

# Planning Policy Framework, Integration version March 2014

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

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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: 06 Landscape and built environment**

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## ABOUT THIS DOCUMENT

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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

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<b>06</b>	<b>LANDSCAPE AND BUILT ENVIRONMENT .....</b>	<b>1</b>
06.01	Regional landscape quality .....	1
06.02	Urban design .....	3
06.03	Landscape design .....	5
06.04	Environmentally sustainable design .....	6
06.05	Infrastructure design .....	7
06.06	Advertising signs.....	7

## 06 LANDSCAPE AND BUILT ENVIRONMENT

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### 06.01 REGIONAL LANDSCAPE QUALITY

#### 06.01-S-01 Regional landscape quality

State Policy

VC## dd/mm/yyyy

The varying landscapes around and throughout Victoria reflect the different natural conditions of geology, soil and rainfall. These landscapes are fundamental to an area's identity. Regional landscapes can be valued for their cultural or natural values.

##### Objectives and strategies

**Objective 1 To reinforce regional landscape as the foundation of the character and identity of places. [12.04-2p1]**

Strategy 1.1 Protect sensitive landscapes. [15.01-1p6 part,]

Strategy 1.2 Avoid development that detracts from landscape quality or key natural features. [15.01-1p6 part, 12.04-2p5]

Strategy 1.3 Recognise the natural landscape for its aesthetic value and as a fully functioning system. [12.04-2p4]

Strategy 1.4 Protect the landscape quality of national parks, waterways, coastal areas and their foreshores and the Alpine areas. [12.04-1p2 part, 12.04-2p2]

Strategy 1.5 Improve landscape qualities and open space linkages in green wedges, conservation areas and non-urban areas. [12.04-2p3]

Strategy 1.6 Protect environmentally sensitive areas with significant recreational value such as the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bays and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and their foreshore. [12.04-1p2 part]

Strategy 1.7 Recognise the potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into natural ecosystems. [12.01-1p7]

#### 06.01-RV-01 Regional landscape quality

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

##### Objectives and strategies

**Objective 1 To maintain the attractiveness, character, identity and amenity of towns. [11.05-2p3]**

Strategy 1.1 Support high-quality architecture and urban design that respects the heritage, character and identity of settlements. [11.05-4p27]

Strategy 1.2 Improve the scenic amenity, landscape setting and view corridors of settlements. [11.05-4p28]

**Objective 2 To protect, restore and enhance a region's unique environment and rural landscapes. [RGP]**

Strategy 2.1 Maintain parks and reserves. [RGP]

Strategy 2.2 Protect natural assets. [RGP]

**06.01-A01-01 Regional landscape quality**

**Regional Policy: Coastal areas**

VC## dd/mm/yyyy

**Objectives and strategies**

**Objective 1 To enhance the value of coastal areas to the community. [12.02-1p1part]**

Strategy 1.1 Protect landscape quality of coastal areas and their foreshores. [12.04-1p2 part, 12.04-2p2]

Strategy 1.2 Protect significant natural and cultural landscapes. [12.02-1p7]

Strategy 1.3 Balance long-term needs for the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas. [12.02-1p3]

Strategy 1.4 Maintain safe, equitable public access and improves public benefit. [12.02-3p3part]

Strategy 1.5 Support sensitively sited and designed development that respects the character of coastal settlements. [12.02-2p2]

Strategy 1.6 Require activities and development on privately owned foreshore to be consistent with the adjoining public land. [12.02-5p8]

Strategy 1.7 Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas. [11.05-5p7]

**06.01-A02-01 Regional landscape quality**

**Regional Policy: The Great Ocean Road area**

VC## dd/mm/yyyy

**Objectives and strategies**

**Objective 1 To manage the sustainable development of the Great Ocean Road region. [12.02-6p1]**

Strategy 1.1 Protect public land and parks and identified significant landscapes. [12.02-6p2]

Strategy 1.2 Maintain the identified landscape character of the area. [12.02-6p3]

Strategy 1.3 Plan the growth of towns to: [12.02-6p6]

a) Conserve the character of coastal towns. [12.02-6p7part]

b) Support development that responds to the coastal context of the local area. [12.02-6p7part]

c) Support urban growth only in strategically identified areas. [12.02-6p8]

