

# Planning Policy Framework, Integration version March 2014

**Revised SPPF with draft *Plan Melbourne* and RGPs included, and showing potential integration of local policy.**

---

This document has been prepared by the SPPF Review Advisory Committee.

This document is based on the Advisory Committee's interpretation of the October 2013 version of Plan Melbourne, and the December 2013 versions of Regional Growth Plans.

The Committee proposes that state policy appears in each scheme, but regional policy appears only in relevant schemes. Local policy would appear only in the scheme to which it applies. All state and regional policy would appear in the Victoria Planning Provisions, but local policy would not.

This version shows the how policy would apply in the:

**PLANNING POLICY FRAMEWORK  
Clause: 04 Environmental values**

---

## ABOUT THIS DOCUMENT

---

This document has been prepared by the SPPF Review Advisory Committee.

It is document a 'work-in-progress' of the Committee for comment. Comments are sought until 23 May 2014. An information package containing and explaining this document as well as general information about consultations and the actions of the Committee can be found on the website of the Department of Transport, Planning and Local Infrastructure at [www.dtpli.vic.gov.au/planning](http://www.dtpli.vic.gov.au/planning). Go to the section listing current planning panels and advisory committees.

The Committee is headed towards an integrated version of state, regional and local policy to replace the SPPF and LPPF and provide a more streamlined and easy to interpret presentation of policy.

The Committee has benefited from feedback on its earlier 'foundation draft'. Two critical issues have emerged:

1. The 'rules of entry into the Planning Policy Framework (PPF), and
2. A more defined approach to language.

## Mark up conventions

Clauses in this draft have been marked to identify where the policy has originated:

- [10.2p5] Clause and paragraph number from current SPPF. These policies may have been edited by the Committee.
- [New] New text introduced as part of a policy neutral review of the SPPF by the Committee.
- [Update] New text inserted after consultation with policy owners (State government departments and statutory authorities and agencies).
- [PM pg 10] [1.1.1.1] *Plan Melbourne* page reference or action reference
- [RGP] New text to implement Regional Growth Plans
- [DP] Metropolitan Planning Strategy Discussion Paper, 2012

## Rules of entry

New policy must meet each of the rules of entry to be considered for inclusion in the PPF.

### Rule 1. Status

1. At a state policy level, the policy must be formally adopted policy of the State Government.
2. At a regional policy level, the policy must be formally adopted policy of the State Government or all the affected councils.
3. At the local policy level, the policy must be formally adopted policy of the relevant planning authority, or the State Government.

### Rule 2. Relevance

1. The policy must achieve at least one of the following four objectives:
  - (a) facilitate sound, strategic planning and co-ordinated action at State, regional and municipal levels
  - (b) facilitate the integration of land use and development planning and policy with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels
  - (c) facilitate development
  - (d) facilitate positive actions by responsible authorities and planning authorities to meet the planning objectives of Victoria.
2. The policy is best applied through the land use planning and development system.

**Rule 3. Drafting**

1. The text of the policy must be prepared in a form that meets the drafting conventions of the Planning Policy Framework.

**Rule 4. Document references**

1. Documents required to make or inform a planning decision, which meet Rule 1, may be included under “Guidelines for decision makers.”
2. Documents which do not meet Rule 1, but which form useful background as to why a policy has been drafted in a particular way, may be included as “Background Documents”.

**Defined language**

**Strategies**

The following matrix of strategy verbs presents the Committee’s approach to the use of verbs in strategies based on the policy approach to be taken and the type of action to which the policy is directed. It identifies whether the strategy has a focus of facilitation, regulation, further planning work or identifying matters for consideration.

Matrix of strategy verbs		APPROACH TO BE TAKEN		
		Make it happen (facilitate)	Support it happening (support)	Control what happens (should must)
ACTION THEMES	Build new	Facilitate Provide	Support Create	Require
	Repair	Upgrade	Improve	Restore
	Reinforce	Maintain	Conserve	Protect Reinforce
	Preserve	Reduce (the adverse impact)	Minimise (the adverse impact)	Avoid (the adverse impact)
	Decide	Recognise Balance		
	Plan	Prepare (a specific type of plan) Plan/design Use (a specific technique or approach)		

**Particular provisions**

Particular provisions relevant to the policy matter have been listed to aid the decision maker.

