

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: 09 Economic Development**

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. 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.

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09 ECONOMIC DEVELOPMENT

09.01 LOCATION OF EMPLOYMENT

09.01-S-01 Location of employment

State Policy

VC## dd/mm/yyyy

There is growing recognition that the planning system can play a major role in influencing private sector investment decisions in relation to commercial and industrial development and influence key economic variables, including economic output and employment growth. [PM pg20]

The economy of Victoria will continue to change significantly, driven by increasing global competition, changing technology and markets and changing demography, with the State's population expected to age as well as grow. [PM pg20]

Economic activity across the State is changing in scope and location, and the planning and transport systems will need to support this changing economic structure. [PM pg20]

A strong pipeline of investment will be needed to underpin economic growth and productivity, and greater transport and land use efficiency. [PM pg20]

Objectives and strategies

Objective 1 To recognise and respond to the changing needs of different business sectors, and support the growth of existing and new industries. [PM pg23]

Strategy 1.1 Recognise major areas of industrial, business and commercial land. [PM pg23]

Strategy 1.2 Plan concentrated areas of employment. [PM pg23]

Strategy 1.3 Plan infrastructure investment in areas with concentrated employment linked to transport networks to maximise productivity. [PM pg23]

Strategy 1.4 Identify large scale industrial and commercial precincts that need protection from encroachment from sensitive uses. [PM pg23]

Strategy 1.5 Identify areas that will continue to experience residential and other sensitive uses growth and are not suitable for large scale industrial and commercial development.

09.01-RV-01 Location of employment

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objective 1 To encourage clustering of intensive rural industries. [RGP]

Strategy 1.1 Support clustering of intensive rural industries to:

- a) Take advantage of locational opportunities, including access to key infrastructure.
- b) Provide maximum separation from sensitive land uses. [RGP]

09.01-M00-01 Location of employment

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.

Policy supports the new geography for jobs and productivity, through driving the expansion of the Central City and through helping the growth and development of significant employment nodes across the metropolitan area, in National Employment Clusters, Metropolitan Activity Centres and State-Significant Industrial Precincts. [PM pg7]

As Melbourne grows in size and complexity, planning will be needed more often at the subregional level. This will help to achieve a better balance of employment and population growth across the metropolitan area. [PM pg7]

An Integrated Economic Triangle will connect the Hastings–Dandenong corridor with the Hume corridor to the north and the Wyndham–Geelong corridor to the south-west. This Integrated Economic Triangle will encompass the following elements: [\[PM pg7\]](#)

1. an expanded Central City [\[PM pg7\]](#)
2. the Port of Hastings [\[PM pg7\]](#)
3. the East West Link and the North East Link [\[PM pg7\]](#)
4. the Melbourne Metro project (that will connect Dandenong and Sunbury) [\[PM pg7\]](#)
5. the Outer Metropolitan Ring Road (that will connect Geelong and Avalon with the Hume Freight Corridor). [\[PM pg7\]](#)

Objectives and strategies

Objective 1 To create a city structure that drives productivity, supports investment and creates more jobs. [\[PM g20\]](#)

- Strategy 1.1 Facilitate the evolution of an Integrated Economic Triangle running between the Dandenong-Hastings corridor, the Hume corridor and the Wyndham-Geelong corridor. [\[PM pg21\]](#)
- Strategy 1.2 Expand the Central City to ensure supply of well-located land for commercial and residential development. [\[PM pg21\]](#)
- Strategy 1.3 Improve Metropolitan Activity Centres, activity centres, industrial precincts and transport gateways as places of investment and employment. [\[PM pg23\]](#)
- Strategy 1.4 Facilitate investment in Melbourne’s growth areas to increase local access to employment, and improve job choices, particularly in growth areas. Increase the competitiveness of employment land by reducing development costs for industry. [\[PM pg21\]](#)
- Strategy 1.5 Facilitate the development of National Employment Clusters and support activity centres to accommodate new highly skilled jobs and value-adding industry. [\[PM pg21\]](#)

Strategic planning guidelines

Strategic planning should:

1. Use the Mixed Use Zone to create small scale business opportunities to encourage small businesses and start-ups in high-amenity locations in the Central Subregion. [\[1.4.2.1\]](#)
2. Identify priority investigation areas that can provide new employment opportunities on existing or new infrastructure. [\[1.6.2.1\]](#)

09.01-M00-02 Integrated economic triangle

Regional Policy: Metropolitan Melbourne

VC## dd/mm/yyyy

Map of Integrated economic triangle

09.01-gnut-01 Location of employment

Local policy: Gumnut

C## dd/mm/yyyy

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

09.02 AGRICULTURE

09.02-S-01 Agriculture

State Policy

VC## dd/mm/yyyy

Victoria exports most of the food we grow. The Victorian Government has a clear target to double food and fibre production by 2030 through building the productivity of the food and fibre sector (from farm to market).

