

12.7 PLANNING SCHEME AMENDMENT C245MELT - WESTERN PLAINS SOUTH GREEN WEDGE MANAGEMENT PLAN AND PLANNING SCHEME REVIEW IMPLEMENTATION

Author: Timothy Blackie - Strategic Planner
Presenter: Sam Romaszko - Director City Futures

PURPOSE OF REPORT

To consider, prepare and place Amendment C245melt to the Melton Planning Scheme on public exhibition.

RECOMMENDATION:

That Council:

1. Seek authorisation from the Minister for Planning to prepare Amendment C245melt to the Melton Planning Scheme
2. Upon receipt of authorisation, prepare and exhibit Amendment C245 to the Melton Planning Scheme, in accordance with the *Planning and Environment Act 1987*.
3. Authorise the Chief Executive Officer to negotiate and resolve any issues that are raised by submitters during the exhibition process prior to the amendment being reported back to Council for referral to a Planning Panel or adoption of the amendment.

Motion

Crs Turner/Zada.

That Council:

1. Seek authorisation from the Minister for Planning to prepare Amendment C245melt to the Melton Planning Scheme
2. Upon receipt of authorisation, prepare and exhibit Amendment C245 to the Melton Planning Scheme, in accordance with the *Planning and Environment Act 1987*.
3. Authorise the Chief Executive Officer to negotiate and resolve any issues that are raised by submitters during the exhibition process prior to the amendment being reported back to Council for referral to a Planning Panel or adoption of the amendment.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

Council officers are seeking authorisation to commence a proposed planning scheme amendment to implement content and recommendations identified in the *Western Plains South Green Wedge Management Plan (2024)* and the *Planning Scheme Review (2024)*.

Both documents were completed and endorsed by Council in 2024 and recommended minor updates and changes to the Melton Planning Scheme. These recommended changes included replacement of outdated maps, updating sections in local policies to strengthen policy on agriculture and tourism, adding a permit trigger for dumping of fill, amending the permit triggers for water flow across properties, and updating the Further Strategic Work clause in the scheme.

It is recommended that Council seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C245melt.

2. Background/Issues

Western Plains South Green Wedge Management Plan

There are 12 green wedges within Melbourne, and each require the preparation of a Green Wedge Management Plan. These plans seek to protect and strengthen key features and values within these areas, ensuring their viability into the future. The City of Melton has two specified green wedges, the Western Plains North and the Western Plains South – which is shared with the City of Wyndham.

Council officers completed extensive work on the Western Plains South Green Wedge Management Plan (The Plan), which was adopted at the Council Meeting on 26 February 2024.

The Plan identifies a vision, and actions for the sustainable use and development for the section of the Western Plains South Green Wedge located within the City of Melton (Wyndham will prepare a plan for their portion of the Green Wedge South area). The Plan identifies the issues and opportunities in the area, provides guidance for land use planning and land management and highlights opportunities for future projects in the area.

The Plan included various actions and recommendations which could be implemented into local policy in the Melton Planning Scheme, including identifying key sites and areas for agriculture, tourism, and walking and cycling trails, adding references to the plan in local policy, and addressing some issues in local planning controls. The Plan also identified issues with earthworks planning permit triggers in local schedules which need improvement.

A planning scheme amendment is now proposed to implement content and actions of the Plan into local planning policy, and to implement changes to local planning schedules where opportunities for improvements in planning for our rural areas have been identified.

The amendment is proposed to include the following:

- Deletion of an outdated map for Farming and Green Wedge Zones.
- Insertion of new Schedules to the Green Wedge and Farming Zones, to differentiate minimum lot sizes.
- Updating Clause 74.02 Further Strategic Work to reflect the creation of the Western Plains South Green Wedge Management Plan, and other updates to future work priorities identified by the Melton Planning Scheme Review adopted in May 2024.
- Adding priorities identified in the Western Plains South Green Wedge Management Plan (2024) to local policy on agriculture, tourism, and cycling and trails.

- Amending minor typographical errors.
- Adding a planning permit trigger for the dumping of over 100 cubic metres of fill, across the following rural zone schedules:
 - Green Wedge Zone Schedules 1 and 2
 - Farming Zone Schedules 1 and 2
 - Green Wedge A Zone
 - Rural Conservation Zone 1, 2, 3 and 4.
- Amending both existing permit triggers for works which alter the flow of water across a property boundary, and the trigger for works which increase saline water discharge, across the following rural zone schedules:
 - Green Wedge Zone 1 and 2
 - Farming Zone 1 and 2

Earthworks Permit Triggers

The last two changes outlined above respond to identified issues with local rural earthworks permit triggers. Specifically, the levelling and development of large estate areas in our growth areas generates large amounts of fill soil and a need for disposal, which can often lead to vast quantities of fill (both clean and often contaminated) being dumped on rural properties, potentially in inappropriate locations such as along or over creek lines and valleys, and often with significant environmental, visual aesthetic, drainage, and traffic impacts in the area.

Several Council and State strategic documents have recommended introducing a fill permit trigger into the Planning Scheme, including:

- The recent Victorian State Government Green Wedge Action Plan (2024) has recommended implementing such a planning permit trigger in all Victorian planning schemes within 3 years (Action 19).
- The Western Plains South Green Wedge Management Plan also identified the need for better earthworks planning controls in rural areas (Action E7).
- The Western Plains North Green Wedge Management Plan (2014) similarly identified the need to investigate options for the management of clean fill impacts (Action L7 a2).
- The Melton Planning Scheme Review (2024) prioritised 'planning for rural areas' as a key area of planning reform work and included a specific recommendation (no. 8) to review rural zone schedules and fill dumping triggers.

To address the issue, it is proposed to implement such a permit trigger as part of this amendment.

This new permit trigger is proposed to be applied across four zones and nine schedules, to provide adequate coverage of rural land in private ownership. This includes the rural conservation zone which covers key rural areas but also covers some public land and urban waterways.

It is also noted that there are errors in the text of local zone schedules for existing earthworks triggers for works impacting the flow of water across property boundaries, and for works that increase the discharge of saline groundwater. The current text as written triggers a permit for minor works less than 1 metre in depth, while exempting anything larger. This is an error that needs to be rectified as it regulates only insignificant minor works while allowing all larger impacts to be as-of-right, and it appears to be an error in the drafting of the text dating back to the creation of the current format planning scheme in 1999.

It is proposed to adopt the text used in local schedules in many planning schemes in Victoria, which simply state 'all land', to better mitigate the risks posed to any neighbouring properties, waterways, and the environment.

Melton Planning Scheme Review

Planning Scheme Reviews are required to be undertaken by Councils every 4 years under Section 12(B) of the *Planning and Environment Act 1987*.

Council has undertaken several substantial updates to the Melton Planning Scheme in recent years, including the MSS and local policies review in 2019 (C200) and the Planning Policy Framework translation in 2023 (C219). Due to these recent updates, this Planning Scheme Review only recommended minor changes to the planning scheme. The Review was completed by Council officers and endorsed by Council at the 14 May 2024 Council meeting.

The Planning Scheme Review Report recommended (at Section 1.1) that Council:

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

a) 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.

b) Incorporate updated demographic data and make other updates to factual data.

c) After discussion to confirm with relevant authorities, remove all the identified incorporated documents for completed projects which are no longer required.

d) Remove duplicate incorporated documents and add missing incorporated documents.

e) Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.

This amendment proposes to implement parts b) and e) of the list above by updating demographic data in Clause 02.01 – Context, and by updating the Schedule to Clause 74.02 – Further Strategic Work.

