

*METRO STRATEGY
MELBOURNE 2030*

*SUBMISSION TO:
DEPARTMENT OF SUSTAINABILITY
& ENVIRONMENT*

*FOR LAND AT EXFORD ROAD,
MELTON SOUTH*

*PREPARED ON BEHALF OF:
JAKOB FRIEDMANN*

JANUARY 2003

1.0 INTRODUCTION

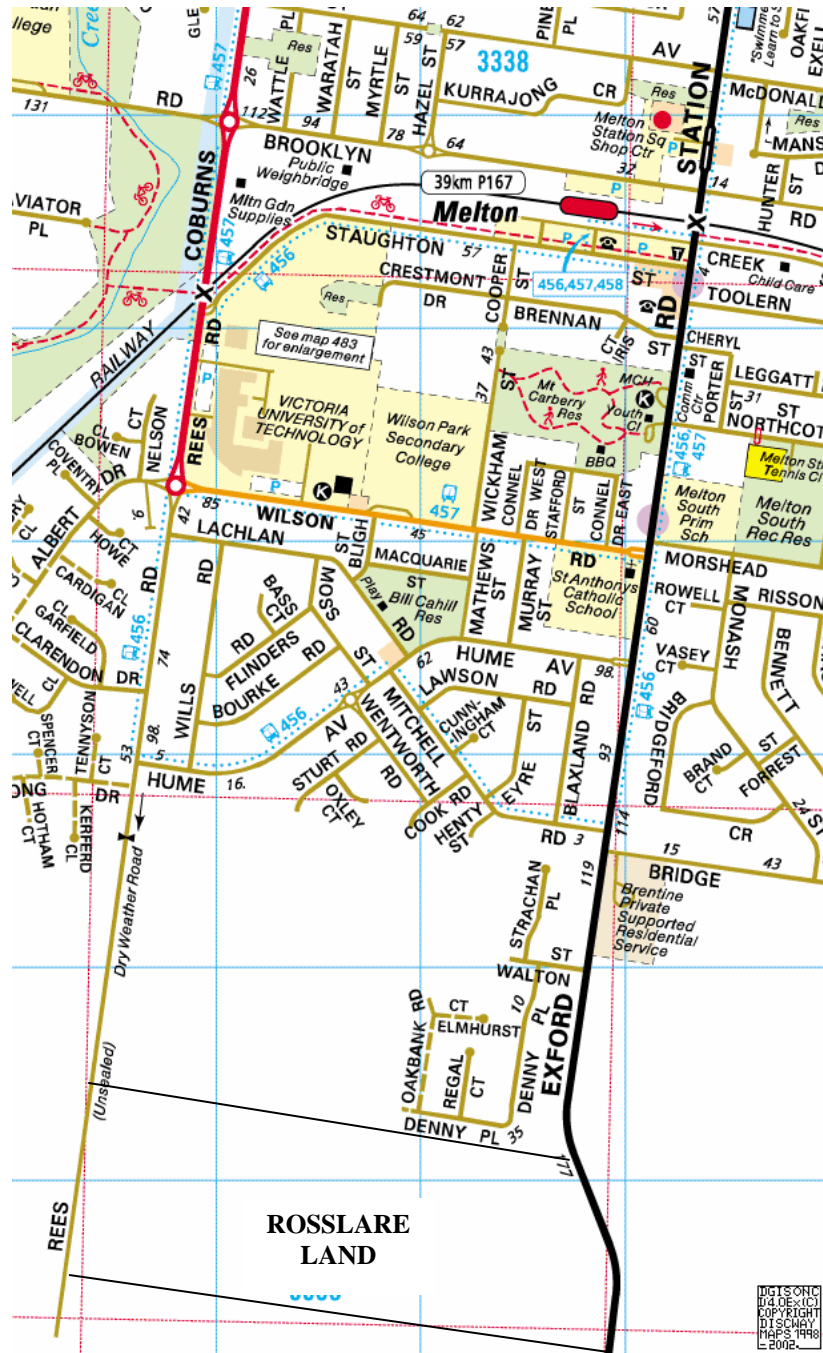
- 1.1 Gattini & Partners has been instructed by Mr. Jakob Friedmann on behalf of Rosslare Proprietary Limited to prepare this submission to the Department of Sustainability and Environment on Metro Strategy – Melbourne 2030.
- 1.2 This submission requests that our client’s land known as Part Crown Allotment 3 Parish of Djerriwarrh be included within the Urban Growth Boundary. The inclusion of the land within the Urban Growth Boundary would be consistent with the strategic planning direction of Melton Shire Council, particularly as the land adjoins existing residential land to the north.
- 1.3 This submission requests that the Urban Growth Boundary be located further south to include our client’s land. This will recognise an impending request to rezone the land to a Residential 1 Zone.