Strategy 1.4 Improve the management of access and transport by: [12.02-6p9]

a) Managing the Great Ocean Road for tourism and regional access. [12.02-6p10]

b) Enhancing the safety and travelling experience of the Great Ocean Road for all transport modes. [12.02-6p11]

c) Improving the safety and operation of the inland routes from the Princes Highway to the Great Ocean Road. [12.02-6p12]

d) Providing travel choices to and within the region. [12.02-6p13]

**Background documents**

Victorian Coastal Strategy (Victorian Coastal Council, 2008). [12.02-6p20]

The Great Ocean Road Landscape Assessment Study (Department of Sustainability and Environment, 2004). [12.02-6p21]

The Great Ocean Road Region – A Land Use and Transport Strategy (Department of Sustainability and Environment, 2004). [12.02-6p22]

**06.01-A04-01 Regional landscape quality**

**Regional Policy: Alpine areas**

VC## dd/mm/yyyy

**Objectives and strategies**

**Objective 1 To facilitate sustainable use and development of Alpine areas for year round use and activity. [12.03-2p1]**

Strategy 1.1 Protect the landscape quality of Alpine areas. [12.04-1p2 part, 12.04-2p2]

Strategy 1.2 Support design that responds to the alpine character of the area. [12.03-2p7]

Strategy 1.3 Protect heritage places, including Aboriginal cultural heritage and post contact heritage places relating to mining, logging, grazing and recreation activities. [12.03-2p8]

#### Guidelines for decision makers

Guidelines:

1. Use and development should be generally in accordance with any approved Comprehensive Development Plan and comply with any approved Alpine Resort Environmental Management Plan. [12.03-2p5]

Consider as relevant: [12.03-2p13]

1. Any relevant approved Land Conservation Council or Environment Conservation Council recommendations. [12.03-2p17]
2. The *Memorandum of Understanding in relation to the Co-operative Management of the Australian Alps National Parks*, agreed to by the member states and territories of Victoria, Australian Capital Territory and New South Wales. [12.03-2p18]
3. Any approved management plans and guidelines endorsed by the Minister for Environment and Climate Change. [12.03-2p19]

#### Background documents

Alpine Resorts Strategic Plan (Alpine Resorts Co-ordinating Council, 2012). [Update]

### 06.01-gnut-01 Regional landscape quality

Local policy: Gumnut

C## dd/mm/yyyy

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

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## 06.02 URBAN DESIGN

### 06.02-S-01 Urban design

State Policy

VC## dd/mm/yyyy

#### Objectives and strategies

**Objective 1 To create a sense of place and cultural identity. [15.01-1p1]**

Strategy 1.1 Recognise distinctive urban forms and layout and their relationship to landscape and vegetation. [15.01-5p3]

Strategy 1.2 Recognise and maintain cultural identity, neighbourhood character and sense of place. [15.01-5p1]

Strategy 1.3 Minimise the loss of existing vegetation and revegetation. [15.01-1p8]

Strategy 1.4 Protect and enhanced landmarks, views and vistas or, where appropriate, created by new additions to the built environment. [15.01-2p12]

Strategy 1.5 Provide safe, convenient and direct walking and cycling access to facilitate the development of twenty minute neighbourhoods. [18.01-1p10]

Strategy 1.6 Plan development to be accessible to people with disabilities. [15.01-3p15]

**Objective 2 To enhance the public realm. [15.01-2p1part]**

Strategy 2.1 Design interfaces between buildings and public spaces, including the arrangement of adjoining activities, entrances, windows and architectural detailing, to improve the visual and social experience of the user. [15.01-2p14]

Strategy 2.2 Design development to contribute to the complexity and diversity of the built environment. [15.01-2p18]

Strategy 2.3 Create public spaces that are comfortable to be in.