As outlined in the review report, the further work program focuses on six key themes:

- Planning for Places
- Housing and Settlement
- Heritage
- Climate Change and Environment
- Planning in Rural Zones
- Discretionary Land Use Policies

Under each of these themes, the review identifies further strategic work projects, which will provide various improvements to the Melton Planning Scheme to address and improve planning outcomes. Updating Clause 74.02 Further Strategic Work will provide strategic support for undertaking this work and is the core benefit of the review.

Part a) of the above list will not be undertaken as part of this Amendment as the Victorian Government is already addressing some of the changes identified in their own amendment VC232 which is currently in progress.

Following further review and the advice of DTP officers, parts c) and d) are not proposed to proceed as there are very few changes that would be required and minimal benefits achieved from undertaking that work.

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

2. A vibrant and healthy natural and built environment

2.3 A City growing and developing sustainably.

4. Financial Considerations

Financial implications for preparing this planning scheme amendment includes Council officer time required and Amendment Fees.

If there are public submissions which cannot be suitably resolved, a planning panel would be required to be appointed. If this were to happen fees of between \$16,672.90 to \$44,531.90 would be applicable depending upon the number of submissions requiring panel consideration.

Carrying out a planning scheme amendment to rectify various minor errors and updates already identified by the Western Plains South Green Wedge Management Plan and 2024 Melton Planning Scheme review is important to getting value out of the resources already invested in completing these projects and ensuring the efficient ongoing operation of the Melton Planning Scheme.

5. Consultation/Public Submissions

If authorised to proceed, as part of the amendment process the proposed amendment would be placed on public exhibition. As the amendment impacts large areas of the municipality and local policy, public notice would be provided by measures such as notice in local newspapers, on Council's website, the Melton conversations website, and in the Victorian Government Gazette.

If any submissions are received, Council officers would seek to address any suggestions or concerns if possible. If there are any submissions that cannot be suitably resolved, a planning panel would be appointed by the Minister for Planning who will refer unresolved matters to Planning Panels Victoria to assess the submissions and merits of the proposed amendment, before providing a Panel Report with its recommendations for Council to subsequently consider.

6. Risk Analysis

The proposed amendment consists of several changes to improve rural planning provisions. Some are 'policy neutral' and some are intended to clearly outline existing planning controls using separate schedules.

In relation to the *Planning Scheme Review* component of the Amendment, updates to the Further Strategic Work clause will be revised to include the findings of the 2024 Melton Planning Scheme Review. The only risks of these changes are that if not implemented the scheme content will remain less clear and current.

Without adding local policy references to the Western Plains South Green Wedge Management Plan and brief content from the Plan including key sites, areas, and priorities to local policy on agriculture, tourism, and cycling and trails in the Melton Planning Scheme, there would be a lack of priorities identified for our Southern rural area, a lack of statutory weight to the green wedge Plans and a risk of poorer planning outcomes in our rural areas.

The proposed changes to earthworks permit triggers are highly important in addressing issues of large scale dumping and disposal of both clean and contaminated fill on rural properties, potentially in inappropriate locations such as along or over creek lines and valleys, which often has significant environmental, visual aesthetic, and traffic impacts in the area.

7. Options

Council can resolve to either:

- Seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C245 in accordance with the Planning and Environment Act, or
- Not proceed with the Amendment.

LIST OF APPENDICES

1. C245melt Explanatory Report and Instruction Sheet
2. C245melt Track changed ordinance

Planning and Environment Act 1987

Melton City Council Planning Scheme

Amendment C245melt

Explanatory Report

Overview

The proposed amendment implements changes identified in the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014), and some minor changes recommended by the *Melton Planning Scheme Review* (2024).

It does this by updating local policy at Clause 2.01 (Context), Clause 11.01-L-01 (Non-urban land), Clause 14.01-1L (Protection of agricultural land), Clause 17.04-1L (Facilitating tourism) and Clause 18.01-3L (Sustainable personal transport) to make reference to the strategies and guide sustainable agricultural practises and tourism. It also amends the existing Schedules and inserts a new Schedule to Clause 35.04 (Green Wedge Zone) and Clause 35.07 (Farming Zone). The amendment inserts a new permit trigger for earthworks in the Schedule to Clause 35.04 (Green Wedge Zone), the Schedule to Clause 35.05 (Green Wedge Zone A), the Schedule to Clause 35.07 (Farming Zone) and Schedules 1, 2, 3 and 4 to Clause 35.06 (Rural Conservation Zone). It also amends the existing permit triggers for earthworks in Clause 35.04 (Green Wedge Zone), Clause 35.05 (Green Wedge Zone A) and the Schedule to Clause 35.07 (Farming Zone). It also deletes a redundant map in the Schedule to Clause 35.04 and amends maps numbers 1,2,3,4,5,6,7,8,9,10,11,12,13, and14.

The amendment proposes to insert *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) to the Schedule to Clause 72.08 (Background Documents) and amends Clause 74.02 (Further Strategic Work) to remove outdated strategic work and include recommendations on and internal Planning Scheme Review.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Melton City Council website at melton.vic.gov.au.

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

Melton Council Civic Centre

232 High St, Melton VIC 3337

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Include for exhibited amendments and remove at adoption.

Any person may make a submission to the planning authority about the amendment *[and/or planning permit]*. Submissions about the amendment *[and/or planning permit]* must be received by *[insert submissions due date]*.

A submission must be sent to: *[insert planning authority's address]*

Panel hearing dates

Include for exhibited amendments and remove at adoption.

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: *[insert directions hearing date]*
- Panel hearing: *[insert panel hearing date]*

Details of the amendment

Who is the planning authority?

This amendment has been prepared by Melton City Council is the planning authority for this amendment.

Land affected by the amendment

The amendment makes changes to local policy clauses regarding non-urban land, protection of agricultural land, facilitating tourism, and sustainable transport which apply to all land within the municipality.

The amendment also amends clause 74.02 Further Strategic Work which is similarly applied to the relevance of any future strategic work across the whole municipality.

The amendment also amends Clause 2.01 (Context) to update population statistics with more recent figures, and mention the existing local registered aboriginal parties, which is relevant across the municipality.

The amendment also adds a new permit trigger for earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill

across all land that is zoned Green Wedge Zone (Clause 35.04), Green Wedge A Zone (Clause 35.05), Rural Conservation Zone (Clause 35.06) and Farming Zone (Clause 35.07). This area is shown in Figure 1 below:

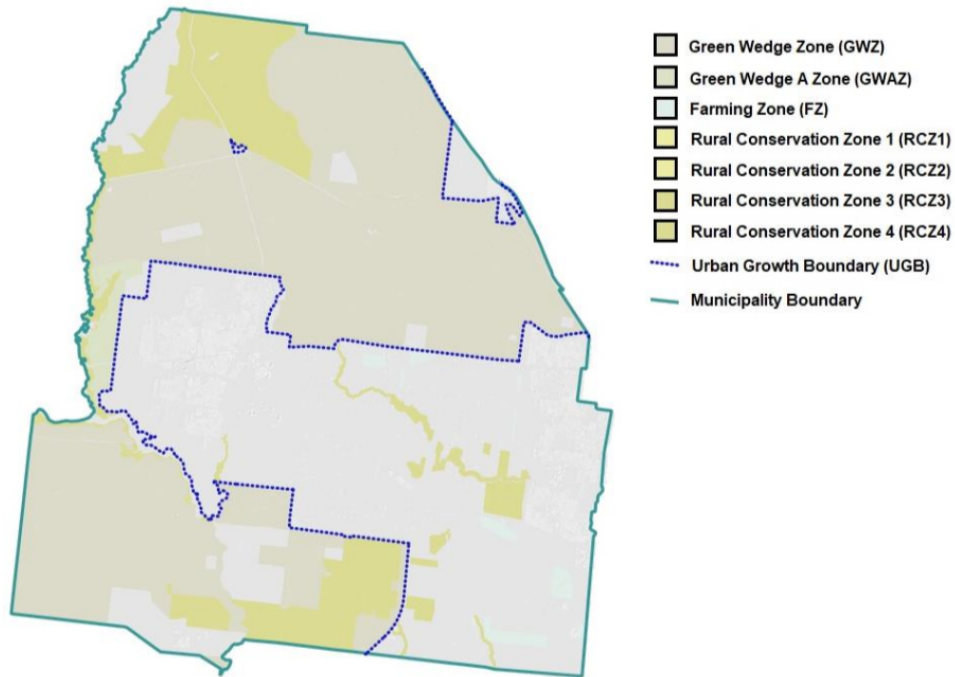


Figure 1 – Land subject to proposed new earthworks permit trigger.

