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

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

Overview

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

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

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

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

Key issues

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

Objectives and strategies

Objective 1 To increase housing diversity within the City of Melton.
Strategy 1.1 Support well-designed residential infill development in appropriate locations that provides a smaller housing product.
Strategy 1.2 Facilitate a diverse range of affordable housing stock, suitable for all household types.
Strategy 1.3 Support housing designs that can be adapted for different life stages including the needs of an ageing household.
Strategy 1.4 Require residential subdivisions to provide a mix of lot sizes and densities to facilitate a range of housing products.
Strategy 1.5 Support innovative housing design and development.

Objective 2 To promote affordable housing options for households of all income levels.
Strategy 2.1 Encourage the property industry to deliver a diverse range of housing options suitable for a range of income levels.
Strategy 2.2  Support a proportion of housing to be affordable housing on large development sites proximate to Activity Centres, public transport and community services.
Strategy 2.3  Require larger developments to provide a range of dwelling types and sizes.
**Objective 3**  To provide a sufficient range of social, retirement, aged-care and special needs housing types throughout the municipality.
Strategy 3.1  Support the development of smaller dwellings that will meet the future needs of older residents in locations close to facilities, services and public transport.
Strategy 3.2  Facilitate development proposals that meet an identified need for social housing, retirement villages and aged care.
**Objective 4**  To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes.
Strategy 4.1  Require development applications in the Residential Growth Zone to make efficient and maximum use of the site.
Strategy 4.2  Support higher density residential development in activity centres and surrounding train stations.

**21.08-1.4 Implementation**

The strategies will be implemented through the planning scheme by:

**Policy guidelines**

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

- Clause 22.12 (Housing Diversity Policy)

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

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

**Scheme implementation**

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

**Further strategic work**

- Updating the existing structure plans for the High Street Town Centre (2007) and Woodgrove Structure Plan (2006) focusing on the opportunity for mixed use development (i.e. including residential within commercial areas).
- Preparing a Structure Plan for Melton South.
- Investigating the implications of increasing residential densities on the provision of community facilities such as schools, open space and recreation facilities and on the provision of engineering infrastructure such as roads, drainage and power.
- Developing built form and/or urban design guidelines as input to the Residential Growth Zone schedule and/or Development Plan Overlay for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.
- Developing a policy for non-residential uses within residential areas to protect residential amenity from incompatible non-residential uses.
- Developing an affordable housing policy in consultation with the Department of Human Services, housing associations and community housing providers.
Other actions

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

21.08-2

Rural residential development

21.08-2.1 Overview

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

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

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

21.08-2.2 Key issues

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

21.08-2.3 Objectives and strategies

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

- **Strategy 1.1** Avoid the construction of dwellings in locations that require the upgrading of adjacent roads or other infrastructure.
- **Strategy 1.2** Require dwellings to be set back from the boundaries of adjoining agricultural land to provide a buffer from farming activities.
- **Strategy 1.3** Avoid adverse environmental impacts arising from the use of land for dwellings including, but not limited to:
  - domestic wastewater management
  - clearing of vegetation for buildings, services or defendable space for bushfire protection.
- **Strategy 1.4** Require urban infrastructure requirements associated with rural subdivision and development to be financed by the developer.
- **Strategy 1.5** Require the provision of reticulated water to all lots.
- **Strategy 1.6** Require all lots created to be accessed by a sealed road.
- **Strategy 1.7** Require environmental enhancement works to be undertaken as appropriate.
- **Strategy 1.8** Avoid rural living from occurring in areas of productive agricultural land or adjacent to areas identified for extractive industry.

21.08-2.4 Implementation

The strategies will be implemented through the planning scheme by:
Further strategic work

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

21.08-3
Liveable communities

21.08-3.1 Overview
Liveability is the sum of all factors that add up to a community’s quality of life – including the built and natural environments, economic prosperity, educational opportunities, and cultural, entertainment and recreational choices.

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

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

21.08-3.2 Key issues

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

21.08-3.3 Objectives and strategies

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

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

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

21.08-3.4 Implementation

The strategies will be implemented through the planning scheme by:

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

- Clause 22.06 (Retailing Policy)

Other implementation
Advocating for the timely funding and provision of the following facilities and services by State and Federal Government:

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

Western Plains North Green Wedge Management Plan 2014

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

Melton Housing Diversity Strategy May 2014

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

Melton Advocacy Priorities 2018