**Guidelines for decision makers**

These include:

1. Relevant matters to be considered
2. Information to be supplied with permit applications
3. Standards that should be met in planning decisions.

Documents to be considered as relevant hold weight in decision making, at the discretion of the decision maker.

### Strategic planning guidelines

The strategic planning guidelines are intended to indicate desirable further strategic work within a framework of continuous improvement.

List of strategic planning guideline verbs	a)	Monitor, consider
	b)	Review
	c)	Plan, Prepare (a specific type of plan), Identify
	d)	Use

### Background documents

These are reference documents that provide background information to assist in understanding the context within which objectives, strategies and guidelines have been framed.

# CONTENTS

---

<b>04</b>	<b>ENVIRONMENTAL VALUES .....</b>	<b>1</b>
04.01	Biodiversity.....	1
04.02	Waterways and coasts .....	2
04.03	Potable water catchments and groundwater .....	5

## 04 ENVIRONMENTAL VALUES

---

### 04.01 BIODIVERSITY

#### 04.01-S-01 Biodiversity

State Policy

VC## dd/mm/yyyy

##### Objectives and strategies

**Objective 1 To conserve Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.**

[\[Update\]](#)

Strategy 1.1 Plan to avoid and minimise significant impacts on biodiversity from land-use and development. [\[Update\]](#)

Strategy 1.2 Use strategic planning as the primary mechanism to identify high value biodiversity to be conserved. [\[Update\]](#)

Strategy 1.3 Recognise the indirect or off-site impacts of land-use changes and developments that may affect the biodiversity value of adjoining national parks and conservation reserves or nationally and internationally significant sites. [\[Update\]](#)

Strategy 1.4 Plan to protect and help the management of sites containing high value biodiversity, including those which are under-represented in conservation reserves. [\[Update\]](#)

Strategy 1.5 Facilitate greater connectivity between areas of medium to high natural value. [\[RGP\]](#)

**Objective 2 To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.** [\[Update\]](#)

Strategy 2.1 Use the risk-based approach to managing native vegetation as set out in *Permitted clearing of native vegetation – Biodiversity assessment guidelines*, as follows: [\[Update\]](#)

a) Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity. [\[Update\]](#)

b) Minimise impacts on Victoria's biodiversity from the removal of native vegetation. [\[Update\]](#)

c) Where native vegetation is permitted to be removed, ensure it is offset in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed. [\[Update\]](#)

##### Particular provisions

1. Clause 52.16 – Native Vegetation Precinct
2. Clause 52.17 – Native Vegetation

##### Guidelines for decision makers

Consider as relevant: [\[Update\]](#)

1. Permitted clearing of native vegetation; Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013). [\[Update\]](#)
2. The Victorian Government's *Native Vegetation Information System*, maintained by the Department of Environment and Primary Industries. [\[Update\]](#)

##### Strategic Planning Guidelines

Strategic Planning should:

1. Use statewide biodiversity information to identify high value biodiversity. [\[Update\]](#)
2. Recognise the impacts of land use and development on Victoria's high value biodiversity. [\[Update\]](#)

3. Plan to minimise cumulative impacts of land use and development on Victoria's biodiversity. [\[Update\]](#)
4. Consider impacts on the habitat values of wetlands identified under international treaties and agreements, including:
  - (a) Convention on Wetlands of International Importance (the Ramsar Convention).
  - (b) The Japan-Australia Migratory Birds Agreement (JAMBA).
  - (c) The China-Australia Migratory Birds Agreement (CAMBA). [\[Update\]](#)
5. Identify links between isolated habitat remnants that contain high value biodiversity. [\[Update\]](#)

#### 04.01-A04-01 Biodiversity

##### Regional Policy: Alpine areas

VC## dd/mm/yyyy

The Victoria's Alpine areas covers over 3000 square kilometres of land above 1200 m in altitude. The Alpine area includes Alpine Resorts, National and State Parks and freehold land. [\[New\]](#)

##### Objectives and strategies

**Objective 1 To ensure development conserves, protects and seeks to enhance alpine biodiversity and ecological values.** [\[New\]](#)

Strategy 1.1 Protect and manage significant environmental features and ecosystems, taking into account the sensitive and fragile nature of the alpine environment. [\[12.03-2p2\]](#)

Strategy 1.2 Minimise disturbance of indigenous flora and fauna and sensitive landscape in both construction and operation of all developments. [\[12.03-2p6\]](#)

#### 04.01-gnut-01 Gumnut

##### Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

## 04.02 WATERWAYS AND COASTS

#### 04.02-S-01 Waterways and coasts

##### State Policy

VC## dd/mm/yyyy

The Victorian Waterway Management Strategy provides the framework for government, in partnership with the community, to maintain or improve the condition of rivers, estuaries and wetlands so that they can continue to provide environmental, social, cultural and economic values for all Victorians. The framework is based on regional planning processes and decision-making, within the broader system of integrated catchment management in Victoria.