The amendment also makes changes to existing permit triggers for earthworks which impact the flow of water across boundaries, and earthworks that increase the discharge of saline water, across all land that is zoned Green Wedge Zone (Clause 35.04) and Farming Zone (Clause 35.07). This area is shown in Figure 2 below:

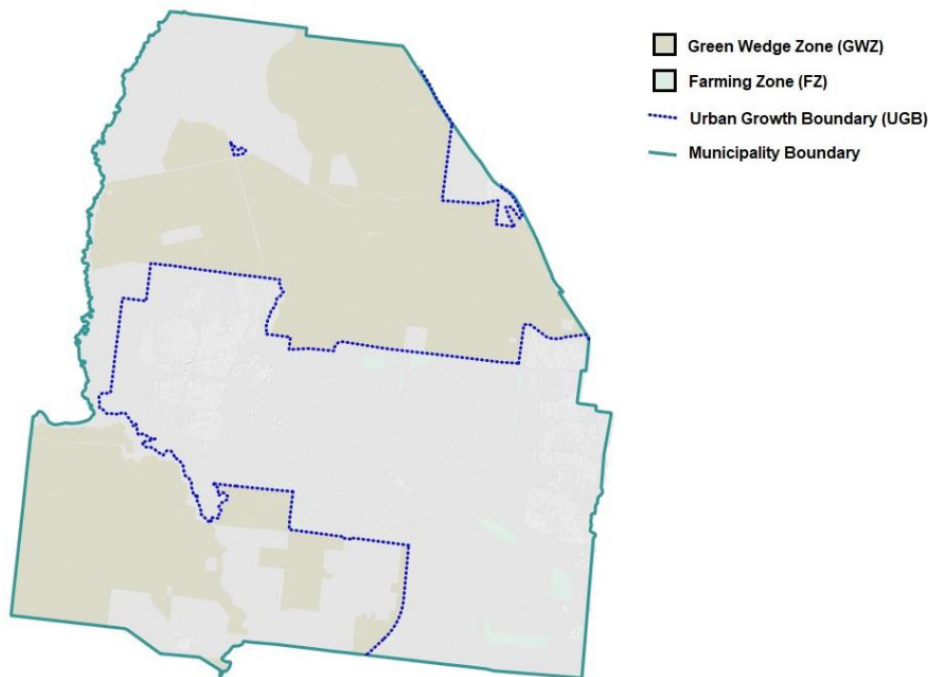


Figure 2 – Land subject to changes to existing earthworks permit triggers in zone schedules.

The amendment also proposes policy neutral changes to replace areas A and B in the Schedules to the Farming Zone and Green Wedge Zone with an amended Schedule 1 and a new Schedule 2 to each of these zones, in the same area shown above by Figure 2. Melton City Council (MCC) is one of the fastest growing municipalities in Australia with an estimated 219,697 residents in 2024 (Australian Bureau of Statistics, 2025) and is approximately 20 kilometres from the City of Melbourne. MCC comprises of approximately 527.3 square kilometres, with large areas of the Green Wedge Zone to both the north and south of the municipality.

What the amendment does

The amendment amends the existing and inserts a new schedule to both Clause 35.04 Green Wedge Zone (GWZ) and Clause 35.07 Farming Zone (FZ). The amendment applies recommended changes identified in the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) which includes a new permit trigger. The amendment also updates population statistics and mentions the existing local registered aboriginal parties at Clause 2.01 (Context) and local policy at Clause 11.01-L-01 (Non-urban land), Clause 14.01-1L (Protection of agricultural land), Clause 17.04-1L (Facilitating tourism) and Clause 18.01-3L (Sustainable personal transport) by including a reference to the two strategies, and both green wedge precinct plans including the existing North precincts plan which is

moved to this clause from Clause 17.04-1L Facilitating Tourism, with a minor typographical error in that precincts plan corrected.

Specifically, the amendment makes the following changes:

Zoning maps

- Amends Planning Scheme Maps No. 1,2,3,4,5,6,7,8,9,10,11,12,13, and14.

Planning scheme ordinance

- Amends Clause 2.01 (Context) to update population statistics for the municipality and mention the existing local registered aboriginal parties.
- Amends Clause 11.01-1L-01 (Non-urban land), to include references to both local green wedge management plans, and both green wedge precinct plans including the existing north precincts plan which is moved to this clause from Clause 17.04-1L Facilitating Tourism, with a minor typographical error in that plan corrected.
- Amends Clause 14.01-1L (Protection of agricultural land), to include green wedge plan recommendations into local policy.
- Amend Clause 17.04-1L (Facilitating tourism), to include green wedge plan recommendations into local policy.
- Amend Clause 18.01-3L (Sustainable personal transport), to include green wedge plan recommendations into local policy.
- Amends the existing Schedule to Clause 35.04 (Green Wedge Zone) and inserts a new Schedule 2.
- Amends the existing Schedules to Clause 35.05 Green Wedge A Zone
- Amends the existing Schedules 1, 2, 3 and 4 to Clause 35.06 Rural Conservation Zone
- Amends the existing Schedule to Clause 35.07 Farming Zone (FZ) and inserts a new Schedule 2.
- Amend the Schedule to Clause 72.08 (Background Documents) to include *Western Plains South Green Wedge Management Plan*.
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to reflect the creation of the *Western Plains South Green Wedge Management Plan (2024)* and includes further strategic work identified in an internal Planning Scheme Review and deletes redundant strategic work.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations in the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024), the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) and the *Melton Planning Scheme Review* (2024) which was done internally and peer

reviewed.

The amendment also amends existing and introduces new Schedules to the Green Wedge Zone, Green Wedge Zone A, Rural Conservation Zone, and the Farming Zone to facilitate improved earthworks permit triggers. The amendment also improves local policy by including reference to, and recommendation from the two strategies. It also updates further strategic planning work priorities which were identified in the Planning Scheme review and updates content in ordinances to improve clarity and administration of the planning scheme.

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

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (PE Act) as follows:

a) Provide for the fair, orderly, economic and sustainable use, and development of land;

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing the two Green Wedge Management Plans as a decision making framework for rural land.

b) Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

The amendment identifies and protects local environmental features by ensuring that rural land is not adversely affected by the receipt, importation or stock piling of fill.

c) Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

The amendment introduces a new strategic policy for the management of rural land within the municipality.

How does the amendment address any environmental, social and economic effects?

Environmental effects

The amendment poses minimal adverse effects on the environment. Existing schedules have been amended and inserting to provide an additional earthworks fill trigger, to correct errors in the text and adopt a more standard form of permit trigger. The addition of a new permit trigger for earthworks involving more than 100 cubic metres of fill will provide a significant environmental benefit through the better management of significant earthworks impacts on the rural environment and neighbouring properties.