Strategy 2.4 Minimise the adverse impacts of noise and wind

Strategy 2.5 Balance sunlight and shade. This balance should not be compromised by undesirable overshadowing or exposure to the sun. [15.01-2p23]



**Objective 3 To improve community safety and encourage design that makes people feel safe. [15.01-4p1]**

- Strategy 3.1 The design of the public realm should:
- avoid dark and hidden areas,
  - provide visible and safe access points,
  - integrate an appropriate level of lighting, and
  - show a clear definition between public and private domains.
- Strategy 3.2 Design development to overlook public spaces with clear sight lines. [Update]
- Strategy 3.3 Support initiatives that provide safer walking and cycling routes and improved safety for people using public transport. [15.01-4p3]

**Objective 4 To achieve architectural outcomes that:**

- contribute positively to local character
- minimise detrimental impact on neighbouring properties. [15.01-2p1 part]

- Strategy 4.1 Require development to respond to its context and reinforce special characteristics of local environment and place by emphasising: [15.01-5p4]
- The underlying natural landscape character. [15.01-5p5]
  - The complexity and rhythm of existing streetscapes. [15.01-2p19]
  - The scale, grain and quality design of the public realm
  - The heritage values and built form that reflect community identity. [15.01-5p6]
  - The values, needs and aspirations of the community. [15.01-5p7]
- Strategy 4.2 Design development to respect, but not simply copy, historic precedents and create a worthy legacy for future generations. [15.01-2p16]
- Strategy 4.3 Avoid designing individual buildings as landmarks unless the site justifies special treatment as a landmark.
- Strategy 4.4 Design service infrastructure such as rooftop plant, lift over-runs, service entries, and communication devices, to be hidden or integrated with the overall design of a building. [15.01-2p28]
- Objective 5 To ensure car parking is appropriately designed and located. [18.02-5p1]**
- Strategy 5.1 Protect the amenity of residential precincts from the effects of road congestion created by on-street parking. [18.02-5p9]
- Strategy 5.2 Facilitate the efficient provision of car parking through the consolidation of car parking facilities. [18.02-5p3]
- Strategy 5.3 Plan and design car parking to a high standard, creating a safe environment for users and enabling easy and efficient use. [New]
- Strategy 5.4 Support adoption of new technologies and approaches such as car sharing schemes and electric vehicles. [Update]

**Particular provisions**

- Clause 52.06 – Car Parking
- Clause 52.07 – Loading and unloading of vehicles
- Clause 54 – One dwelling on a lot
- Clause 55 – Two or more dwellings on a residential lot
- Clause 56 – Residential Subdivision
- Clause 52.35 – Urban Context report and design response for residential development of four or more storeys.

**Guidelines for decision makers**

Guidelines:

- Use the Victorian Design Review Panel process, where appropriate, for reviews of:
  - Significant State Government and state-funded projects
  - Significant projects affecting places on the Victorian Heritage Register. [4.8.1.1]

Consider as relevant: [15.01-2p31]

1. Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004) in assessing the design and built form of residential development of four or more storeys. [15.01-2p32]
2. Activity Centre Design Guidelines (Department of Sustainability and Environment, 2005) in preparing activity centre structure plans and in assessing the design and built form of new development in activity centres. [15.01-2p33]
3. Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005) in assessing the design and built form of new development. [15.01-2p34]
4. Urban Design Charter for Victoria (Department of Planning and Community Development, 2009). [15.01-2p35]

## 06.02-M00-01 Urban design

**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.

### **Objective 1 To protect and enhance the significant river corridors of Metropolitan Melbourne.** [11.04-8p1]

Strategy 1.1 Require development respond to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of the Yarra River and Maribyrnong River corridors. [11.04-8p3]

### **Guidelines for decision makers**

Guidelines:

1. New development should be designed and sited to maintain environmental assets, significant views and the landscape along the Yarra River and Maribyrnong River corridors. [11.04-8p4]

### **Strategic planning guidelines**

Strategic planning should:

1. Protect the environmental and cultural values and landscape character of the Yarra River and Maribyrnong River corridors. [11.04-8p2]

### **Background documents**

Review of Policies and Controls for the Yarra River Corridor: Punt Road to Burke Road Consultant Report (Planisphere, June 2005). [11.04-8p6]

Maribyrnong River Valley Design Guidelines (Department of Planning and Community Development, April 2010). [11.04-7p22]

## 06.02-gnut-01 Urban design

**Local policy: Gumnut**

C## dd/mm/yyyy

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

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## 06.03 LANDSCAPE DESIGN

### 06.03-S-01 Landscape design

**State Policy**

VC## dd/mm/yyyy

Planting vegetation, especially larger trees can help reduce urban heat island effects. Many urban areas in Victoria have extensive gardens, reserves and boulevards; together the trees and greenery in these areas can be thought of as a urban forest.