##### Objectives and strategies

**Objective 1 To ensure healthy waterways, water bodies, wetlands, and marine environment.** [\[14.02-1p1, 14.02-2p1part\]](#)

Strategy 1.1 Consider the impacts of development on downstream water quality and freshwater, coastal and marine environments. [\[14.02-1p3\]](#)

Strategy 1.2 Minimise nutrient contributions to waterways and water bodies and the potential for the development of algal blooms. [\[14.02-1p8\]](#)

Strategy 1.3 Minimise contaminated runoff or wastes to waterways. [\[14.02-2p3\]](#)

Strategy 1.4 Avoid sediment discharges from construction sites. [\[14.02-1p9\]](#)

Strategy 1.5 Maintain a vegetated buffer zone along each side of a natural drainage corridors or waterway to:

- a) maintain the natural drainage function, stream habitat and wildlife corridors and landscape values

b) minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses. [14.02-1p4]

Strategy 1.6 Avoid blocking public access along stream banks and foreshores by development. [11.03-2p5]

### Guidelines for decision makers

Guidelines:

1. Vegetated buffer zones along each side of a natural drainage should be at least 30m wide unless the topography of the site or other constraints make an alternative width more appropriate. [14.02-1p4]
2. Works at or close to waterways should protect and improve the environmental qualities of waterways. [14.02-1p7]

Consider as relevant: [14.02-1p11]

1. The Victorian Waterway Management Strategy (Department of Environment and Primary Industries, 2013)
2. Any relevant regional river health program, river and wetland restoration plans or waterway and wetland management works programs approved by a catchment management authority. [14.02-1p13]
4. Any special areas or management plans under the *Heritage Rivers Act (1992)*. [14.02-1p16]
5. Any Action Statements and management plans prepared under the *Flora and Fauna Guarantee Act 1988*. [14.02-1p17]
6. State Environment Protection Policy (Waters of Victoria) (Environment Protection Authority, 2013 - Publication 905) [19.03-2p10]
7. State Environment Protection Policy (Ground waters of Victoria) (Environment Protection Authority, 1997 – Publication S160). [New]
8. State environment protection policy (Prevention and Management of Contaminated Land) (Environment Protection Authority, 2002 – Publication S95)
9. Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills (Environment Protection Authority, 2010 - Publication 788.1)

### Background documents

Construction Techniques for Sediment Pollution Control (Environmental Protection Authority, 1991). [14.02-2p10]

Doing it Right on Subdivisions: Temporary Environment Protection Measures for Subdivision Construction Sites (Environmental Protection Authority, 2004 - Publication 960). [14.02-2p12]

Environmental Guidelines for Major Construction Sites (Environmental Protection Authority, 1996 - Publication 480). [14.02-2p11]

## 04.02-A01-01 Waterways and coasts

**Regional Policy: Coastal areas**

VC## dd/mm/yyyy

### Objectives and strategies

**Objective 1 To conserve coastal biodiversity and ecological values.** [12.02-2p1part]

Strategy 1.1 Balance long-term needs for the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas. [12.02-1p3]

Strategy 1.2 Avoid unsustainable use of natural coastal resources. [12.02-1p9]

Strategy 1.3 Support revegetation of cleared land abutting coastal reserves. [12.02-2p3]

Strategy 1.4 Conserve the natural drainage patterns, water quality and biodiversity within and adjacent to coastal estuaries, wetlands and waterways. [12.02-2p4]

### Guideline for decision makers

Guidelines:

1. Development on the coast should be located within existing modified and resilient environments where the impact can be managed. [12.02-1p11]

2. Development on coastal foreshore Crown land should: [12.02-3p2]
  - (a) Protect local environmental and social values. [12.02-3p3part]
  - (b) Demonstrate need and coastal dependency. [12.02-3p4]
  - (c) Be located within a defined activity or recreation node. [12.02-3p5]