Social effects

Adding areas and sites identified in the *Western Plains South Green Wedge*

Management Plan (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) to local policy on agriculture, tourism, and walking and cycling trails, and references to both green wedge plans under non-urban land, will implement the key findings of these plans and better support agricultural, tourism, and trails priorities and economic activity, with some economic benefit.

Economic effects

The amendment does not have any adverse economic effects but is expected to result in a modest economic benefit by ensuring the accuracy of planning controls for the benefit of landowners and other stakeholders.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because there are no proposed changes that significantly impact bushfire risk.

The proposed changes have no significant or direct impacts on design, vegetation, or any other features that may be impacted by bushfire risk. The amendment does not seek to increase residential development within the municipality.

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

The Amendment complies with the Relevant Minister's Direction as follows.

- *Minister's Direction relating to the Form and Content of Planning Schemes.*

The planning controls that have been prepared are consistent with the form and content direction.

- *Ministerial Direction 1: Potentially Contaminated Land.*

The amendment includes Farming Zone land but does not allow any new areas of land to be used for agriculture, public open space, or sensitive uses, as it does not change the existing zoning, and does not alter any planning controls over such uses.

- *Minister's Direction 11 – Strategic Assessment of Amendments.*

In relation to Direction 11, this section of the Explanatory Report addresses the key requirements.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment considers and gives affect to relevant state and local planning policy by including reference to and recommendations from the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) into Clause 11.01-1L-01 (Non-urban land), Clause 14.01-1L (Protection of agricultural land), Clause 17.04-1L (Facilitating tourism) and Clause 18.01-3L (Sustainable personal transport). The proposed amendment identifies important future strategic work, deletes redundant strategies and facilitating land use and development in accordance with the Planning Policy Framework.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This Melton City Council Planning Scheme does not include LPPF at Clause 20.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the implementation of the MPS and gives effect to Clause 2.02, in that it supports:

- a vibrant and healthy natural and built environment, where the natural environment is protected and enhanced for future generations, and
- a fast growing, innovative and well-planned City, where growth and development occurs in a strategic, fair and sustainable way.

The amendment also supports Clause 2.03-1 Settlement – Non-urban land, which outlines that planning for non-urban land seeks to:

- Protect the natural and cultural values of non-urban land.
- Support sustainable agricultural activities.
- Protect non-urban land from development that increases land fragmentation and land use conflicts.

The proposed new rural land use clause of the amendment aligns with and addresses the above strategies, along with strategies under Clause 2.03-2 Environmental and landscape values such as maintaining character of significant landscapes while accommodating growth, managing visual impacts on natural landscape values, and designing for sensitive interfaces.

The amendment implements references to tourism priorities in the Southern rural area (Mt Cottrell, Parwan, and Surbiton Park) identified by the Western Plains South Green Wedge Management Plan, supporting tourism and the visitor economy in line

with Clause 2.03-7 Economic Development of the MPS.

The amendment identifies the Parwan precinct as the prime Southern area for agricultural productivity, and encourages expansion of the use of recycled water, in line with Clause 2.03-4 Natural resource management -agriculture, which supports protecting land with ongoing capacity for sustainable agriculture, and opportunities that increase the availability of recycled water.

The amendment also adds a reference of the proposed Werribee River Trail under Clause 18.01-3L Sustainable personal transport, a proposed trail already shown and supported on the map to Clause 2.04-3 Open space and trails plan of the MPS and mentioned under the existing text of Clause 2.03-9 Infrastructure as a priority.

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

The proposed amendment amends clause 74.02 Further Strategic Work with updated data as the most relevant and appropriate sections of the Melton Planning Scheme.

The changes to the Green Wedge Zone (GWZ) and Farming Zone (FZ) schedule mapping allow for quickly and easily identifying which area a property is within with relevant differences in minimum subdivision lot sizes. These changes separate the two areas, currently shown in a rough and dated hand-drawn map in the existing schedules, into two separate schedules for each zone, and the layout of the proposed schedules complies with ministerial direction on form and content.

The proposed permit trigger for earthworks involving over 100 cubic metres of fill is proposed in an identical form to that already in use in the Nillumbik planning scheme, and in the Hume planning scheme since 2014. The trigger is proposed to be added to a set of rural zones addressing the majority of rural private land, similarly to the wide rural coverage of their application in those schemes.

The proposed change to the permit trigger for earthworks changing the flow of water across property boundaries is intended to correct an error in the current text and adopt a simple 'all land' permit trigger as used in over 80% of such planning scheme schedules in Victoria.

The amendment adds references and content from green wedge management plans and rural land use policy in the appropriate areas of local policy.

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

What were the views of the relevant agencies and how were they addressed?

Exhibition stage

- Include which agencies were consulted prior to exhibition and, if appropriate their preliminary views.
- Provide details if views of agencies will also be sought during exhibition.

Approval stage

- How were the views of these agencies addressed after exhibition?

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

The planning scheme amendment will not have any significant impacts of any sort on the transport system.

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

The proposed amendment may result in a minor increase of planning permits, however, will not adversely affect Council resources.

Planning and Environment Act 1987

Melton Planning Scheme

Amendment C245

Instruction sheet

The planning authority for this amendment is the Melton City Council.

The Melton Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 14 attached map sheets.

Zoning maps

- Amends Planning Scheme Maps No. 1,2,3,4,5,6,7,8,9,10,11,12,13, and14.

Planning scheme ordinance

- Amends Clause 2.01 (Context) to update population statistics for the municipality and mention the existing local registered aboriginal parties.
- Amends Clause 11.01-1L-01 (Non-urban land), to include references to both local green wedge management plans.
- Amends Clause 14.01-1L (Protection of agricultural land), to include green wedge plan recommendations into local policy.
- Amend Clause 17.04-1L (Facilitating tourism), to include green wedge plan recommendations into local policy.
- Amend Clause 18.01-3L (Sustainable personal transport), to include green wedge plan recommendations into local policy.
- Amends the existing Schedule to Clause 35.04 (Green Wedge Zone) and inserts a new Schedule 2.
- Amends the existing Schedules to Clause 35.05 Green Wedge A Zone
- Amends the existing Schedules 1, 2, 3 and 4 to Clause 35.06 Rural Conservation Zone
- Amends the existing Schedule to Clause 35.07 Farming Zone (FZ) and inserts a new Schedule 2.
- Amend the Schedule to Clause 72.08 (Background Documents) to include *Western Plains South Green Wedge Management Plan*.
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to reflect the creation of the *Western Plains South Green Wedge Management Plan (2024)* and includes further strategic work identified in an internal Planning Scheme Review and deletes redundant strategic work.

02.01 CONTEXT

The City of Melton (the City) 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 219,697 in 2024, and is forecast to be 455,980 in 2046 ~~146,979 in 2017 and in 2051, is forecast to be more than 485,000~~, representing an increase of ~~194~~ 107.5 per cent more residents (Id Consulting Pty Ltd, ~~2019~~ 2025).

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.

The City comprises three distinct areas: existing urban areas known as the 'established areas', new urban areas known as the 'growth areas', and 'non-urban land' comprising the rural areas that lie outside the Urban Growth Boundary and are part of the 'green wedge' forming a ring around Melbourne.

Eleven new suburbs across the growth corridor have been created between the existing suburbs of Melton and Caroline Springs. Growth has also occurred in Melton, Melton South and Melton West.

Development is dispersing to the smaller townships of Eynesbury and Diggers Rest, and within the growth suburbs of Aintree, Bonnie Brook, Cobblebank, Deanside, Fieldstone, Fraser Rise, Grangefields, Ravenhall, Rockbank, Strathulloh, Thornhill Park, Truganina, Harkness and Weir Views. The City also has a number of rural areas including Parwan, Plumpton, Mount Cottrell, Exford, parts of Diggers Rest, Toolern Vale and the rural part of Eynesbury Station.

