polluting heavy industrial uses easily and instantly recognisable to anyone considering development in the surrounding area. Such overlays would greatly improve awareness of nearby adverse impact uses and greatly reduce the risks and liabilities of Council failing to consider such sites, preventing future issues.

It is understood that the EPA has been actively encouraging landowners of affected sites to implement these new overlays during the licencing and re-licencing process.

Finding

Buffer Area Overlays should be prepared by the owner of the site causing the impact wherever possible. Council should identify these sites and advocate, encourage or request that the site owner undertake this work.

10. Further strategic work

10.1 Further Strategic Work Priorities

Appendix A5 includes further strategic planning work that has been identified through this review based on:

- Clause 74.02 Further Strategic Work that has not yet been completed.
- Council planning strategies that have been recently adopted.
- The audit of the planning scheme outlined in **Chapter 7** of this report.
- Key stakeholder engagement.

There are several pieces of further strategic work that have been identified in this review, as well as the further strategic work that is already identified at Clause 74.02.

Based on the existing Clause 74.02, the previous planning scheme review, the findings of this review and Council's existing strategic work program, the following list of further strategic work has been generated. It has been grouped thematically or by place (as appropriate).

10.2 Future Work by Themes

Table 14: Future work sorted by themes:

Future Work by Theme	Projects
Environment and landscape values, natural resources, and rural planning	<ul style="list-style-type: none"> • Complete and implement the <i>Western Plains South Green Wedge Management Plan</i>. • Refresh the <i>Western Plains North Green Wedge Management Plan 2014</i>. • Continue and complete current work on PPRZ parks and reserves rezoning. • Review Farming Zone and Green Wedge Zone fill permit triggers. • Review Farming Zone and Green Wedge Zone subdivision sizes. • Create a Recycled Water Plan / Strategy in conjunction with Greater Western Water. • Review the <i>Significant Landscapes Strategy 2016</i> • Remove the Restructure Overlay from land in Chartwell. • Create an <i>Environmentally Sensitive Design</i> (ESD) Policy, and then consider adopting a <i>Sustainable Design Assessment Planning Process</i> (SDAPP). • Create Council specific <i>Water Sensitive Urban Design</i> (WSUD) guidelines to complement existing Melbourne Water ones. • Create a <i>Biodiversity Strategy</i> for the City of Melton • Review the State Flora and Fauna Guarantee Act • Review Schedules 1 and 2 to Environmental Significance Overlay • Investigate protecting Growling Grass Frog areas along waterways outside of the Urban Growth Boundary. • Consider undertaking roadside vegetation research and adding overlays to protect roadside vegetation.
Environment risks and infrastructure	<ul style="list-style-type: none"> • Advocacy on Western Renewables Link Environment Effects Statement • Encourage and request landowners to prepare amendments to apply adequate Buffer Area Overlays (BAO) around quarries, landfills, major pipelines, and other amenity impacting sites throughout the municipality, improving visibility, and preventing future issues.
Open space, parks and reserves	<ul style="list-style-type: none"> • Refresh / implement the <i>Werribee River Trail Strategy</i> (2013). • Continue and complete current work on PPRZ parks and reserves rezoning. • Complete a review of Council's <i>Open Space Plan</i> and open space contribution rates.
Economic development and tourism	<ul style="list-style-type: none"> • Complete the <i>Melton Employment and Industrial Land Strategy</i>. • Update the Melton Highway Tourist Precinct policy / zone schedule – may be addressed by the development of the future Warrensbrook PSP.
Transport	<ul style="list-style-type: none"> • Refresh <i>Moving Melton Integrated Transport Strategy 2015</i>. • Undertake and implement a <i>Car Parking Study</i>.
VicRoads / DTP	Projects for the Department of Transport and Planning – Transport Division:

