

**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**

20/04/2023 - / - / - - -  
 G220glen Proposed C237glen

**Policy application**

This policy applies to all education and innovation precincts, activity centres and local centres identified on the Strategic Framework Plan and the Activity Centre Hierarchy Plan in Clause 02.04.

**Strategies****General**

Support a transition of employment and housing growth across the activity centre network by:

- Directing growth of the most substantial scale into urban renewal precincts identified on the Activity Centre Hierarchy Plan in clause 02.04-2.
- Directing growth into opportunity sites identified in local structure plans with a building scale that reflects the opportunities and constraints of the site.
- Supporting growth in all other commercial and mixed-use zones within activity centres that reflects local opportunities and context while also maintaining the street presentation of the shopping strip.
- Supporting housing growth to provide a transition in building scale and height from the commercial core to the lower scale residential built form within and adjoining activity centres.

In urban renewal precincts identified on the Activity Centres Hierarchy Plan in Clause 02.04-2:

- Support the integrated development of land to deliver employment and housing growth of significant urban density and scale.
- Support land use and development that delivers community outcomes, including social and affordable housing, public open space, community facilities, public realm improvements and publicly accessible parking.
- Facilitate new pedestrian connections and laneways to create high levels of walkability and accessibility within the precinct and to connect with adjoining retail areas.

Ensure activity centre structure planning identifies opportunities to:

- Support new employment opportunities from a range of commercial uses within mixed-use developments.
- Support diverse housing, including aged care, student and social and affordable housing.
- Facilitate improved open space, public realm improvements and community outcomes.

Support land use and development in commercial and mixed-use zones that:

- Prioritises retail and community uses at ground floor.
- Provides for commercial uses on the first floor above ground level.
- Provides for residential uses on upper floors, above the retail and commercial uses.

Support lot consolidation where it will contribute to an efficient built form to manage the visual and amenity impact of larger developments within the site and avoid narrow unconsolidated lots that cannot achieve desired built form outcomes.

Discourage development that represents a significant under-development of land.

Support activities that contribute to a night-time and weekend economy in locations where amenity impacts are minimised.

Support land use and development that activates adjoining streets and laneways.

Facilitate opportunities for new or improved public open space and public spaces, including opportunities for canopy tree planting and urban greening.

Facilitate land use, building and streetscape design and public realm improvements that foster social interaction and support community life.

Support public art in public spaces.

Support the provision of community facilities and services, focussed in accessible community hubs.

***Neighbourhood activity centres***

Support development that provides commercial uses, retail, entertainment and community facilities to meet the day to day needs of the local community and support community life.

Support housing and employment growth in neighbourhood activity centres at a lower scale and intensity than in major activity centres.

Support development that transitions in scale to the surrounding residential areas outside the activity centre.

***Local centres***

Reinforce the local convenience role and function of local centres to meet the needs of the immediate area and support community life.

Support housing and employment growth in local centres at a lower scale and intensity than in neighbourhood activity centres.

Support land use and development that reflects each centre's unique amenity and local character.

Support development that transitions in scale to the surrounding residential areas.

***Bentleigh major activity centre***

Strengthen the role of the Bentleigh activity centre as a regional centre for shopping, services, and community life.

Support an integrated network of activated streets and shared community and open spaces.

Integrate new retail floorspace with the established retail strip along Centre Road.

Support development along Centre Road that complements and preserves the fine grain and heritage streetscape character of the traditional shopping strip.

Support the redevelopment of existing car parks behind Centre Road for new open space, multi-level car parking, community spaces and employment and housing uses.

Support passenger amenities and modal interchange connections at the Bentleigh Station transport hub.

***Carnegie major activity centre***

Strengthen the role of Carnegie activity centre as a regional destination for entertainment, shopping, dining, employment and a place for the community to meet.

Support development that ~~complements and preserves~~ responds to and respects the heritage features and distinctive fine-grained character of the Koornang Road retail strip.

Support taller built form to the north of the railway line to promote accessibility to public transport.

Create a network of open spaces that allow people to meet, connect and enjoy nature with space for landscape and canopy trees.

Protect existing canopy trees along the railway corridor.

Support the establishment of a new public meeting space in Carnegie.

~~Increase~~ Maintain publicly accessible car parking in partnership with a future supermarket redevelopment in Kokaribb Road.

**Support** Ensure development supports an integrated network of activated streets-, laneways and shared community and open spaces.

Support evening activity and entertainment options.

Manage the transition between housing densities.

***Caulfield Station Precinct major activity centre***

Strengthen the role of the Caulfield Station precinct as a regional destination for education, employment and events.

Support land use and development that supports the roles of Monash University and Caulfield Racecourse.

Support the growth of Monash University's Caulfield Campus as an education and research employment hub.

Support extended trading hours and other landuse and built form improvements to support night time trading.

Support improved passenger amenities and modal interchange connections at the Caulfield Station transport hub.

Facilitate improved pedestrian and cycling access to the Caulfield Station transport hub.

Support an integrated approach to development of land within the urban renewal precinct to deliver new employment and housing growth of significant urban density and scale.

***East Village education and innovation precinct***

Support the transition in land use in East Village precinct from industrial to a sustainable mixed use precinct.

Support development that provides for a high level of amenity for future residents, workers and the surrounding local community.

Support redevelopment opportunities within the precinct for employment growth, with a focus on innovative employment and education facilities.

Support retail opportunities to service residents living within the precinct.

Provide for new green spaces and community facilities.

***Elsternwick major activity centre***

Strengthen the role of Elsternwick activity centre as a safe, accessible and liveable centre that embraces its historic character and strong cultural and village feel.

Support opportunities to enhance arts and cultural offerings within the centre including a new cultural precinct in Selwyn Street.

Support development that complements and preserves the heritage features and distinctive fine-grained character of the Glen Huntly Road retail strip.

Support a new public space above the railway line connecting Elsternwick Station to the cultural precinct.

Support redevelopment of the existing car park between Staniland Grove and Orrong Road to facilitate a new community hub and improved car parking.

Support reuse of the former ABC studio site for employment uses and public open space.

***Glen Huntly major activity centre***

Strengthen Glen Huntly's culturally diverse local community with unique commercial, entertainment and place-making offerings.

Support an interconnected network of community and open spaces across the centre.

### **Moorabbin Junction major activity centre**

Strengthen the role of Moorabbin Junction activity centre as a vibrant, accessible and safe centre with a strong focus on arts, nightlife and community connections.

Facilitate opportunities to enhance arts and cultural offerings within the centre.

Recognise the role of the centre as an emerging growth hub, supporting a diverse range of housing and employment generating uses.

### **Policy documents**

Consider as relevant:

- *Glen Eira City Plan: Activity Centre, Housing and Local Economy Strategy* (Glen Eira City Council, 2020)
- *City of Glen Eira Open Space Strategy Refresh 2020 (adopted 9 June 2020)*
- [\*Carnegie Structure Plan, Glen Eira City Council, 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.

## GLEN EIRA PLANNING SCHEME

- 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**

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**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**20/03/2023  
VC229**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)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

**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.