The City forms part of the Victorian Volcanic Plain, which supports many species of native flora and fauna and has a number of significant natural sites including the volcanic hills, which form important viewpoints. Cultural heritage places and landscapes associated with pre-contact settlement, post-contact settlement and pastoral activity are fundamental to the City's identity. ~~The local Registered Aboriginal Parties of the area are the Wurundjeri, Wadawurrung, and Bunurong.~~

The key drivers of the economy are retail trade, education and training, construction, health care, manufacturing and public administration. The agriculture sector plays an important role across the economy although it is not a large employer in the region.

The City 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. Surbiton Park is the City's only waste-water treatment facility and is integral to the development of the City.

The City's industrial/commercial areas contain a wide variety of industries with the largest proportion in the construction industry followed by transport, postal and warehousing. State significant industrial land in the east of the City incorporates the Ravenhall Precinct, a waste and resource recovery hub, which is a key employment generator.

11.01-1L-01 Non-urban land

C219melt 13/07/2023

Strategies

Design the subdivision of land adjoining green wedge areas to provide a transition in subdivision sizes to reduce the hard-urban edge interface.

Plan the interfaces between urban and rural areas to minimise land use conflict.

Protect non-urban areas from urban development incursion to reinforce the need for urban development to be contained within the Urban Growth Boundary.

Support the planting and maintenance of windbreaks and tree lines.

Encourage expansion of the use of recycled water and treated stormwater for irrigation.

Encourage and enable the adoption of new forms of agriculture, horticulture, and viticulture.

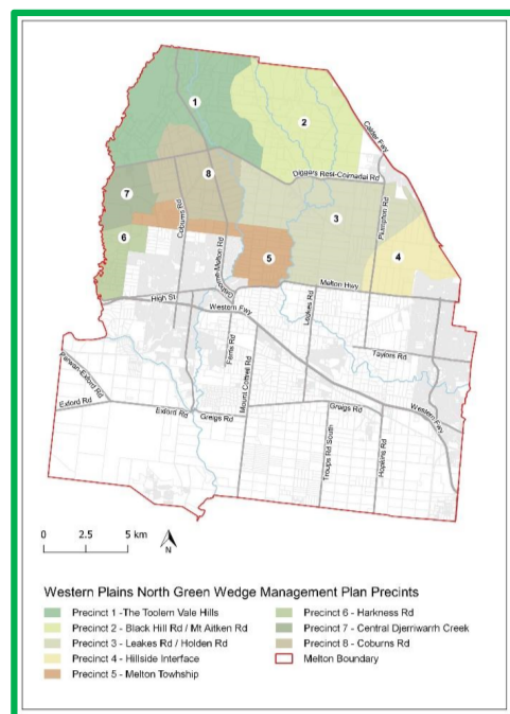
Implement the actions and recommendations of the relevant Green Wedge Management Plan for the area.

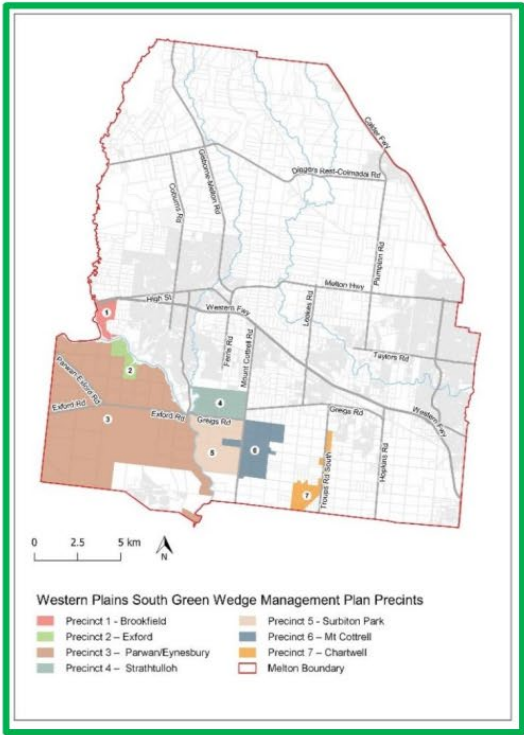
Policy document

Consider as relevant:

- *Western Plains North Green Wedge Management Plan (City of Melton, 2014)*
- *Western Plains South Green Wedge Management Plan (City of Melton, 2024)*

Maps identifying these Green Wedge areas and their precincts are provided below.





14.01-1L Protection of agricultural land

C219melt 13/07/2023

Strategies

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

Facilitate agriculture in the Leakes Road – Holden Road Precinct as identified in the Western plains north green wedge precinct plan at Clause 11.01-1L-01~~17.04-1L~~.

Facilitate agriculture in the Parwan Precinct as identified in the Western Plains South Green Wedge Precinct Plan at Clause 11.01-1L-01.

Avoid subdivisions that lead to land fragmentation.

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

Set dwellings back from the boundaries of adjoining agricultural land to provide a buffer from farming activities.

17.04-1L Facilitating tourism

C219melt 13/07/2023

Strategies

Support the connection of the trail and open space network to provide an additional tourism offer within the western region.

Support tourism development that helps create key tourist destinations at Toolern Creek, Toolern Regional Park, Kororoit Creek, Deanside wetlands precinct, Mt Kororoit, Mt Atkinson and Mt Cottrell.

Support agricultural related tourism and rural living in the Black Hill Road – Mount Aitken Road Precinct as identified on the Western plains north green wedge precinct plan ~~at in-this~~ clause 11.01-1L-01.

Support conservation tourism and small scale tourism uses in Toolern Vale Hills as identified on the Western plains north green wedge precinct plan ~~at in-this~~ clause 11.01-1L-01.

Encourage low impact sustainable development that supports tourism activities in the Mount Cottrell, Parwan and Surbiton Park Precincts as identified on the Western Plains South Green Wedge Precinct Plan at clause 11.01-1L-01.

Support the retention and adaptive re-use of heritage buildings as part of the tourism offer.



18.01-3L Sustainable personal transport

C219melt 13/07/2023

Strategies

Provide principal pedestrian and bicycle networks in the development of precinct structure plans.

Upgrade the network of shared trails along waterways through acquisition, negotiation or permit conditions for subdivision.

Develop key regional and cycling routes, as identified in the Open space and trails plan at Clause 02.04:

- Between Melton township and Metropolitan Melbourne, along the Western Highway/Freeway trails and Outer Metropolitan Ring trail.
- Along the Werribee River (trail linking Melton Township with Eynesbury and Werribee).
- Along MacPherson Park (trail linking Melton Township with MacPherson Park).
- Along the Western Plains North Green Wedge trails.