Objectives and strategies

Objective 1 To support productive and sustainable food and fibre industries. [New]

Strategy 1.1 Protect important agriculture areas and food production and delivery infrastructure. [New]

Strategy 1.2 Facilitate new opportunities in agriculture that respond to the potential impacts of climate change. [RGP]

09.02-RV-01 Agriculture

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To encourage sustainable agricultural land use. [14.01-2p1]

Strategy 1.1 Support agricultural activities maintain natural resources. [14.01-2p2]

Strategy 1.2 Support innovative approaches to sustainable practices. [14.01-2p3]

Strategy 1.3 Support effective agricultural production and processing infrastructure and rural industry. [14.01-2p4]

Strategy 1.4 Support farm-related retailing and assist genuine farming enterprises to adjust to market changes. [14.01-2p4]

Strategy 1.5 Facilitate cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment. [14.01-2p5]

Strategy 1.6 Support emerging agribusinesses and location clusters, including intensive animal industries. [RGP]

Particular provisions

1. Clause 52.26 – Cattle Feedlot
2. Clause 52.31 – Broiler Farm
3. Clause 57 – Metropolitan Green Wedge Land

Guidelines for decision makers

Guidelines:

1. Subdivision of productive agricultural land should not detract from the long-term productive capacity of the land. [14.01-1p11]

2. Include state, regional and local, issues and characteristics in the assessment of agricultural quality and productivity. [\[14.01-1p4\]](#)
3. In assessing a rural development balance the potential off-site effects of rural land use proposals (such as degradation of soil or water quality and land salinisation) which might affect productive agricultural land against the benefits of the proposals. [\[14.01-1p13\]](#)

Consider as relevant: [\[14.01-2p6\]](#)

1. Victorian Code for Cattle Feedlots (Department of Agriculture, Energy and Minerals, 1995), in assessing proposals for use and development of beef cattle feedlots. [\[14.01-2p8\]](#)
2. Victorian Code for Broiler Farms (Department of Primary Industries, 2009), in considering proposals for use and development of broiler farms. [\[14.01-2p9\]](#)
3. Code of Practice: Piggeries (Health Commission of Victoria and Department of Food and Agriculture, 1992), in assessing proposals for use and development of piggeries. [\[14.01-2p10\]](#)
4. The Victorian Standards and Guidelines for the Welfare of Pigs (Department of Environment and Primary Industries, 2012) [\[Update\]](#)
5. Apiary Code of Practice (Department of Planning and Community Development, 2011) and any relevant scientific reports, in assessing proposals for apiculture. [\[14.01-2p11\]](#)
6. Apiculture (beekeeping) on public land policy (State Government of Victoria, 2013). [\[New\]](#)
7. Planning Guidelines for Land Based Aquaculture in Victoria (Department of Primary Industries, 2005), in assessing proposals for land based aquaculture facilities. [\[14.01-2p12\]](#)

09.02-A07-01 Agriculture

Regional policy: Melbourne's green wedge areas

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To enhance the food production capability of Melbourne and its non-urban areas. [\[5.3\]](#)

Strategy 1.1 Protect high-quality agricultural land in Melbourne's green wedges for food production. [\[5.3.1\]](#)

Strategic planning guidelines

Strategic planning should:

1. Identify and protect strategically significant agricultural land. [\[5.3.1.2\]](#)

09.02-gnut-01 Agriculture

Local policy: Gumnut

C## dd/mm/yyyy

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

09.03 FORESTRY AND TIMBER PRODUCTION

09.03-S-01 Forestry and timber production

State Policy

VC## dd/mm/yyyy

Victoria's timber plantation estate accounts for approximately 20 per cent of Australia's total plantation forest estate. Native forest in Victoria covers approximately 36 per cent of the State. [\[New\]](#)