### Objectives and strategies

#### Objective 1 To increase vegetation in urban areas. [New]

- Strategy 1.1 Improve the landscape and vegetation cover of urban areas including metropolitan Melbourne. [4.5.3]
- Strategy 1.2 Support the retention and planting of canopy trees including along roads. [4.5.3.1, New]
- Strategy 1.3 Improve the landscape quality of local areas. [New]
- Strategy 1.4 Maintain and improve the landscape quality of garden suburbs. [Update]
- Strategy 1.5 Support innovative greening strategies that add to the urban forest. [Update]

#### Objective 2 To achieve attractive settings through the use of appropriate vegetation.

- Strategy 2.1 Design landscaping areas as an integral element of the overall design of buildings and spaces. [15.01-2p30]
- Strategy 2.2 Support the use of indigenous plants shrubs and trees in landscaping. [Update]
- Strategy 2.3 Use deciduous street trees in streetscaping works that are conducive to walking; providing summer shade and maximum winter sun, where appropriate. [Update]
- Strategy 2.4 Avoid the use of environmental weeds in landscaping. [12.01-1p1part]
- Strategy 2.5 Design landscape areas to enhance the amenity and aesthetic quality of the public realm. [Update]

### Guidelines for decision makers

Guidelines:

1. Development should respond to its context in terms of surrounding landscape and climate. [15.01-1p4part]

## 06.03-gnut-01 Landscape design

Local policy: Gumnut

C## dd/mm/yyyy

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

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## 06.04 ENVIRONMENTALLY SUSTAINABLE DESIGN

### 06.04-S-01 Environmentally sustainable design

State Policy

VC## dd/mm/yyyy

#### Objectives and strategies

#### Objective 1 To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions. [15.02-1p1]

- Strategy 1.1 Create environmentally friendly development that includes improved energy efficiency, water conservation, local management of stormwater and waste water treatment, less waste and reduced air pollution. [15.01-3p14]
- Strategy 1.2 Plan buildings and subdivision design for improved energy efficiency. [15.02-1p2]
- Strategy 1.3 Facilitate energy efficiency building upgrades, and local electricity generation. [5.7.1.2]

### 06.04-gnut-01 Environmentally sustainable design

Local policy: Gumnut

C## dd/mm/yyyy

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

## 06.05 INFRASTRUCTURE DESIGN

### 06.05-S-01 Infrastructure design

State Policy

VC## dd/mm/yyyy

#### Objectives and strategies

**Objective 1 To provide cost effective, fit for purpose development infrastructure. [New]**

Strategy 1.1 Provide consistent design advice for the delivery of infrastructure. [New]

#### Strategic planning guideline

Strategic planning should

1. Prepare infrastructure design manuals or guidelines to apply to subdivision and development. [New]

### 06.05-gnut-01 Infrastructure design

Local policy: Gumnut

C## dd/mm/yyyy

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

## 06.06 ADVERTISING SIGNS

### 06.06-S-01 Advertising signs

State Policy

VC## dd/mm/yyyy

#### Objectives and strategies

**Objective 1 To provide for signs that are compatible with the amenity and visual appearance of an area, including the existing or desired future character. [from 52.05]**

Strategy 1.1 Minimise excessive visual clutter or visual disorder from signs. [from 52.05]

Strategy 1.2 Minimise any loss of amenity or adverse affect on the natural or built environment from signs. [from 52.05]

Strategy 1.3 Avoid signs that affect the safety or efficiency of a road. [from 52.05]

#### Particular provisions

1. Clause 52.05 – Advertising signs

### 06.06-gnut-01 Advertising signs

Local policy: Gumnut

C## dd/mm/yyyy

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