Policy document

Consider as relevant:

- *Western Plains North Green Wedge Management Plan* (City of Melton, 2014)
- *Western Plains South Green Wedge Management Plan* (City of Melton, 2024)

SCHEDULE 1 TO CLAUSE 35.04 GREEN WEDGE ZONE

13/12/2023

Shown on the planning scheme map as **GWZ1**.**1.0**

13/12/2023

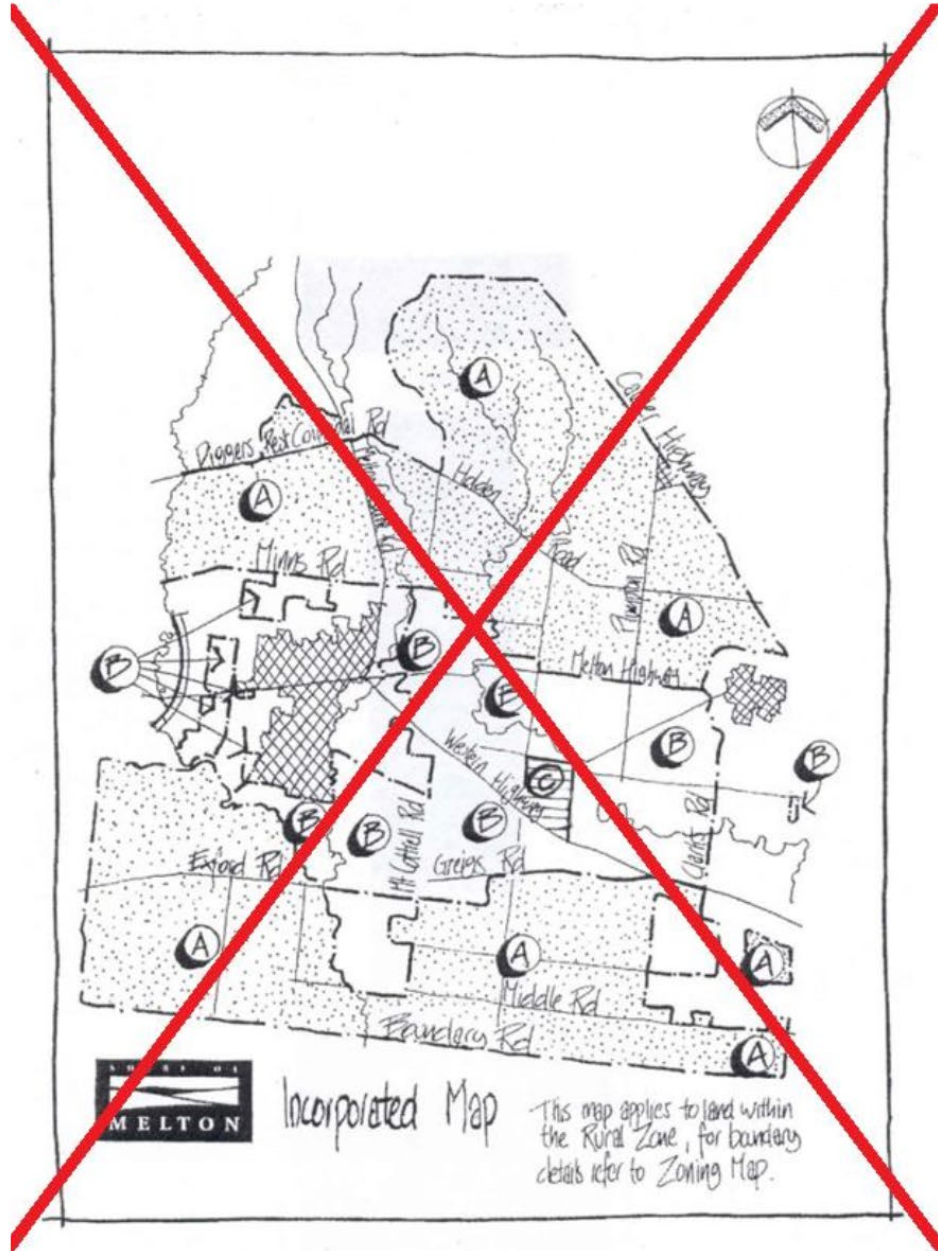
Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land marked "A" on the map forming part of this schedule. None specified	The number of lots into which the land may be subdivided is to be calculated using the following formula: $N=A/20$. Where N (rounded down) is the number of lots that can be created and A is the area of the land in hectares. The subdivision must comprise one large primary lot. The secondary lots must be at least 1.0 hectares and must be no larger than 5.0 hectares. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided under this provision.
	All land marked "B" on the map forming part of this schedule.	12 hectares
	All land marked "C" on the map forming part of this schedule.	None specified
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential hotel (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

	Land	Area/Dimensions/Number
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling, or any works associated with the construction of the Leakes Road interchange.~~
Earthworks which increase the discharge of saline groundwater	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.~~
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

Map 1 to the Schedule to Clause 35.04



SCHEDULE 2 TO CLAUSE 35.04 GREEN WEDGE ZONE

13/12/2023

Shown on the planning scheme map as **GWZ2**.

1.0

Subdivision and other requirements

13/12/2023

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	None specified	12 hectares
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential hotel (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land	

SCHEDULE TO CLAUSE 35.05 GREEN WEDGE A ZONE

13/12/2023

Shown on the planning scheme map as **GWAZ**.**1.0**

13/12/2023

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	Land within 300 metres of the Djerriwarrh Creek	5 hectares
	Land within 300 metres of a Rural Conservation Zone or a Public Conservation and Resource Zone, or other public use zone	5 hectares
	All other land	2 hectares
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential building (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land.

SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

25/05/2017

Shown on the planning scheme map as **RCZ1**.**CONSERVATION VALUES**

Protect and conserve vegetation, minimise erosion and soil degradation, protect and enhance water quality, protect native habitat and protect significant rural landscapes.

1.0

25/05/2017

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

25/05/2017

Shown on the planning scheme map as **RC22**.**CONSERVATION VALUES**

The Rural Conservation land has been applied to areas of environmental significance identified through detailed flora and fauna assessments of the Growth Areas Precinct Planning Process. The land is within the Victorian Volcanic Plain bio-region and would have supported low-rainfall Plains Grassland Ecological Vegetation Class (EVC 132_63) as well as riparian EVCs within the Stony Hill Creek tributary.

An area of Plains Grassy Wetland (EVC 125) remains around the large dam at the eastern boundary of the PSP area where indigenous flora species are present. Plains Grassy Wetland has an 'endangered' conservation status within Victoria and the patch within the precinct has high conservation significance. The critically endangered Spiny Rice-flower and state significance Small Scurf-Pea have been recorded in this area.

This dam also has conservation value as potential habitat for Growling Grass Frog habitat and known habitat for Bibron's Toadlet. Growling Grass Frog is listed under the Federal EPBC Act 1999 as vulnerable and is listed as endangered under the State's Flora and Fauna Guarantee Act 1988. Bibron's Toadlet has a conservation status of vulnerable and is listed as threatened under the Flora and Fauna Guarantee Act 1988.

The Rural Conservation Zone has been applied to protect the patch of Plains Grassy Wetland, identify and manage potential endangered flora species including Small Scurf Pea and Spiny Rice Flower and ensure development does not negatively impact on habitat for the endangered Growling Grass Frog and Bibron's Toadlet.

1.0

25/05/2017

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

25/05/2017

Shown on the planning scheme map as **RCZ3**.**CONSERVATION VALUES**

Land classified as Growling Grass Frog Conservation, Floodplain and Open Space within the *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) are areas which will be protected and managed primarily for the Growling Grass Frog in accordance with the requirements of the Sub-regional Species Strategy for the Growling Grass Frog, but will also include areas managed for floodplain and stormwater infrastructure as well as areas of open space for passive recreation. This land is to be managed as outlined within the *Biodiversity Conservation Strategy*.

1.0

25/05/2017

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

25/05/2017

SCHEDULE 4 TO CLAUSE 35.06 RURAL CONSERVATION ZONEShown on the planning scheme map as **RCZ4**.**CONSERVATION VALUES**

Land classified as Nature Conservation within the *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) is to be protected and managed primarily for nature conservation, including matters of national environmental significance and state significance, in accordance with the *Biodiversity Conservation Strategy*.