2.0 THE SITE STRATEGIC CONTEXT

- 2.1 The site is known as Part Crown Allotment 3 Parish of Djerriwarrh and fronts the west side of Exford Road, Melton South (*Refer to Appendix 1 – Title*). The rear (west) boundary of the site fronts Rees Road. The site is generally rectangular in shape and has an area of approximately 56 ha. *Map 1* below defines the site and locality.
- 2.2 The site is undulating and cleared of vegetation and is currently being used for cropping.
- 2.3 The site abuts residential development to the north, including the back fences of lots fronting Denny Place. Subdivision of this estate was commenced several years ago at the Exford Road end of the site and is to continue according to Council in a westerly direction toward Rees Road. The on-going development of that land immediately north places the site within the path of future residential development.

- 2.4 Non urban land is located to the south, west and east.

- 2.5 Exford Road is a sealed two-way road. Rees Road is sealed north of Hume Avenue to the west. Access is restricted south of Hume Avenue – Melton Shire Council Engineering Department has advised that Rees Road will be constructed to service adjoining subdivision as development occurs.



Map 1: Locality Map Melton South – Rosslare Site

- 2.6** The photographs below show the site in relation to adjoining residential development to the north. The site has an immediate interface to existing residences.



View south-west showing relationship of Rosslare to existing development



View north along Exford Road adjacent north boundary of Rosslare

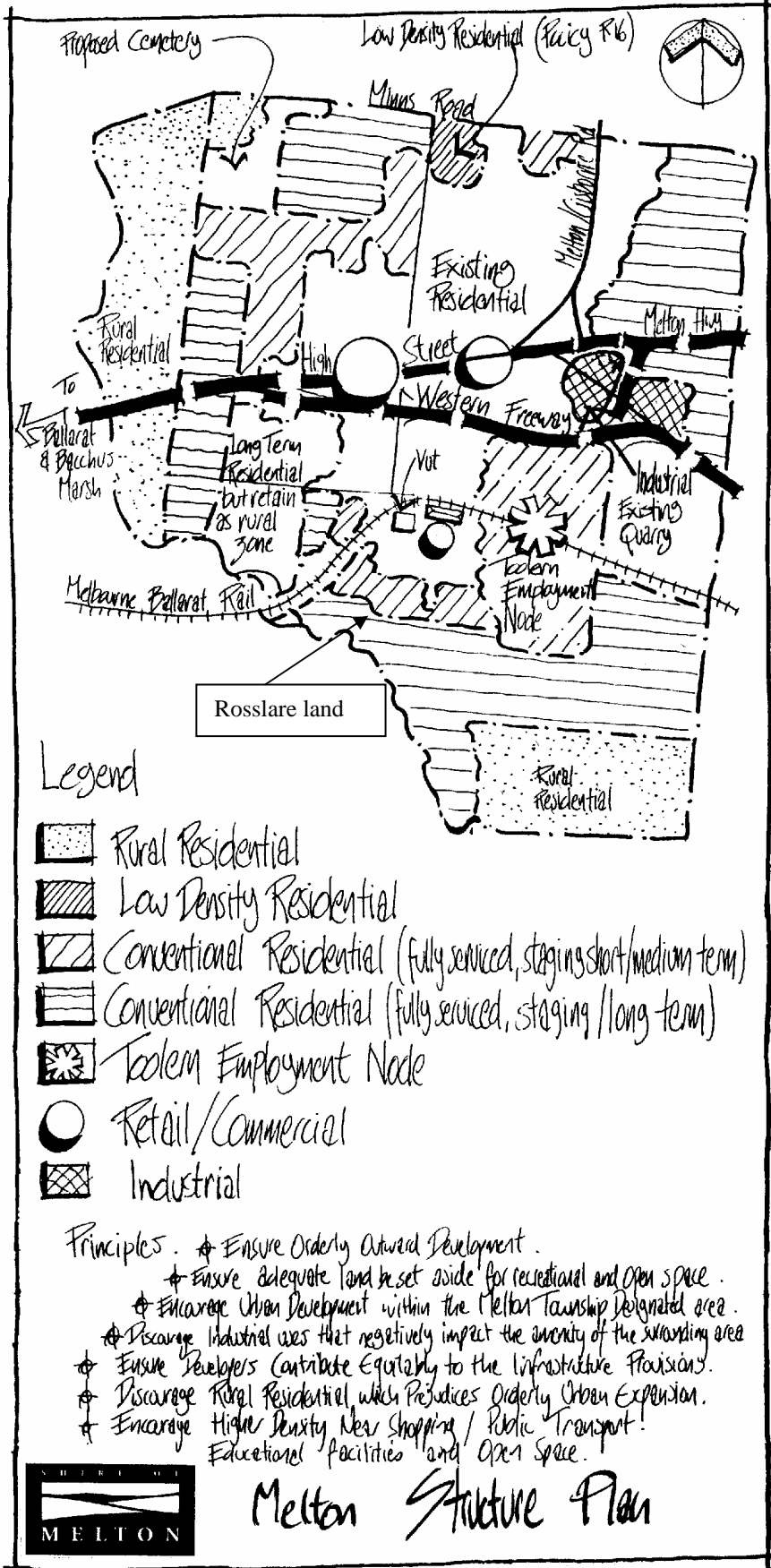


View north from south boundary of Rosslare – adjoining residential land to the north

- 2.7** The site has convenient access to essential services and facilities. The Melton train station and shopping facilities including Melton Square shopping centre are located 1.6 km to the north on Exford Road. The Victoria University of Technology Melton Campus is located 1.5 km to the north via Exford Road and Wilson Road. Exford Road provides a direct link to the Melton commercial area at High Street which is 4km to the north. The Coburns Road shopping centre is located 1 km to the west of the High Street centre.
- 2.8** Arnolds Creek recreation reserve is to the west and can be accessed adjacent the Victoria University of Technology campus.
- 2.9** The Melton Reservoir is some 100m from the south-west corner of the site. The reservoir provides the appropriate boundary between rural and urban land.

3.0 EXISTING PLANNING SCHEME CONTROLS

- 3.1** The site is included within a Rural Zone under the Melton Planning Scheme. The Rural Zone requires a permit to subdivide land pursuant to Clause 35.01-4 and specifies the minimum lot size in the schedule to the zone.
