

**11.03**

31/07/2018  
VC148

**PLANNING FOR PLACES**

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**11.03-1S**31/07/2018  
VC148**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

**Strategies**

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)

**11.03-1R**31/07/2018  
VC148**Activity centres - Metropolitan Melbourne****Strategies**

Support the development and growth of Metropolitan Activity Centres by ensuring they:

- Are able to accommodate significant growth for a broad range of land uses.
- Are supported with appropriate infrastructure.
- Are hubs for public transport services.
- Offer good connectivity for a regional catchment.
- Provide high levels of amenity.

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.

Locate new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.

Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.

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**11.03-1L-01 Activity centres - Brimbank**

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**All centres strategies**

Encourage employment generating uses by supporting an increase in office uses and non-retail commercial uses.

Ensure residential areas that directly adjoin activity centres avoid zero street setbacks and are designed to ensure a gradual transition between the centre and residential areas.

Encourage retail and office uses at ground level with office, commercial and residential uses located above ground level.

Prioritise commercial use and development within activity centres while allowing for residential development where it complements commercial use and the character of the activity centre.

Encourage development that respects and enhances existing views, vistas and gateways, to and from activity centres.

Encourage provision of art in the design of built form and the public realm.

Encourage flexible and adaptable open space to enable multiple uses, including exhibitions and temporary markets.

Support the provision of integrated community facilities.

Enhance sustainable personal transport connections between the PPTN and surrounding activity centres.

Support new and improved visual and physical connections to landscape features, open space, community services and surrounding residential areas.

Encourage development to incorporate existing natural or cultural landscape features such as open space corridors, waterways and areas of significant landscape value.

**Policy documents**

Consider as relevant:

- *Brimbank Activity Centre Strategy* (Brimbank City Council, 2018)
- *Brimbank Economic Development Strategy 2016 - 2020* (Brimbank City Council, 2016)

**11.03-1L-02 Metropolitan and Major activity centres - Brimbank**

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Proposed C225brim

**Sunshine Metropolitan Activity Centre**

Ensure development respects views to the Darling Flour Mill, particularly from Ballarat Road.

Encourage development that supports the creation of a gateway at the northern end of Hampshire Road.

**Deer Park Major Activity Centre strategies**

Encourage increased housing density in areas not impacted by the Major Hazard Facility buffer.

Improve physical integration and connections within the centre and to surrounding areas, particularly to Ballarat Road and Deer Park Station.

Facilitate re-development of the private car park to the south of the centre.

**Sydenham Major Activity Centre strategies**

Encourage night time uses for improved safety and vitality.

Locate community services and facilities around Sydenham Library.

Support 24 hour pedestrian movement and access through enclosed retailing facilities and in larger development sites.

Ensure development is designed to provide distinct built form edges with active frontages to roadways.

Provide for pedestrian and cycle access to link with the Melton Highway and Kings Road. Encourage development that respects and enhances views along Taylors Creek.

Encourage development that supports the use of Taylors Creek as a high amenity, open space corridor for pedestrian movement and access.

#### **Brimbank Central Major Activity Centre strategy**

Encourage new development to be sited and designed to integrate the centre with the Deer Park Library.

#### **Policy document**

Consider as relevant:

- *Sydenham Regional Activity Centre Structure Plan* (Brimbank City Council, Revised 2015)

### **11.03-1L-03 Neighbourhood activity centres**

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#### **General strategies**

Encourage retail use and development including a small supermarket and specialty shops, commensurate with the scale of the centre.

Encourage dwellings above ground floor commercial uses.

Encourage medical services.

Support the development of 20 Minute Neighbourhoods through a focus on liveability and increased services to support living locally.

#### **Keilor Village strategy**

Encourage development that would establish a gateway at the western entrance to the Village, along the Old Calder Highway.

### **11.03-1L-04 Local activity centres**

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#### **Strategies**

Encourage convenience food and non-food retailing commensurate with the scale of the centre.

Encourage dwellings above ground floor commercial uses.

Discourage further expansion.

Support the provision of integrated community facilities such as neighbourhood houses and playgrounds.

### **11.03-2S**

31/07/2018  
VC148

#### **Growth areas**

##### **Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

##### **Strategies**

Concentrate urban expansion into growth areas that are served by high-capacity public transport. Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

### **Policy documents**

Consider as relevant:

- *The Victorian Transport Plan* (Victorian Government, 2008)

## BRIMBANK PLANNING SCHEME

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
- *Ministerial Direction No. 12 – Urban Growth Areas*

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**11.03-3S**31/07/2018  
VC148**Peri-urban areas****Objective**

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

**Strategies**

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

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**11.03-4S**31/07/2018  
VC148**Coastal settlement****Objective**

To plan for sustainable coastal development.

**Strategies**

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Direct new residential and other urban development and infrastructure to locations within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.

Avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

**Policy documents**

Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)

**11.03-5S**30/04/2021  
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

**Strategies**

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

**Policy documents**

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

**11.03-6S**

31/07/2018  
VC148

**Regional and local places**

**Objective**

To facilitate integrated place-based planning.

**Strategies**

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

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