	<ul style="list-style-type: none"> • Rezone arterial roads and freeways declared under the Road Management Act to Transport Zone Category 1. Affected roads include the Deer Park Bypass, sections of Christies Road, and sections of Robinsons Road. • Review Public Acquisition Overlays in the City of Melton and remove redundant overlays. PAO1 (Deer Park Bypass) and PAO8 appear to be redundant as the land has been acquired. Remove Schedule 1 to Design and Development Overlay as the Deer Park Bypass has been constructed and this control appears too now be redundant.
Land use and settlement, including housing	<ul style="list-style-type: none"> • Review <i>House Smart 2014</i> and <i>House Rules 2015</i> and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (<i>Housing Change Framework</i> project). • Replace the Caroline Springs Town Centre area CDZ1 zoning with a mix of conventional zones and apply new / replacement design controls. • Develop an <i>Affordable Housing Policy</i>.
Built form, design guidelines	<ul style="list-style-type: none"> • Create a series of Discretionary Use Policies for Industrial, Residential, Rural, Commercial, and Interface areas. • Create design guidelines for some common discretionary uses such as childcare centres. • Review Council's <i>Stores and Outbuilding Policy</i>. • Prepare and implement a suitable <i>Street Tree / Urban Forest Policy</i>. • Prepare updated Industrial Design Guidelines (2016). • Remove the following redundant incorporated documents - <i>Design and Siting Guidelines 1996</i> and <i>Guidelines for Environmental Management Plans in rural areas 1996</i>. • Create a <i>Commercial Design Policy</i>. • Review Council's <i>Landscaping Design Guidelines</i> (2010). • Prepare <i>Urban Design Framework Guidelines</i>. • Prepare and implement <i>Public Realm Design Guidelines</i>.
Activity centres, township planning	<ul style="list-style-type: none"> • Review the <i>Retail and Activity Centres Strategy 2014</i>, to cover isolated retail and new suburbs • Review the <i>Eynesbury Development Plan</i> and Town Centre. • Prepare the <i>Melton South Structure Plan</i>. • Review the <i>Woodgrove Structure Plan</i>. • Replace the Caroline Springs Town Centre area CDZ1 zoning with a mix of conventional zones and apply new / replacement design controls. • Continue Melton Town Centre (MTC) Revitalisation project work including facilitating appropriate zoning to support further development of the centre. <p>Precinct Structure Plans:</p> <ul style="list-style-type: none"> • Complete the <i>Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt</i>. • Work with the Victorian Planning Authority to complete the <i>Melton East Precinct Structure Plan</i>. • Rezone the Taylors Hill West Precinct Structure Plan area into conventional zoning. • Consider the removal of DCPO1 area from Fraser Rise as the area is almost entirely built out. <p>Urban Design Frameworks (UDF):</p> <ul style="list-style-type: none"> • Complete the <i>Aintree (Rockbank North) Major Town Centre UDF</i>. • Complete the <i>Mt Atkinson Major Town Centre South UDF</i>. • Complete the <i>Mt Atkinson Western Freeway Commercial Area UDF</i>. • Prepare the <i>Westcott Parade UDF</i>. • Prepare the <i>Melton North Local Town Centre UDF</i>. • Prepare the <i>Toolern (Weir Views North) Local Town Centre UDF</i>. • Prepare the <i>Toolern (Weir Views South) Local Town Centre UDF</i>. • Prepare the <i>Toolern (Strathulloh) Local Town Centre UDF</i> • Prepare the <i>Toolern (Thornhill Park) Local Town Centre UDF</i> • Prepare the <i>Fraser Rise (Plumpton) Major Town Centre and Business and Employment Precinct UDF</i>. • Prepare the <i>Rockbank Mixed Use and Commercial Precinct UDF</i>.
Heritage	<ul style="list-style-type: none"> • Review Thematic Environmental History in the <i>Melton Heritage Study</i> (2007)

- Subsequently review and update the *Melton Heritage Study 2007*.
- Create / refresh the *Melton Heritage Strategy* as the current one has expired.
- Create a heritage policy / schedule with criteria with requirements and guidelines for the provision and assessment of heritage overlay permit applications
- Create *Dry Stone Wall Design Guidelines*
- Some dry stone walls recommended for heritage protection in the *Melton Dry Stone Wall Study* still need to be added to the Heritage Overlay
- Remove inappropriate anomaly sites that do not belong in the heritage overlay
Investigate the creation of a Schedule to Clause 52.33 to protect any dry stone walls not already protected by an overlay.
- Dry Stone Wall Design Guidelines (created by Whittlesea City Council) to be adapted and implemented when available.