- 3.2** The schedule to the zone includes the Rosslare site within a “wedge” of land which has a minimum lot size of 12ha. This wedge extends from Caroline Springs in the east to Melton township in the west and is generally bounded by the Melton Reservoir, Boundary Road and Greigs Road in the south and Minns Road and Melton Highway in the north. This wedge reflects strategic planning in the 1970’s which designated future urban development as appropriate within this wedge. This fact is recognised in Melbourne 2030 in the defined “Caroline Springs” growth area in the Growth Areas Draft Implementation Plan 2 Document.
- 3.3** The site is not affected by overlay controls apart from a small portion of land less than 1 ha in area at its south-west corner. This portion of the site is included in the Wildfire Management Overlay and Environmental Significance Overlay. The overlay areas are small in size and in any event not an impediment to future development.
- 3.4** The Melton Planning Scheme Municipal Strategic Statement (MSS) includes the site within the Melton Structure Plan and designates the land as “Conventional Residential (fully serviced, staging long term)” (*Refer Melton Structure Plan – extract from Melton Planning Scheme*). The Rosslare site however is more likely to be developed at an early stage given it abuts existing residentially developed land as opposed to the vast majority of the Conventional Residential land, which is distant from existing urban land, and the centre of Melton. There is therefore expected to be demand for such incremental sites as the population of Melton continues to increase.



4.0 METRO STRATEGY – MELBOURNE 2030

4.1 Melbourne 2030 defines an Urban Growth Boundary (UGB) around the Melton township and Caroline Springs urban areas. This interim boundary is along the northern boundary of the Rosslare land abutting existing urban land.

4.2 Melbourne 2030 “Growth Areas Implementation Plan 2” describes the municipal growth area as “Caroline Springs.” This growth area also includes Melton. The growth area would be more appropriately described as “Caroline Springs & Melton” to reflect the existing and continued growth which is occurring around Melton township.

4.3 Melbourne 2030 defines growth areas as follows:

“Growth areas are on the fringe of metropolitan Melbourne that have been designated for urban use. Already prominent in planning for metropolitan Melbourne and already accommodating tens of thousands of people, they will be extended to house and serve new communities of the future...The plan also applies to Melton. It addresses the need to review the area between Melton township and Caroline Springs in order to assess the long-term feasibility of developing the Caroline Springs growth area along the rail and road corridor.”

4.4 One of the strategic actions of the municipal growth area is:

“The long term development options provided by the rail corridor and freeway between Melton township and Caroline Springs will be maintained.”

4.5 Melbourne 2030 also advises that to the year 2030 there will be demand for an additional 620,000 houses in Melbourne.

4.6 The delineation of the UGB to the south of the Rosslare land is logical from a strategic planning point of view in that it will reflect future housing demand adjoining an estate currently being developed and current strategic planning of Melton Council.