Objectives and strategies

Objective 1 To provide resource certainty for the timber industry and secure long-term access to native timber supplies. [\[New\]](#)

Strategy 1.1 Support a productive, competitive and sustainable timber industry. [\[New\]](#)

Background document

Victorian Timber Industry Action Plan (December 2011) [\[New\]](#)

09.03-RV-01 Forestry and timber production

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To facilitate the establishment, management and harvesting of plantations, and harvesting of timber from native forests. [\[14.01-3p1\]](#)

Strategy 1.1 Facilitate the establishment of softwood and hardwood plantations on predominantly cleared land and areas subject to or contributing to land or water degradation. [\[14.01-3p2\]](#)

Strategy 1.2 Require timber production in native forests to be conducted in a sustainable manner. [\[14.01-3p5\]](#)

Particular provisions

1. Clause 52.18 – Timber Production

Guidelines for decision makers

Guidelines:

1. Timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) should be conducted in accordance with the *Code of Practice for Timber Production* (Department of Sustainability and Environment 2007). [\[14.01-3p6\]](#)

Consider as relevant: [\[14.01-3p8\]](#)

1. Code of Practice for Timber Production (Department of Sustainability and Environment, 2007). [\[14.01-3p9\]](#)
2. Any relevant Regional Forestry Agreement. [\[New\]](#)

Strategic planning guidelines

Strategic planning should:

1. Identify areas which may be suitably used and developed for plantation timber production. [\[14.01-3p3\]](#)

09.03-gnut-01 Forestry and timber production

Local policy: Gumnut

C## dd/mm/yyyy

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

09.04 RESOURCE EXPLORATION AND EXTRACTION

09.04-S-01 Resource exploration and extraction

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards. [\[14.03p1\]](#)

Strategy 1.1 Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning objectives and application of acceptable environmental practice. [\[14.03p2\]](#)

Strategy 1.2 Protect natural resources. [\[14.03p3\]](#)

Strategy 1.3 Provide infrastructure for the exploration and extraction of natural resources. [\[14.03p4\]](#)

Strategy 1.4 Provide adequate separation between sensitive uses and quarries to ensure the ongoing operation of the quarry without exposing residents to adverse environmental effects, nuisance or exposure to hazards. [17.02-2p5part]

Particular provisions

1. Clause 52.08 – Earth and Energy Resources
2. Clause 52.09 – Stone Extraction and Extractive Industry Interest Area

Guidelines for decision makers

Guidelines:

1. Planning permit applications should clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry. [14.03p6]
2. Buffer areas between extractive activities and sensitive land uses should be determined on the following considerations: [14.03p7]
 - (a) Whether appropriate limits on effects can be met at the sensitive locations using practical and readily available technology. [14.03p8]
 - (b) Whether a change of land use in the vicinity of the extractive industry is proposed. [14.03p9]
 - (c) Use of land within the buffer areas is not limited by adverse effects created by the extractive activities. [14.03p10]
 - (d) Performance standards identified under the relevant legislation. [14.03p11]
 - (e) Types of activities within land zoned for public use. [14.03p12]

Consider as relevant: [14.03p17]

1. Mineral Resources (Sustainable Development) Act 1990. [14.03p18]
2. Greenhouse Gas Sequestration Act 2008, [14.03p19]
3. Geothermal Energy Resources Act 2005, [14.03p20]
4. Petroleum Act 1998. [14.03p21]
5. Melbourne Supply Area - Extractive Industry Interest Areas Review -Geological Survey of Victoria Technical Record 2003/2 (Geological Survey of Victoria, 2003). [14.03p22]
6. Ballarat Supply Area - Extractive Industry Interest Areas – Geological Survey of Victoria Technical Record 1997/3 (Geological Survey of Victoria, 1997) [14.03p23]
7. Bendigo Supply Area - Extractive Industry Interest Areas – Geological Survey of Victoria Technical Record 1998/6 (Geological Survey of Victoria, 1998). [14.03p24]
8. Geelong Supply Area - Extractive Industry Interest Areas – Geological Survey of Victoria Technical Record 1999/2 (Geological Survey of Victoria, 1999). [14.03p25]
9. La Trobe Supply Area - Extractive Industry Interest Areas – Geological Survey of Victoria Technical Record 1999/4 (Geological Survey of Victoria Technical Record, 1999). [14.03p26]
10. Any relevant State Environment Protection Policy. [14.03p27]