Site specific / spot rezoning and overlay anomalies

Projects for Council's Strategic Planning Team:

Zoning Anomalies:

- Replace the Caroline Springs Town Centre area CDZ1 zoning with a mix of conventional zones and apply new / replacement design controls.
- Rezone Mixed Use Zone land in Eynesbury.
- Rezone Public Use Zone land adjacent Council offices.
- Rezone local milk bars and strip shops
- Rezone Public Use Zone at 2-4 Unitt Street, Melton to GRZ or RGZ.
- Rezone: small area of Industrial 3 Zone land on the corner of Barries Road and Palmerston Road, Melton.
- Rezone Public Use Zone at Djerriwarrh Creek used for private grazing land adjacent Brookfield area.
- Continue and complete current work on PPRZ parks and reserves re-zoning
- Rezone 41 Exford Road Melton South subject to Public Park and Recreation Zone to Public Use Zone for upcoming kindergarten replacement.
- Rezone Rockbank Primary School Public Park and Recreation Zone to Public Use Zone (education).
- Rezone arterial roads and freeways declared under the Road Management Act to Transport Zone Category 1. Affected roads include the Deer Park Bypass, sections of Christies Road, and sections of Robinsons Road.

Overlay anomalies:

- Remove inappropriate anomaly sites that do not belong in the heritage overlay.
- Review Public Acquisition Overlays in the City of Melton and remove redundant overlays. PAO1 (Deer Park Bypass) and PAO8 appear to be redundant as the land has been acquired.
- Remove Schedule 1 to Design and Development Overlay as the Deer Park Bypass has been constructed and this control appears too now be redundant.

10.3 Future Work by Area

10.3.1 Entire Municipality

Table 15: Future work sorted by area (entire municipality):

Area specific Future Work by Area	Projects
Entire Municipality	<p>Amenity</p> <ul style="list-style-type: none"> • Prepare an amendment to apply adequate Buffer Area Overlays (BAO) around quarries, landfills, major pipelines, and other amenity impacting sites throughout the municipality, improving visibility, and preventing future issues. <p>Retail</p> <ul style="list-style-type: none"> • Review the <i>Retail and Activity Centres Strategy 2014</i>, to cover isolated retail. <p>Design</p> <ul style="list-style-type: none"> • Prepare and implement <i>Public Realm Design Guidelines</i>. • Prepare <i>Urban Design Framework Design Guidelines</i>. • Prepare updated <i>Industrial Design Guidelines 2016</i>.

- Create *Commercial Design Guidelines*

Landscaping

- Prepare and implement a suitable *Street Tree / Urban Forest Policy*.
- Review Council's Landscape Design Guidelines (2010).

Transport

- Refresh the *Moving Melton Integrated Transport Strategy* (2015).

Open Space

- Complete a review of Council's *Open Space Plan* and open space contribution rates.

Environment

- Create a *Biodiversity Strategy* for the City of Melton.
- Create an Environmentally Sensitive Design (ESD) Policy, and then consider adopting a Sustainable Design Assessment Planning Process (SDAPP).
- Create Council specific Water Sensitive Urban Design (WSUD) guidelines to complement existing Melbourne Water ones.
- Review Schedules 1 and 2 of the Environmental Significance Overlay.
- Review the State Flora and Fauna Guarantee Act

Heritage

- Review the Thematic Environmental History in the *Melton Heritage Study 2007*.
- Subsequently review and update the *Melton Heritage Study 2007*.
- Create / refresh the *Melton Heritage Strategy 2011-2021* as the current one has expired.
- Create a heritage policy / schedule with criteria with requirements and guidelines for the provision and assessment of heritage overlay permit applications.
- Create *Dry Stone Wall Design Guidelines*.
- Investigate the creation of a Schedule to Clause 52.33 to protect any dry stone walls not already protected by an overlay.
- Some dry stone walls recommended for heritage protection in the *Melton Dry Stone Wall Study* still need to be added to the Heritage Overlay.
- Remove inappropriate anomaly sites that do not belong in the heritage overlay.