1.0

25/05/2017

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill	All land

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

05/04/2023

shown on the planning scheme map as **FZ1**.**1.0****Subdivision and other requirements**

05/04/2023

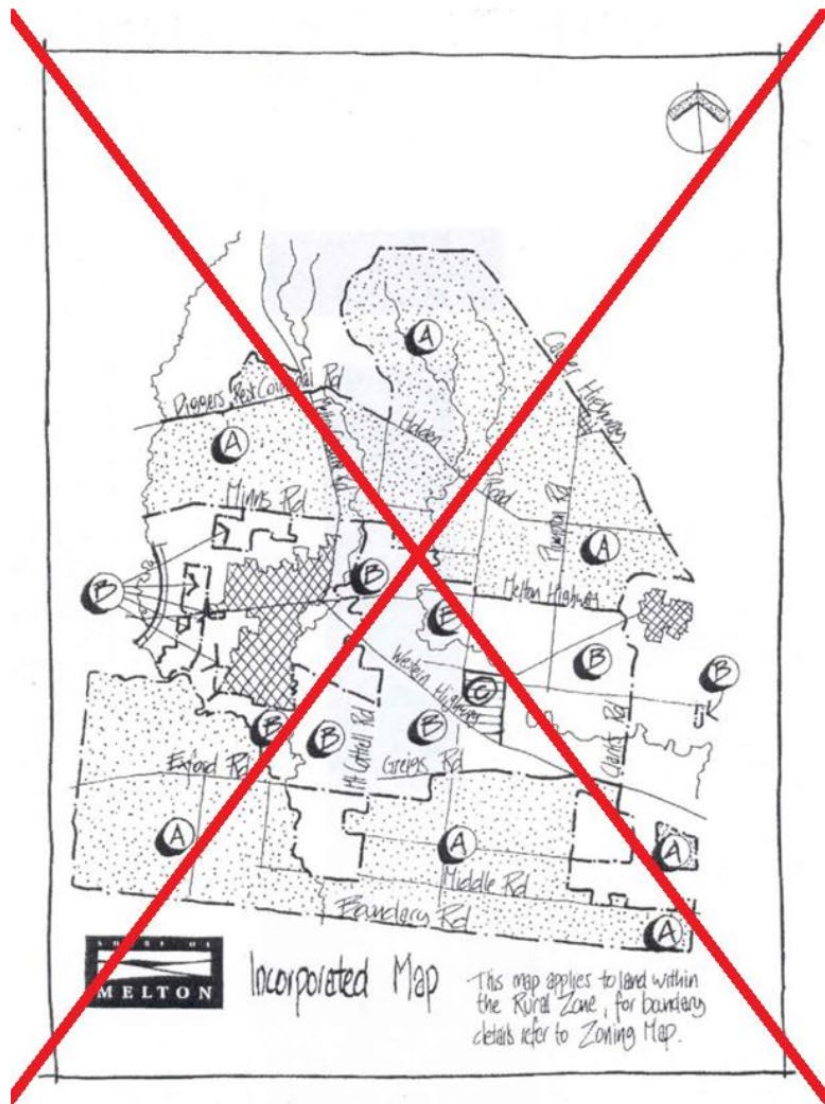
	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land marked "A" on the map forming part of this schedule. None specified	The number of lots into which the land may be subdivided is to be calculated using the following formula: $N=A/20$. Where N (rounded down) is the number of lots that can be created and A is the area of the land in hectares. The subdivision must comprise one large primary lot. The secondary lots must be at least 1.0 hectares and must be no larger than 5.0 hectares. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided under this provision.
	All land marked "B" on the map forming part of this schedule.	12 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land marked "A" on the map forming part of this schedule. None specified	1 hectare if land is created under the above formula
	All other land	None specified
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an	None specified	None specified

	Land	Area/Dimensions/Distance
existing building used for agriculture (square metres)		
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.~~
Earthworks which increase the discharge of saline groundwater	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.~~

Permit requirement for earthworks	Land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

Map 1 to the Schedule to Clause 35.07



SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE

05/04/2023

shown on the planning scheme map as **FZ2**.**1.0****Subdivision and other requirements**

05/04/2023

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	None specified	12 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	None specified	None specified
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	100 metres

	Land	Area/Dimensions/Distance
	A Transport Zone 3 or land in a Public Acquisition Overlay if: - The Head, Transport for Victoria is the acquiring authority; and - The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land	

30/07/2018

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0 Background documents**

30/07/2018

Name of background document	Amendment number - clause reference
<i>Advertising Signage Design Guidelines</i> (Melton City Council, 2017)	C188melt - Clause 02 and 15.01-1L-05
<i>Background Analysis Paper: City of Melton Communications Infrastructure Policy</i> (Urbis, 2017)	C200melt - Clause 02 and 19.03-4L
<i>Biodiversity Conservation Strategy for Melbourne's Growth Corridors</i> (Department of Environment and Primary Industries, 2013)	C219melt - Clause 02, 11.01-1L, 11.02-2L and 12
<i>Caroline Springs Town Centre Comprehensive Development Plan</i> (Delfin Limited, 2000)	C14melt - Clause 02 and 11
<i>City of Melton Retail and Activity Centres Strategy</i> (Tim Nott with Harvest Digital Planning and Hansen Partnership, 2014)	C171melt - Clause 02, 11.03-1L-01, 11.03-1L-02 and 15.01-1L
<i>City of Melton Electronic Gaming Machine Planning Policy Project Reference Document</i> (Symplan, June 2017)	C182melt - Clause 02 and Schedule to 52.28
<i>City of Melton Electronic Gaming Machine Planning Policy Project Background Report</i> (Symplan, 2017)	C182melt - Clause 02 and Schedule to 52.28
<i>City of Melton Environment Plan 2017-2027</i> (Melton City Council, 2017)	C200melt - Clause 02, 11, 12, 13, 15 and 19
<i>City of Melton Heritage Strategy 2013-2017</i> (Melton City Council, 2017)	C200melt - Clause 02, 15.03-1L and Schedule to 43.01
<i>Community Infrastructure Plan 2017 to 2036</i> (Melton City Council, 2017)	C200melt - Clause 02, 11, 19
<i>Council and Wellbeing Plan 2017-2021</i> (Melton City Council, 2017)	C200melt - Cause 02, 11, 13, 12, 15, 18, 19
<i>Economic Development and Tourism Plan 2014-2030</i> (Melton City Council, 2013)	C200melt - Clause 02, 11, 13, 14, 17, 18 and 19

30/07/2018

Name of background document	Amendment number - clause reference
<i>Economic Development and Tourism Plan: Background Report</i> (Melton City Council, 2013)	C200melt - Clause 02, 11, 13, 14, 17, 18 and 19
<i>Employment Land Supply Review</i> (SGS Economics & Planning, 2013)	C200melt - Clause 02, 11, 13, 14, 17, 18 and 19
<i>Flood Management Plan for the City of Melton and Melbourne Water</i> (Melton City Council, 2013)	C200melt - Clause 02, 13.03-1L and 19.03-3L
<i>Healthy by Design: A guide to planning environments for active living</i> (National Heart Foundation of Australia, 2012)	C200melt - Clause 02 and 15
<i>High Street Town Centre Structure Plan</i> (Melton City Council, 2007)	C200melt - Clause 02, 11, 15.01-1L and 17.02-1L
<i>House Rules Housing Character Assessment & Design Guidelines: Character Statements & Guidelines</i> (Plansphere, 2015)	C200melt - Clause 02, 15.01-4L and 15.01-5L-01
<i>House Smart City of Melton Housing Diversity Strategy</i> (Essential Economics and Hansen Partnership, 2014)	C157melt - Clause 02, 15.01-4L, 15.01-5L and 16
<i>Investment Attraction Strategy 2016-2019</i> (Melton City Council, 2015)	C200melt - Clause 02, 11, 13.07-1L, 14, 17, 18 and 19
<i>Industrial Design Guidelines</i> (Melton City Council, 2016)	C174melt - Clause 02, 15.01-1L-02 and 13.07-1L
<i>Kororoit Creek Regional Strategy 2005-2030</i> (Land Design Partnership Pty Ltd, 2006)	C200melt - Clause 02, 11 and 19.02-6L
<i>Landscape Guidelines for the Shire of Melton</i> (Melton Shire Council, 2010)	C200melt - Clause 02, 12 and 15
<i>Melton Housing Diversity Strategy Background Report Analysis and Issues Assessment</i> (Essential Economics and Hansen Partnership, 2014)	C157melt - Clause 02, 15.01-4L, 15.01-5L and 16
<i>Melton Landscapes Significant Landscape Features Strategy</i> (Plansphere, 2016)	C173melt - Clause 02, 11, and 12.05-2L
<i>Moving Melton – Melton Integrated Transport Strategy</i> (Melton City Council, 2015)	C200melt - Clause 02, 11 and 18