Strategic planning guidelines

Planning schemes must not create a planning approval process, or impose conditions on the use or development of land that is inconsistent with the *Mineral Resources (Sustainable Development) Act 1990*, the *Greenhouse Gas Sequestration Act (2008)*, the *Geothermal Energy Resources Act (2005)*, or the *Petroleum Act (1998)*. [14.03p5, 14.03p1]

Strategic planning should:

1. Identify the need to provide infrastructure for the exploration and extraction of natural resources. [14.03p4]

09.04-R03-01 Coal resources

Regional Policy: Gippsland

VC## dd/mm/yyyy

Coal resources are generally defined in *Framework of the Future* (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the *Land Over Coal and Buffer Area Study* (Ministry for Planning and Environment, 1988). [14.03p14part]

Objectives and strategies

Objective 1 To protect the brown coal resource in Central Gippsland. [14.03p13part]

Strategy 1.1 Avoid use and development of land overlying coal resources that would prejudice the winning or processing of coal. [14.03p13part] [14.03p14part]

Strategy 1.2 Require coal-related development to be adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence, and visual intrusion. [14.03p15]

Strategy 1.3 Avoid development within the buffer areas that is incompatible with uses and development adjacent to these areas. [14.03p16]

09.04-gnut-01 Resource exploration and extraction

Local policy: Gumnut

C## dd/mm/yyyy

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

09.05 INDUSTRIAL DEVELOPMENT

09.05-S-01 Industrial development

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To ensure availability of land in suitable locations to meet the needs of industry. [17.02-1p1]

Strategy 1.1 Plan industrial areas to facilitate further industrial development. [17.02-1p5]

Strategy 1.2 Maintain a long-term supply of industrial land in growth areas. [17.02-1p2]

Strategy 1.3 Protect industrial activity in industrial zones from the encroachment of unplanned commercial, residential and other sensitive uses which would adversely affect industry viability. [17.02-1p7]

Strategy 1.4 Avoid approving non-industrial land uses activities, which will compromise the availability of land for future industrial requirements, in identified industrial areas. [17.02-1p9]

Strategy 1.5 Require, wherever possible, that there is suitable separation between industrial land uses that reduce amenity or pose a health or safety risk and sensitive land uses. [13.04-2p6]

Objective 2 To facilitate the sustainable development and operation of industry. [17.02-2p1]

Strategy 2.1 Plan for the redevelopment of industrial land close to the Principal Public Transport Network for more intensive uses.

Strategy 2.2 Support industrial uses that meet appropriate standards of safety and amenity to locate within activity centres. [17.02-1p8]

Strategy 2.3 Minimise inter-industry conflict and encourage like industries to locate within the same area. [17.02-2p4]

Strategy 2.4 Provide adequate separation between sensitive uses and offensive or dangerous industries to ensure the ongoing operation of the industry without exposing residents to adverse environmental effects, nuisance or exposure to hazards. [17.02-2p5part]

Strategy 2.5 Facilitate opportunities for industry development arising from climate change and initiatives to reduce greenhouse gas emissions. [\[RGP\]](#)

Particular provisions

1. Clause 52.10 – Uses with Adverse Amenity Potential

Guidelines for decision makers

Guidelines:

1. Industrial activities requiring substantial threshold distances should be located in the core of industrial areas. [\[17.02-2p2\]](#)
2. Activities with minimal threshold requirements should be located towards the perimeter of the industrial area. [\[17.02-2p3\]](#)

Consider as relevant: [\[17.02-2p7\]](#)

1. State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (Environment Protection Authority, 1989 - Publication S31) (in metropolitan Melbourne). [\[13.04-1p5\]](#)
2. State Environment Protection Policy (Air Quality Management) (Environment Protection Authority, 2001 - Publication S40) [\[Update\]](#)
3. Any comments from the Victorian WorkCover Authority on requirements for industrial land use or development under the *Dangerous Goods Act 1985* and associated legislation and the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000*. [\[17.02-2p9\]](#)
4. Land use planning near a major hazardous facility: Guidance Note (Worksafe Victoria, 2010).. [\[Update\]](#)
5.) Noise from Industry in Regional Victoria (NIRV) (Environment Protection Authority, 2011 - Publication 1411) [\[13.04-1p6\]](#)

Strategic planning guidelines

Strategic planning should:

1. Identify an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment. [\[17.02-1p6\]](#)
2. Identify land for industrial development in urban growth areas where: [\[17.02-1p2\]](#)
 - (a) Good access for freight and road transport is available. [\[17.02-1p3\]](#)
 - (b) Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses. [\[17.02-1p4\]](#)
3. Identify industrial land close to transport services and social infrastructure that could be rezoned.