10.3.2 Urban Areas

Table 16: Future work sorted by area (urban areas):

Area specific Future Work by Area	Projects
Entire Urban Area in general	<p>Open Space</p> <ul style="list-style-type: none"> • Continue and complete current work on PPRZ parks and reserves. Rezoning. <p>Employment</p> <ul style="list-style-type: none"> • Complete the <i>Melton Employment and Industrial Land Strategy</i> <p>Retail</p> <ul style="list-style-type: none"> • Rezone local milk bars and strip shops. <p>Housing</p> <ul style="list-style-type: none"> • Review <i>House Smart 2014</i> and <i>House Rules 2015</i> and replace these with coherent and effective new documents, along with any necessary associated changes to residential zone schedules (<i>Housing Change Framework</i> project). • Create an <i>Affordable Housing Policy</i>.

Area specific Future Work by Area	Projects
	<p>Transport</p> <ul style="list-style-type: none"> Undertake and implement a <i>Car Parking Study</i>. <p>Amenity</p> <ul style="list-style-type: none"> Create a series of Discretionary Use Policies for Industrial, Residential, Commercial, and Interface areas. <p>Design</p> <ul style="list-style-type: none"> Create design guidelines for some common discretionary uses such as childcare centres.
Aintree	<ul style="list-style-type: none"> Complete the <i>Aintree (Rockbank North) Major Town Centre Urban Design Framework</i>.
Bonnie Brook	<ul style="list-style-type: none"> Review schedules to Development Plan Overlay including Schedule 4 – Tourist Precinct. Update Melton Highway Tourist Precinct policy / zone schedule – may be addressed by the development of the future Warrensbrook PSP
Caroline Springs	<ul style="list-style-type: none"> Replace the Caroline Springs Town Centre area CDZ1 zoning with a mix of conventional zones and apply new / replacement design controls
Cobblebank	<ul style="list-style-type: none"> Complete the Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt. Refresh the <i>Cobblebank Employment and Mixed Use Urban Design Framework 2019</i>. Refresh the <i>Cobblebank Metropolitan Activity Centre Urban Design Framework 2019</i>.
Fraser Rise	<ul style="list-style-type: none"> Prepare the <i>Fraser Rise (Plumpton) Major Town Centre and Business and Employment Precinct Urban Design Framework</i>. Rezone the Taylors Hill West Precinct Structure Plan area located in Fraser Rise into conventional zoning. Consider the removal of DCPO1 area from Fraser Rise as the area is almost entirely built out.
Grangefields	<ul style="list-style-type: none"> Work with the Victorian Planning Authority to complete the <i>Melton East Precinct Structure Plan</i>.
Kurunjang	<ul style="list-style-type: none"> Prepare the Melton North Local Town centre Urban Design Framework
Melton	<ul style="list-style-type: none"> Continue Melton Town Centre (MTC) Revitalisation project work including facilitating appropriate zoning to support further development of the centre. Rezone Public Use Zone land adjacent Council offices. Rezone Public Use Zone at 2-4 Unitt Street, Melton to GRZ or RGZ. Rezone: Industrial 3 Zone on the corner of Barries Road and Palmerston Road, Melton.
Melton South	<ul style="list-style-type: none"> Prepare the <i>Melton South Structure Plan</i>. Rezone 41 Exford Road Melton South subject to Public Park and Recreation Zone to Public Use Zone for upcoming kindergarten replacement.
Melton West	<ul style="list-style-type: none"> Review the <i>Woodgrove Structure Plan</i>
Ravenhall	<ul style="list-style-type: none"> Rezone sections of Christies Road, Deer Park Bypass and Robinsons Road declared under the Road Management Act to Transport Zone Category 1. Review Public Acquisition Overlays in the City of Melton and remove redundant overlays. PAO1 (Deer Park Bypass) and PAO8 appear to be redundant as the land has been acquired.

