

MELBOURN
Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 130	Site 176	Site 235	Site 320	Site 331
Address (summary)	Land rear of Victoria Way, off New Road	East Farm	36 New Road	Land to the east of New Road	East Farm
Site Size (gross ha)	2.29	2.83	0.71	9.13	2.83
Notional dwelling capacity	52	60	14	203	64
SHLAA strategic considerations	0	0	0	0	0
Green belt	0	0	0	0	0
SHLAA significant local considerations	0	0	0	-	-
Landscape and Townscape impact	0	---	0	-	-
SHLAA site specific factors	+++	---	+++	+	+
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)	-	-	-	0	-
Accessibility to a range of employment opportunities (SA criteria 48)	+++	+++	+++	+++	+++
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+	+	+
Sustainable Development Potential					

Site 130	Land to r/o Victoria Way on south side of village. Site screened by hedgerows and woodland strip to the south.
Site 176	Derelict orchard and farm buildings on south side of village. The impact of development would be adverse and only capable of partial mitigation by retention of trees and hedges on the boundary and wherever possible on the remainder of the site
Site 235	Narrow long rear garden of existing bungalow to south side of village. Well screened by hedgerows and woodland strip to south.
Site 320	Land east of New Road to south of the village. Significant landscape impacts capable of mitigation by restricting built development to the north of the site adjoining the village and creation of a new soft green edge to the south.
Site 331	Orchard to south of village. Significant landscape impacts unless developed with site 320 which would allow for effective mitigation by restricting development to land adjoining the village and through creation of a new soft green edge to the south.