Background document

Recommended Separation Distances for Industrial residual Air Emission - Guideline (Environment Protection Authority, 2013 - Publication 1518).

09.05-RV-01

Industrial development

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To ensure industrial uses in the farming zone support rural activities. . [\[New based on FZ objective\]](#)

Strategy 1.1 Balance the benefits of the industrial use against the benefits of the land for agricultural purposes in the short and long term. [\[New. Based on dwelling dg in FZ\]](#)

Strategy 1.2 Support small scale industrial uses that support farming activity. [\[New based on FZ objective\]](#)

Strategy 1.3 Facilitate investment in value adding rural industries and industries that are best located in rural areas. [\[New based on FZ objective\]](#)

Guidelines for decision makers

Applications for industrial use should be accompanied by an assessment of the agricultural value of the land. [New]

In assessing a proposal to subdivide or develop agricultural land consider: [14.01-1p6]

1. The desirability and impacts of removing the land from primary production, given its agricultural productivity. [14.01-1p7]
2. The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production. [14.01-1p8]
3. The compatibility between the proposed or likely development and the existing uses of the surrounding land. [14.01-1p9]
4. Assessment of the land capability. [14.01-1p10]

09.05-M00-01 Industrial development

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 ensure availability of land for freight, logistics and major industrial development. [PM Table 10, 17.02-3p2]

Strategy 1.1 Protect state significant industrial precincts identified on the Metropolitan Melbourne framework in Clause 03.06 and their access corridors (the Principal Freight Network) from encroachment or fragmentation from incompatible land uses.

09.05-gnut-01 Industrial development

Local policy: Gumnut

C## dd/mm/yyyy

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

09.06 INNOVATION AND RESEARCH

09.06-S-01 Innovation and research

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education. [17.02-4p1]

Strategy 1.1 Support the development and intensification of business clusters. [17.02-4p3]

Strategy 1.2 Create a physical environment that is conducive to innovation and to creative activities. [17.02-4p4]

Strategy 1.3 Support infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in activity centres and near public transport. [17.02-4p5]

Strategy 1.4 Facilitate opportunities for innovation arising from climate change and initiatives to reduce greenhouse gas emissions. [RGP]

09.06-gnut-01 Innovation and research

Local policy: Gumnut

C## dd/mm/yyyy

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

09.07 COMMERCIAL AND RETAIL USES

09.07-S-01 Commercial and retail uses

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To create a competitive framework for the delivery of retail, entertainment, office and other commercial services.

- Strategy 1.1 Create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. [17.01-1p2]
- Strategy 1.2 Support new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres. [17.01-1p3a]
- Strategy 1.3 Support small scale shopping opportunities that meet the needs of local residents and workers in convenient locations. [17.01-1p3b]
- Strategy 1.4 Facilitate commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. [From Commercial 2 zone purpose]
- Strategy 1.5 Support outlets of trade-related goods or services directly serving or ancillary to industry. [17.01-1p4]
- Strategy 1.6 Avoid establishing uses that affect the safety and amenity of adjacent, more sensitive uses. [From Commercial 2 zone purpose]

Guidelines for decision makers

Guidelines:

1. A five year time limit for commencement should be attached to the planning approval for all shopping centres or expansions of over 1,000 square metres in floorspace. [17.01-1p6]

Strategic planning guidelines

Strategic planning should:

1. Use, where appropriate, floorspace limits on offices and shops (but not restricted retail premises) in nominated centres in regional areas and growth areas. [New]

09.07-M00-01 Commercial and retail uses

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 create a competitive framework for the delivery of retail, entertainment, office and other commercial services. [17.01-1p1part]

- Strategy 1.1 Avoid single use retail or commercial outside activity centres. [17.01-2p2]
- Strategy 1.2 Create new village café and shopping strips in inner and middle suburbs, including for the expansion of existing village precincts. [4.1.1.3]
- Strategy 1.3 Support 'food trucks' that add local diversity to neighbourhood centres. [4.1.1.4]