Area specific Future Work by Area	Projects
	<ul style="list-style-type: none"> Remove Schedule 1 to Design and Development Overlay as the Deer Park Bypass has been constructed and this control appears too now be redundant.
Rockbank	<ul style="list-style-type: none"> Prepare the <i>Westcott Parade Urban Design Framework</i> Prepare the <i>Rockbank Mixed Use and Commercial Precinct Urban Design Framework</i>. Rezone Rockbank Primary School Public Park and Recreation Zone to Public Use Zone (education)
Strathulloh	<ul style="list-style-type: none"> Complete the Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt. Prepare the <i>Toolern (Strathulloh) Local Town Centre Urban Design Framework</i>.
Thornhill Park	<ul style="list-style-type: none"> Complete the Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt. Prepare the <i>Toolern (Thornhill Park) Local Town Centre Urban Design Framework</i>.
Truganina	<ul style="list-style-type: none"> Complete the <i>Mt Atkinson Major Town Centre South Urban Design Framework</i>. Complete the <i>Mt Atkinson Western Freeway Commercial Area Urban Design Framework</i>.
Weir Views	<ul style="list-style-type: none"> Complete the <i>Toolern Precinct Structure Plan Review – Planning Scheme Amendment C232melt</i>. Prepare the <i>Toolern (Weir Views North) Local Town Centre Urban Design Framework</i>. Prepare the <i>Toolern (Weir Views South) Local Town Centre Urban Design Framework</i>.

10.3.3 Rural Areas

Table 16: Future work sorted by area (rural areas):

Area specific Future Work by Area	Projects
Rural Areas in general	<ul style="list-style-type: none"> Review Farming Zone and Green Wedge Zone fill permit triggers. Review Farming Zone and Green Wedge Zone subdivision sizes. Create a Discretionary Use Policy for Rural and Interface areas. Review Council's <i>Stores and Outbuildings Policy</i>. Consider undertaking roadside vegetation research and adding more overlays to protect roadside vegetation. Investigate protecting Growling Grass Frog areas along waterways outside of the Urban Growth Zone. Create a Recycled Water Plan / Strategy in conjunction with Greater Western Water. Review the <i>Significant Landscapes Strategy 2016</i> Remove the following redundant incorporated documents - <i>Design and Siting Guidelines 1996</i> and <i>Guidelines for Environmental Management Plans in rural areas 1996</i>.
Southern Rural Area	<ul style="list-style-type: none"> Complete and implement the <i>Western Plains South Green Wedge Management Plan</i>. Refresh / Implement the <i>Werribee River Trail Strategy (2013)</i>.
Brookfield (section outside the Urban Growth Boundary)	<ul style="list-style-type: none"> Review Schedule 3 to Development Plan Overlay - Harkness Road Rural Living Area to include minor works exemptions. Rezone PUZ land on Djerriwarrh Creek - private grazing land (Brookfield area)
Chartwell	<ul style="list-style-type: none"> Remove the Restructure Overlay from land in Chartwell
Eynesbury	<ul style="list-style-type: none"> Review the <i>Eynesbury Development Plan</i> and Town Centre. Rezone Mixed Use Zone land in Eynesbury.
Northern Rural Area	<ul style="list-style-type: none"> Refresh the <i>Western Plains North Green Wedge Management Plan 2014</i> Advocacy on Western Renewables Link Environment Effects Statement.

10.4 Update to Clause 74.02 Further Strategic Work

Clause 72.04 provides a location in the planning scheme to identify the strategic planning work that Council intends to undertake over the next four years to keep the scheme current and responsive to community needs.

Council officers have identified the further strategic work that should be included in Clause 74.02 based on the principles in **Table 17** and can be seen in the marked-up ordinance at **Appendix Two**.

Table 17: Principles for including further strategic work

Principles for including further strategic work in Clause 74.02	
1	It will aid a reader in making a decision or recommendation.
2	It demonstrates a link to achieving the objectives of planning.
3	It has been clearly scoped and identifies the issue or issues to be addressed.
4	It responds to a relevant local planning need.