5.0 INCLUSION OF THE ROSSLARE SITE WITHIN THE URBAN GROWTH BOUNDARY

- 5.1** The Melbourne 2030 “Growth Areas” Implementation Plan 2 defines the municipal growth area as “Caroline Springs”. It is submitted that this growth area be re-named as “Caroline Springs & Melton” to properly reflect the area extent of the growth area. Further, in the short to medium term sustainable development principles would dictate that incremental development occur outward of the existing Melton urban area in accordance with the Melton Structure Plan” (*Refer Melton Structure Plan Extract*).
- 5.2** The Melton Planning Scheme identifies the interim Urban Growth Boundary (UGB) on the north of the Rosslare site. This submission advises there is sound strategic justification for inclusion of the Rosslare site within the Urban Growth Boundary and accordingly requests the interim Urban Growth Boundary be amended.
- 5.3** The inclusion of the Rosslare site within the UGB at this location would be consistent with long standing strategic planning originating in the 1970’s when State Government policy designated Melton as a satellite city, while allowing for demand for residential development in the short term.
- 5.4** The current Melton Planning Scheme MSS defines strategic direction for Melton township under Clause 21.04-1 which is supportive of a modification of the interim UGB as follows:
“Encourage all new urban development to occur in the Melton township designated area.”
- 5.5** The interim UGB is inconsistent with the designated township area and it is submitted that it should be modified, particularly to include the Rosslare land, which abuts the existing urban area. The UGB is inconsistent with the long term strategic planning that has driven Melton’s growth. The interim UGB creates an anomaly in the sense that it does not recognise previous Council and Department of Infrastructure directions for future growth.

- 5.6** Discussions with officers of Melton Council and the Department of Sustainability & Environment have indicated that Council is supportive of the UGB being modified to reflect the long standing strategic direction as defined in Council’s Municipal Strategic Statement “Melton Structure Plan”.
- 5.7** Under Clause 21.04-2 the MSS identifies that:
“Residential development opportunities to the east of the Shire are rapidly diminishing and should, according to estimates prepared by the Department of Infrastructure, be all but exhausted in approximately ten years time.”
- 5.8** The above ten year estimate was based on 1999 figures included in the MSS. More recent development suggests that there is significantly less than 10 years supply of land in Melton East. This clearly points to the fact that supply of urban land in Melton should be increased through the appropriate delineation of the UGB. It is essential that the UGB does not promote a scarcity of land supply, which will diminish affordability at the fringe.
- 5.9** Current Melton Council officer advice has confirmed that subdivision development in the municipality, including Melton township and Caroline Springs has increased significantly in recent times. Within the last year there has been an increase of 30% in infrastructure developed as part of new estate development. Further, there has been an increase in the last year of constructed road – increasing from 300km to 400km of sealed road developed as part of urban development in the municipality. Much of the burden for infrastructure development continues to be borne by the development industry. The development of the Rosslare land is analogous to Caroline Springs where new growth has taken place attached to existing conurbations.
- 5.10** Future development of Melton South will be reflective of today’s higher standards for residential estate development. An upgraded image of Melton South will increase the popularity of the area and encourage more home buyers to invest in Melton.
- 5.11** There is currently limited supply of residentially zoned land in Melton South. This distinction clearly differentiates this area from other land in the municipality such as Caroline Springs. The Rosslare site is compatible for inclusion in the UGB and is otherwise consistent with the strategic direction of Melbourne 2030 “Growth Areas

Draft Implementation Plan” aims as defined on Page 7 of the document. The following factors illustrate this consistency:

- The site can be provided with public transport via a direct extension of the existing Exford Road bus service and is approximately 1.6km from the Melton train station to the north.
- There is a lack of residentially zoned land in Melton South.
- The site is compact and will provide an estimated 840 lots (at 15 lots per hectare).
- The site will allow for increased housing densities and types in proximity to Melton train station and the Melton Square shopping centre to the north.
- The site will increase the availability of sustainable forms of travel with more use of public transport and more opportunities for walking and cycling (Melbourne 2030 places much emphasis on public transport utilisation for new growth).
- The Rosslare site adjoins existing residential land and can be provided with all essential physical infrastructure. Direct access is available with Exford Road.

6.0 CONCLUSION

6.1 The interim Urban Growth Boundary is inappropriately located and is in conflict with Melton township strategic planning.

6.2 The Rosslare site should be included within the Urban Growth Boundary in that it is:

- within the designated township area;
- adjoins existing residential land;
- is able to be fully serviced;
- is required for future expansion of Melton South; and
- is in close proximity to Melton train station, shopping and community facilities.

6.3 It is accordingly requested that Metro Strategy and the interim Urban Growth Boundary be amended to reflect a future request for the rezoning of Rosslare to allow residential development of the land in accordance with proper planning.

Giovanni Gattini

JANUARY 9 2002 EXFORD RD SUBMISSION TO DSE