Guidelines for decision makers

Guidelines:

1. Out-of-centre proposals should deliver net benefit to the community in the region served by the proposal or provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations. [17.01-2p3]

Strategic planning guidelines

Strategic planning should:

1. Use the Mixed Use Zone to create small scale business opportunities to encourage small businesses and start-ups in high-amenity locations in the Central Subregion. [1.4.2.1]
2. Review planning provisions to remove retail and commercial floor-space caps in Precinct Structure Plans as Activity Centres are developed. [1.2.3.3]

09.07-gnut-01 Commercial and retail uses

Local policy: Gumnut

C## dd/mm/yyyy

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

09.08 SMALL ENTERPRISES AND HOME BUSINESSES

09.08-S-01 Small enterprises and home businesses

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To support well-located, appropriate and low-cost premises for small scale businesses. [17.02-4p7]

Strategy 1.1 Use the reformed residential zones to provide for small scale mixed use close to activity areas. [New]

Strategy 1.2 Support working from home. [1.5.4.7]

Particular provisions

1. Clause 52.11 – Home Occupation

09.08-gnut-01 Small enterprises and home businesses

Local policy: Gumnut

C## dd/mm/yyyy

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

09.09 TOURISM

09.09-S-01 Tourism

State Policy

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To develop the State as a competitive domestic and international tourist destination. [17.03-1p1]

Strategy 1.1 Facilitate the development of a range of well designed and sited tourist facilities and accommodation. [17.03-1p2]

Strategy 1.2 Support year round use of seasonally dependent tourism facilities. [New]

Strategic planning guidelines

Strategic planning should:

1. Identify strategic tourism locations for private investment. [1.5.5.4]

Background documents

Victoria's 2020 Tourism Strategy (Tourism Victoria, 2013)..

Victoria's Regional Tourism Strategy 2013–2016 (Tourism Victoria, 2013).

09.09-RV-01

Tourism

Regional Policy: Regional Victoria

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To encourage the development of tourism based industries and facilities. [New AC]

Strategy 1.1 Facilitate tourism development that assists small towns facing economic and population challenges. [RGP]

Strategy 1.2 Support large commercial tourism uses where located in urban locations or rural areas of lower agricultural value. [RGP]

Strategy 1.3 Facilitate tourism development that:
a) is near heritage places or natural features[RGP]
b) assists in the sustainable management or linking of heritage places or natural features. [RGP]

Strategy 1.4 Support nature-based tourism compatible with a region's environment and landscape attractions. [RGP] [12.02-4p3part]

Strategy 1.5 Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation. [RGP]

Strategy 1.6 Support tourism development in locations that:
a) are near identified strategic tourism investment areas [RGP]
b) have been identified for sustainable and appropriate development [RGP]
c) can be managed for risks from natural hazards such as bushfires and flooding [RGP]
d) have access to settlements, transport infrastructure and other services [RGP]
e) are compatible with other economic activities, particularly agriculture. [RGP]

Strategy 1.7 Plan strategic tourism investment areas to maximise access to infrastructure, services and labour. [RGP]

Strategy 1.8 Minimise impacts of tourism development on areas identified as strategic agricultural land. [RGP]

Guidelines for decision makers

Guidelines:

1. Tourism facilities should be compatible with and build upon the assets and qualities of surrounding rural activities and cultural and natural attractions. [17.03-1p3part]

Consider as relevant: [17.03-1p4]

1. Tourism Investment Opportunities of Significance in National Parks Guidelines (Department of Environment and Primary Industries, 2013). [New]

2. Tourism Investment Opportunities of Significance in National Parks Making a Proposal (Department of Environment and Primary Industries, 2013)

3. Destination Management Plans for tourism destinations or regions and Victoria's Regional Tourism Strategy 2013-2016 (Tourism Victoria, 2013).