Schedule to Clause 74.02 Further Strategic Work

- Prepare a public open space contribution rate for established residential areas.
- Prepare the Western Plains South Green Wedge Management Plan.
- Implementing the Western Plains North Green Wedge Management Plan 2014 recommendations.
- Investigate applying the Green Wedge A Zone at interfaces to existing settlements.
- Review planning provisions to protect waterways, wetlands and catchments.
- Update flora and fauna mapping for the city.
- Develop a Roadside Management Plan to protect local biodiversity.
- Investigate removal of land from the Environmental Significant Overlay where no environmental factors are demonstrated.
- Develop a biodiversity strategy.
- Prepare Environmentally Sustainable Design guidelines.
- Implement Sustainable Design Assessment in the Planning Process (SDAPP).
- Update flood maps.
- Review *Flood Management Plan for the City of Melton and Melbourne Water 2013*
- Review the *Caroline Springs Comprehensive Development Plan 2000* and rezone land from the Comprehensive Development Zone into a mix of appropriate conventional zones.
- Review the:
 - *Woodgrove Structure Plan 2006.*
 - *High Street Structure Plan 2007.*
- Prepare a Structure Plan for the Melton South Neighbourhood Centre.
- Prepare Urban Design Frameworks for the:
 - Fraser Rise (Plumpton) Town Centre.
 - Fraser Rise (Plumpton) Business and Industrial Precinct.
 - Mt Atkinson Major Town Centre.
 - Western Freeway Commercial Area.
- Review *Landscape Guidelines for the Shire of Melton 2010.*
- Review Shire of Melton: Environmental History 2007 to identify places for future gap studies.
- Develop built form guidelines for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.
- Develop an affordable housing policy.
- Prepare a Road Network Plan to prioritise transport modes based on desired road functions.
- Prepare an Active Transport (Walking and Cycling) Strategy.
- Implement *Communications Infrastructure Policy Framework December 2017.*
- Apply planning controls to protect existing infrastructure from urban development encroachment.
- Investigate creating buffer zones.
- Investigate planning controls to identify and protect pipelines.
- Investigate rezoning Eynesbury Township from the Mixed Use Zone to an appropriate suite of zones
- Create a series of Discretionary Use Policies for Industrial, Residential, Rural, Commercial, and Interface areas, and design guidelines for some common discretionary uses such as childcare.
- Complete the Toolern PSP Review Amendment as the highest critical priority.
- Continue Melton Town Centre (MTC) Revitalisation work and correct any zoning anomalies.
- Review the House Rules Character Guidelines and Housing Diversity Strategy
- Review Farming Zone and Green Wedge Zone schedules for subdivision, and fill dumping triggers.
- Prepare a combined anomalies correction amendment to address zoning and overlay errors.
- Review the gateway signage provisions and landscaping guidelines provisions.
- Complete needed Urban Design Frameworks
- Prepare and implement Public Realm Design Guidelines
- Prepare Urban Design Framework (UDF) Design Guidelines
- Review Open Space Strategy and public open space contribution rates.
- Refresh / Implement the *Werribee River Trail Strategy 2013.*
- Review the Stores and Outbuildings Policy
- Review the Retail and Activity Centres Policy, update floorspace, cover isolated retail and new suburbs.
- Prepare updated Industrial Design Guidelines
- Prepare and implement a suitable Street Tree / Urban Forest Policy
- Complete a Melton South Town Centre Structure Plan
- Rezone the Taylors Hill West PSP area into conventional zoning.

Appendix Index One: Analysis documents

Please see the following list of SEPARATE APPENDICES informing this report:

- **A1 Planning Scheme Audit**
- **A2 Planning Performance**
- **A3 Third Party Reviews**
- **A4 Document Review**
- **A5 Future Work Program**
- **A6 State policy changes since last review**
- **I1 Planning Survey Spreadsheet**
- **I2 Ministerial Guidelines Review**
- **I3 Internal and External Referrals**
- **I4 Documents for review and work underway**
- **L1 Letter of findings to minister**

Appendix Index Two: Marked up ordinance

Please see the following list of SEPARATE APPENDICES informing this report:

- **A7 Draft Planning Provision Edits**
- **A8 Draft Heritage Overlay Schedule Provision Edits**