Consider as relevant: [12.02-3p6]

1. The purpose for which land is reserved under the *Crown Land (Reserves) Act 1978*. [12.02-3p8]
2. Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*. [12.02-3p9]
3. Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*. [12.02-2p10]

### Strategic planning guidelines

Strategic planning should:

1. Consider the requirements of the Coastal Management Act 1995. [12.02-1p2]
2. Consider the Victorian Coastal Strategy 2008. [12.02-5p7]
3. Identify areas of environmental significance. [12.02-1p4]
4. Plan the future sustainable use of the coast, including the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas. [12.02-1p3]
5. Identify suitable areas and opportunities for improved facilities. [12.02-1p5]

## 04.02-M00-01 Waterways and coasts

Regional Policy: Metropolitan Melbourne

VC## dd/mm/yyyy

This policy is based on the Advisory Committee's interpretation of Plan Melbourne and may need to be reviewed before the PPF is finalised.

### Objectives and strategies

**Objective 1 To protect the values of Melbourne's waterways, Port Phillip and Western Port.** [5.2.2, 5.2.3.1, New]

Strategy 1.1 Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port. [12.02-5p6]

### Strategic planning guidelines

Strategic planning should:

1. Use mandatory controls to protect Melbourne's waterways from inappropriate development. [4.2.3.3, 5.6.2.1]
2. Protect the coastlines and waters of Port Phillip Bay and Western Port. [5.2.3]
3. Use height controls for medium- and high-density development in sensitive locations around Port Phillip Bay. [4.2.3.2]

## 04.02-gnut-01 Waterways and coasts

Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required

## 04.03 POTABLE WATER CATCHMENTS AND GROUNDWATER

### 04.03-S-01 Potable water catchments and groundwater

#### State Policy

VC## dd/mm/yyyy

Many catchments supplying water for domestic, irrigation or other purposes within Victoria are protected under the *Catchment and Land Protection Act 1994*. These catchments have significant values as a source of water supply, both for domestic and for stock and domestic use

#### Objectives and strategies

**Objective 1 To ensure the continued availability of clean, high-quality drinking water.** [\[14.02-1p2part\]](#)

Strategy 1.1 Protect water catchments and water supply facilities from potential contamination. [\[14.02-1p2part\]](#)

Strategy 1.2 Protect reservoirs, water mains and local storage facilities from potential contamination. [\[14.02-2p2\]](#)

Strategy 1.3 Avoid incompatible land uses in potable water catchments. [\[14.02-2p5 part\]](#)

**Objective 2 To protect groundwater.** [\[14.02-1p1, 14.02-2p1part\]](#)

Strategy 2.1 Avoid the establishment of incompatible land uses in aquifer recharge or and saline discharge areas. [\[14.02-2p5 part\]](#)

Strategy 2.2 Reduce impact on groundwater from new landfills. [\[14.02-2p6\]](#)

#### Guidelines for decision makers

Guidelines:

1. Consider the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater. [\[14.02-2p6\]](#)

Consider as relevant:

1. Any special area plans approved under the *Catchment and Land Protection Act 1994*. [\[14.02-1p18\]](#)
2. Any special water supply catchment areas declared under the *Water Act 1989*. [\[Update\]](#)
3. The Safe Drinking Water Act 2003 and Safe Drinking Water Regulations 2005. [\[Update\]](#)
4. Guidelines for planning permit applications in open, potable water supply catchment areas (Department of Sustainability and Environment, 2012). [\[14.02-1p20\]](#)
5. State Environment Protection Policy (Waters of Victoria) (Environment Protection Authority, 2013 - Publication 905) [\[19.03-2p10\]](#)
6. State Environment Protection Policy (Ground waters of Victoria) (Environment Protection Authority, 1997 – Publication S160). [\[New\]](#)
7. Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills (Environment Protection Authority, 2010 - Publication 788.1)
8. Mapped information available from the Department of Sustainability and Environment to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources of proposed land use or development. [\[14.02-2p8\]](#)

#### Strategic planning guidelines

Strategic planning should:

1. Consider the activities of catchment management authorities. [\[14.02-1p10\]](#)

### 04.03-gnut-01 Potable water catchments and groundwater

#### Local policy: Gumnut

C## dd/mm/yyyy

Local policy tailored for each municipality can be inserted here if required