09.09-A01-01

Tourism in coastal areas

Regional Policy: Coastal areas

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To encourage suitably located and designed coastal and marine tourism opportunities. [12.02-4p1]

Strategy 1.1 Maintain a diverse range of accommodation options and coastal experiences and support sites and facilities accessible to all. [12.02-4p2]

Strategy 1.2 Minimises impacts on the surrounding natural visual, environmental and coastal character. [12.02-4p4]

09.09-A02-01 **Tourism along the Great Ocean Road**

Regional Policy: Great Ocean Road area

VC## dd/mm/yyyy

Objectives and strategies

Objective 1 To encourage sustainable tourism and resource use. [12.02-6p14]

Strategy 1.1 Facilitate a network of tourism opportunities throughout the region. [12.02-6p15]

Strategy 1.2 Support tourism activities that provide environmental, economic and social benefits. [12.02-6p16]

Strategy 1.3 Support the land use and transport needs of key regional industries including tourism. [12.02-6p17]

Strategy 1.4 Support the development of tourism accommodation.

Background documents

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

Great Ocean Road Destination Management Plan (Great Ocean Road Regional Tourism Board, 2012).

09.09-A04-01 **Tourism in alpine areas**

Regional Policy: Alpine areas

VC## dd/mm/yyyy

Victoria has six alpine resorts: Falls Creek, Lake Mountain, Mount Baw Baw, Mount Buller, Mount Hotham and Mount Stirling.

Objectives and strategies

Objective 1 To provide a framework for the planning of the alpine resorts. [12.03-1p1]

Strategy 1.1 Facilitate the sustainable long term planning and management of Victoria's alpine resorts consistent with the strategic directions contained within the Alpine Resorts Strategic Plan 2012. [12.03-1p2]

Strategy 1.2 Support development for active recreation solely at Falls Creek, Lake Mountain, Mt Buffalo, Mt Baw Baw, Mt Buller and Mt Hotham. [12.03-2p10]

Strategy 1.3 Support intensive residential and commercial development at Falls Creek, Mt Baw Baw, Mt Buller and Mt Hotham. [12.03-2p11]

Strategy 1.4 Maintain Mt Stirling as an all season nature based tourist, recreational and educational resource. [12.03-2p12]

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

Strategy 2.1 Facilitate the development of consolidated alpine villages, including a diverse range of employment, social and economic opportunities. [12.03-2p4]

Strategy 2.2 Recognise the potential impacts of increases in skier, pedestrian and vehicular activity in the resorts on public safety, the accessibility and capacity of skifields, services, commercial activity and development of trailheads. [12.03-2p9]

Strategy 2.3 Facilitate a mixture of uses and developments to cater for users of the alpine areas in all seasons. [12.03-2p3]

Background documents

Alpine Resorts Strategic Plan 2012 (Alpine Resorts Coordinating Council, 2012) [Update]

09.09-M00-01 **Tourism**

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 maintain and develop Metropolitan Melbourne as a desirable tourist destination. [17.03-2p1]

Strategy 1.1 Maintain Metropolitan Melbourne's position as a destination in its own right and as a gateway to regional Victoria by: [17.03-2p2]

- a) Developing high yielding attractions and accommodation
- b) Supporting major business events
- c) Developing city precincts and promenades. [17.03-2p4]
- d) Expanding the retail core of the Central City. [17.03-2p5]
- e) Nurturing artistic and cultural life. [17.03-2p6]
- f) Improving public facilities, amenities and access. [17.03-2p7]
- g) Maintaining city safety. [17.03-2p8]
- h) Providing information and leisure services. [17.03-2p9]
- i) Improving transport services and infrastructure. [17.03-2p11]
- j) Protecting biodiversity. [17.03-2p13]

Objective 2 To develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors. [17.03-3p1]

Strategy 2.1 Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hasting, Hobson's Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Station Pier (Port Melbourne), Stony Point/Cowes and Wyndham. [17.03-3p2]

Strategy 2.2 Provide public access to recreational facilities and activities on land and water. [17.03-3p3]

Strategy 2.3 Support the development of ecotourism, tourism and major maritime events. [17.03-3p4]

Strategy 2.4 Support maritime and related industries in appropriate locations. [17.03-3p6]

Strategic Planning guidelines

Strategic planning should:

1. Consider short-term accommodation and tourism services when developing or renewing state sporting, cultural and heritage sites. [1.5.5.3]
2. Assess opportunities for short-term accommodation and tourism services, particularly in Fishermans Bend urban renewal precinct and in the finalisation of the implementation of the Melbourne Arts Precinct blueprint. [1.5.5.1]

09.09-gnut-01 Tourism

Local policy: Gumnut

C## dd/mm/yyyy

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