30/07/2018

Name of background document	Amendment number - clause reference
<i>Open Space Plan 2016-2026</i> (Ross Planning, 2016)	C200melt - Clause 02 and 19.02-6L
<i>Policy Framework: City of Melton Communications Infrastructure Policy</i> (Urbis, 2017)	C200melt - Clause 02 and 19.03-4L
<i>Responsible Gambling Policy</i> (Melton City Council, 2014)	C200melt - Clause 02 and Schedule to 52.28
<i>Shire of Melton Dry Stone Walls Study</i> (Planning Collaborative (Vic) Pty Ltd, 2011)	C100melt - Clause 02, 15.03-1L-01, 15.03-1L-02 and Schedule to 43.01
<i>Shire of Melton Heritage Study Stage 2: Volume 2 - The Environmental Thematic History</i> (David Moloney et al., 2007)	C100melt - Clause 02, 15.03-1L-01, 15.03-1L-02 and Schedule to 43.01
<i>Shire of Melton Heritage Study Stage 2: Volume 1: The Report</i> (David Moloney et al., 2007)	C100melt - Clause 02, 15.03-1L, 15.03-1L and Schedule to 43.01
<i>Sites of Botanical Significance in the Western Region of Melbourne</i> (K. McDougall, 1987)	C173melt - Clause 02 and 12.05-2L
<i>Sites of Geological and Geomorphological Significance in the Western Region of Melbourne</i> (Rosengren, 1986)	C173melt - Clause 02 and 12.05-2L
<i>Store and Outbuilding Policy and Guidelines</i> (Melton Shire Council, 2010)	C134melt - Clause 02 and 15.01-2L-02
<i>Sunbury/Diggers Rest Growth Corridor Plan</i> (Growth Areas Authority, 2012)	C200melt - Clause 02, 11 and 18
<i>Toolern Town Centre Urban Design Framework</i> (Growth Areas Authority, 2012)	C171melt - Clause 02, 11 and 15.01-1L
<i>Werribee River Shared Trail Strategy</i> (Hansen Partnership, 2013)	C200melt - Clause 02, 18.02-1L and 19.02-6L
<i>West Growth Corridor Plan</i> (Growth Areas Authority, 2012)	C200melt - Clause 02, 11 and 18
<i>Western Plains North Green Wedge Management Plan Background Report</i> (Hansen Partnership, 2013)	C200melt - Clause 02, 11.01-1L, 11.02-

30/07/2018

Name of background document	Amendment number - clause reference
	2L, 12, 14, 16.01-3L, 19.03-2L and 19.03-3L
<i>Western Plains North Green Wedge Management Plan</i> (Melton City Council, 2014)	C200melt - Clause 02, 11.01-1L, 11.02-2L, 12, 14, 16.01-3L, 19.03-2L and 19.03-3L
<i>Western Plains South Green Wedge Management Plan Background Report</i> (RMCG 2018)	C245melt – Clause 02, 11.01-1L, 11.01-3L, 12, 14.01-1L, 17.04-1L, 18.01-3L
<i>Western Plains South Green Wedge Management Plan</i> (Melton City Council, 2024)	C245melt – Clause 02, 11.01-1L, 11.01-3L, 12, 14.01-1L, 17.04-1L, 18.01-3L
<i>Woodgrove Structure Plan</i> (Shire of Melton, 2006)	C200melt - Clause 02, 11 and 15

30/07/2018

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0**

30/07/2018

Further strategic work

- ~~Prepare a public open space contribution rate for established residential areas.~~
- Review Open Space Strategy and public open space contribution rates.
- ~~Prepare Implementing the Western Plains South Green Wedge Management Plan 2024 recommendations.~~
- Implementing the Western Plains North Green Wedge Management Plan 2014 recommendations.
- Review the Development Plan Overlay Schedule 3 (DPO3)
- ~~Investigate applying the Green Wedge A Zone at interfaces to existing settlements.~~
- ~~Prepare policy for non-agricultural uses within green wedges.~~
- ~~Undertake a Rural Residential Land Supply and Demand Analysis.~~
- Amend Schedules and mapping to the Environmental Significance Overlay to strengthen controls for areas of significance and cover additional waterway areas.
- 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 an integrated water management strategy.~~
- ~~Prepare a climate change adaption plan.~~
- Prepare Environmentally Sustainable Design guidelines.
- Implement Sustainable Design Assessment in the Planning Process (SDAPP).
- Update flood mapping.s:
- ~~Review Flood Management Plan for the City of Melton and Melbourne Water 2013.~~
- ~~Review the impact of commercial uses within non-commercial zones.~~
- ~~Review schedules to the Urban Growth Zone in line with Retail and Activity Centres Strategy, March 2014 recommendations.~~
- Review the Caroline Springs Comprehensive Development Plan 2000 and rezone land from the Comprehensive Development Zone.
- 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 as needed, including for the:
 - Fraser Rise (Plumpton) Town Centre.
 - Fraser Rise (Plumpton) Business and Industrial Precinct.
 - Mt Atkinson Major Town Centre.
 - ~~Hopkins Road Business Precinct Commercial Area.~~
 - Western Freeway Commercial Area.
 - Westcott Parade Precinct
 - Rockbank Mixed Use and Commercial UDF
- ~~Implement Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015 recommendations.~~
- Review Landscape Guidelines for the Shire of Melton 2010.
- Review Shire of Melton: Environmental History 2007 to identify places for future gap studies.
- ~~Assess Conservation Desirable sites in Shire of Melton Heritage Study Volume 1 2007.~~
- ~~Develop built form guidelines for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.~~
- Implement the Melton Town Centre Revitalisation Plan (2024).

- ~~• Develop a policy for non-residential uses within residential areas.~~
- Develop an affordable housing policy.
- ~~• Develop local policy to support tourism associated with agriculture in green wedges.~~
- ~~• Prepare a Road Network Plan to prioritise transport modes based on desired road functions.~~
- ~~• Prepare an Active Transport (Walking and Cycling) Strategy.~~
- Update road network planning and update infrastructure requirements in local policy.
- Update the cycling and walking trail priorities, including the open space and trails plan.
- ~~• 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.
- ~~• Review the Waste Management Strategy 2011-2016.~~
- Investigate rezoning Eynesbury Township from the Mixed Use Zone to an appropriate suite of zones.
- Prepare 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.
- 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.
- Prepare and implement Public Realm Design Guidelines.
- Prepare Urban Design Framework (UDF) Design Guidelines.
- Review the Stores and Outbuildings Policy.
- Review the Retail and Activity Centres Policy.
- Prepare updated Industrial and/or Commercial Design Guidelines.
- Prepare and implement a Street Tree / Urban Forest Policy.
- Rezone the Taylors Hill West PSP area into conventional zoning.
- Public Parks Rezoning Amendment
- Prepare a Recycled Water Plan/Strategy.