

22.04 URBAN DEVELOPMENT POLICY03/10/2013
C134

This policy applies to all land within the municipality other than rural land.

MSS Context

Ensure that infrastructure is designed and provided in an efficient and timely manner and the development of urban areas reflect sound planning principles and practices.

Policy Basis

Over the next twenty years, Melton City will experience tremendous growth and development. Ultimately, this growth will result in the construction of hundreds of kilometres of roads, drains, reticulated services, electricity and gas supply lines and telecommunications facilities. Currently, however, the vast majority of the Melton City is either undeveloped, or provided with a rural standard of infrastructure. Consequently, urban development will need to be properly staged and controlled to ensure that these services are provided in an efficient, sensible and timely manner.

Policy Objectives

- To ensure that all development proceeds in an orderly and timely manner which enables the efficient provision of community facilities and services.
- To provide appropriate infrastructure assets for the City.
- To protect existing and proposed infrastructure assets from inappropriate development.
- To ensure that developers contribute equitably to the cost and provision of physical and community infrastructure.
- To ensure that the form of future residential development does not prejudice the outward expansion and development of the urban area.
- To encourage and facilitate orderly, incremental, outward growth of the urban fringe in the environs of the Melton township.
- To ensure the construction of street patterns which allow easy access, are understandable to residents and visitors and are designed so as to minimise trip length and frequency.
- To provide market variety in the form of a range of lot sizes and locations.

Policy

It is local policy (“UD”) to:

- Encourage low density residential development to be connected to reticulated sewerage except in exceptional circumstances. In all other cases, the preferred size for low density residential lots is a minimum of 6000 square metres.
- Ensure that development patterns in Melton township focus on the orderly outward expansion of community and reticulated services and the sequential extension of the arterial road network.
- Ensure that Melton East is developed in an orderly manner gradually proceeding from the northern to the central seam and from the southern to the central seam as infrastructure such as roads and drainage is provided and connected in accordance with the model outlined in the Melton East Strategy Plan Review (1997).

- Ensure that developments which place an unreasonable demand on the provision of community, hydraulic and other physical infrastructure due to their separation from existing urban areas are discouraged.
- Require out-of-sequence developments to contribute to the full cost of infrastructure, and to demonstrate that the proper planning of the area will not be compromised.
- Adopt and implement a Development Contributions Plan for the Melton township and the Melton East Growth Area.
- Protect existing infrastructure assets including Surbiton Park, Djerriwarrh Reservoir and Melbourne Water assets from inappropriate development.
- Discourage sensitive land uses from establishing in close proximity to Councils waste water treatment facility at Surbiton Park.
- Locate new low density and rural residential development in locations which will not prejudice the efficient connection and provision of community and physical infrastructure.
- Encourage all subdivisions to front-on to main roads and gain access from a local service road.
- Require all new residential development to front-on to open space, drainage lines and watercourses where available.
- No further industrial rezonings of land in the Coburns Road area will be considered.
- Industrial land uses, including extractive industry, that have off-site impacts on the amenity of sensitive uses will be discouraged.
- Industrial uses in Melton East will be confined to the southern employment suburb.
- Ensure that the use or development of land does not lessen the service, safety, role and amenity of freeways and highways.
- Avoid linear or ribbon development along highway and freeway frontages.
- Discourage proposals on freeways and highways which lessen the level of service, safety and function of the road; which result in a lessening in appearance and visual amenity of the area; which result in a loss of vegetation; and which extend linear or ribbon forms of development.