

**11.03**

31/07/2018  
VC148

**PLANNING FOR PLACES**

**11.03-1S**03/02/2022  
VC199**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, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

**11.03-1R**

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**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.

**11.03-1L****Activity centres**

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Proposed C133hbay

**General strategies**

Facilitate the development of the Newport Large Neighbourhood Activity Centre as an art and cultural tourist precinct.

Support the location of community and health facilities within the Central Square Neighbourhood Activity Centre to expand the range of available services.

Support the transition of Central Square, Altona Meadows from a Large Neighbourhood Activity Centre to a Major Activity Centre.

Facilitate the growth of Spotswood Medium Neighbourhood Activity Centre to a Large Neighbourhood Activity Centre.

Support a supermarket-based new Large Neighbourhood Activity Centre and mixed-use commercial area within Altona North.

Support the transition of the Aviation Road Medium Neighbourhood Activity Centre to a Large Neighbourhood Activity Centre if the remainder of the Royal Australian Air Force base is developed for residential purposes.

Support ongoing development of the Millers Junction Enterprise Area as a bulky goods precinct on land fronting Millers Road.

**Residential strategies**

Support higher density residential development within activity centres to facilitate viability of retail and commercial areas.

Support residential use and development above commercial premises in activity centres to promote walkability and facilitate easy access to employment, services and facilities.

**Commercial development strategies**

Encourage the consolidation of small and underutilised sites to enable their redevelopment and intensification.

Enhance tourism opportunities within and around activity centres.

Discourage the rezoning of commercial zoned land in micro-centres to prevent their fragmentation and the loss of opportunities to provide basic goods and services within a comfortable walking distance.

Support ongoing marine activities, including small boat building and recreational boating, within and in proximity to the Williamstown Major Activity Centre.

Reduce the number of electronic gaming machines located in activity centres.

**Design and amenity strategies**

Support an incremental decrease in the size and scale of development within activity centres so that it responds to the size and scale of existing development at residential interfaces.

Reinforce the identity and distinctiveness of each activity centre through urban design, public realm improvements and the use of public art.

Support commercial development within activity centres and strip shopping centres that reinforce the traditional building typology of shops within the immediate context.

Support high-quality mixed-use development outcomes that respect heritage values and are sensitive to the surrounding built-form and neighbourhood character context.

Support commercial activity that will increase opportunities for social interaction, recreation and enjoyment of the arts.

Ensure active frontages adjacent to footpaths and open spaces in core retail areas, including by avoiding the use of security screening that obstruct shopfronts and shop windows.

Design development to optimise views over the foreshore, public open space and public realm.

Create strong visual linkages and physical connections to the foreshore, Port Phillip Bay and the regional open space network.

### **Movement strategies**

Encourage active transport to and within activity centres by providing accessible walking and cycling networks.

### **Newport Large Neighbourhood Activity Centre**

#### **Policy application**

This policy applies to land in the Newport Structure Plan area, as shown on the Newport Large Neighbourhood Activity Centre Plan.

## Newport Large Neighbourhood Activity Centre Plan



### Strategies

Encourage new development to utilise existing laneways to access car parking and waste storage areas.

Support building design that enables the use of rear laneways to facilitate vehicle access and loading.

Encourage development and streetscape improvements that support distinct entry points to the activity centre at:

- The intersection of Melbourne Road and Newcastle Street
- The intersection of Mason Street and Schutt Street
- The corner of Hall Street and Grindlay Street, and the corner of Hall Street and Elphin Street
- The intersection of Melbourne Road and Wilkins Street

Encourage fine grain, active ground level street frontages for sites on the north side of Mason Street east of Schutt Street, and on the south side of Mason Street east of Durkin Street and along the interface with Paine Reserve.

Where new uses occupy multiple lots in the area on Hall Street between Grindlay Street and Elphin Street, encourage design of street level frontages to utilise windows and entrances with a regular rhythm that responds to the fine grain subdivision pattern.

### Policy guidelines

Consider as relevant:

- Providing walking and cycling networks within 400 metres of all Major and Neighbourhood Activity Centres (Small, Medium and Large) and 800 metres of train stations.

### Policy documents

Consider as relevant:

- *Activity Centre Strategy 2019-36* (Hobsons Bay City Council, July 2019)
- *Laverton Together Urban Design Framework* (Hansen Partnership, April 2006)
- *Newport Structure Plan* (Hobsons Bay City Council, November 2021)
- *Inner Newport Heritage Gap Study* (Hobsons Bay City Council and Lovell Chen 2022)

## 11.03-2S

04/05/2022  
VC210

### 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* (Victorian Planning Authority, 2021) 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:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*



**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.

**11.03-4S**06/09/2021  
VC171**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.

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.

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

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

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

Ensure a sustainable water supply, stormwater management 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.

Prevent the development of new residential canal estates.

**Policy documents**

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *Victorian Coastal Strategy* (Victorian Coastal Council, 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.