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:

Ararat Rural City Planning Scheme
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


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.

<table>
<thead>
<tr>
<th>ACTION THEMES</th>
<th>Make it happen</th>
<th>APPROACH TO BE TAKEN</th>
<th>Control what happens</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build new</td>
<td>Facilitate</td>
<td>Support</td>
<td>Control</td>
</tr>
<tr>
<td></td>
<td>Provide</td>
<td>Create</td>
<td>(facilitate</td>
</tr>
<tr>
<td>Repair</td>
<td>Upgrade</td>
<td>Improve</td>
<td>Support (facilitate</td>
</tr>
<tr>
<td>Reinforce</td>
<td>Maintain</td>
<td>Conserve</td>
<td>(support</td>
</tr>
<tr>
<td>Preserve</td>
<td>Reduce (the adverse impact)</td>
<td>Minimise (the adverse impact)</td>
<td>Control what happens</td>
</tr>
<tr>
<td>Decide</td>
<td>Recognise</td>
<td>Balance</td>
<td></td>
</tr>
<tr>
<td>Plan</td>
<td>Prepare (a specific type of plan)</td>
<td>Plan/design</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Use (a specific technique or approach)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>List of strategic planning guideline verbs</th>
<th>a) Monitor, consider</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>b) Review</td>
</tr>
<tr>
<td></td>
<td>c) Plan, Prepare (a specific type of plan), Identify</td>
</tr>
<tr>
<td></td>
<td>d) Use</td>
</tr>
</tbody>
</table>

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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01

THE OPERATION OF THE
PLANNING POLICY FRAMEWORK

01.01

THE ROLE OF THE PLANNING POLICY FRAMEWORK

01.01-S-01

The role of the Planning Policy Framework

The Planning Policy Framework must be taken into account when a ‘planning authority’ prepares an amendment to this scheme or a ‘responsible authority’ makes a decision under this scheme. [10.3p2]

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities in Victoria. It also informs the investment decisions of all levels of government, private developers and the community. [10.1p1]

The Planning Policy Framework is an important tool in co-ordinating incremental changes to deliver long term strategic outcomes. It elaborates the objectives of planning in Victoria through appropriate land use and development policies that integrate transport, environmental, cultural, social, health and economic factors in the interests of net community benefit and sustainable development. [10.2p1]

The Planning Policy Framework implements the following objectives of the planning framework in Victoria (as set out in Section 4(2) of the Planning and Environment Act 1987): [Update]

(a) To ensure sound, strategic planning and co-ordinated action at State, regional and municipal levels. [Update]

(c) To enable land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels. [Update]

(d) To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land. [Update]

(e) To facilitate development which achieves the objectives of planning in Victoria and planning objectives set up in planning schemes. [Update]

(g) To encourage the achievement of planning objectives through positive actions by responsible authorities and planning authorities. [Update]

It also incorporates the transport objectives set out in the Transport Integration Act 2010. Planning authorities are required by the Transport Integration Act to have regard to these objectives (and related decision making principles) when a significant impact to the transport system will likely be caused by the action. This requires land use decisions to have regard to impacts on the current and future development and operations of the transport system.

The Planning Policy Framework sets the priorities to be observed and applied through the administration of planning across the State. [New]
01.02 INTEGRATED PLANNING AND DECISION MAKING

01.02-S-01 The objectives of planning

State Policy

The Planning and Environment Act 1987 and its subordinate legislation is the primary suite of controls by which land use and development is regulated in Victoria. [New]

Planning schemes direct land use activities as well as built form outcomes while regulations direct the process to apply to approvals and reviews of decisions by planning bodies including the Minister for Planning, councils and government agencies. [New]

The objectives of planning in Victoria (as set out in Section 4(1) of the Planning and Environment Act 1987) are: [10.2p2]

(a) To provide for the fair, orderly, economic and sustainable use, and development of land. [10.2p3]

(b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity. [10.2p4]

(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria. [10.2p5]

(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value. [10.2p6]

(e) To protect public utilities and other facilities for the benefit of the community. [10.2p7]

(f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e). [10.2p8]

(g) To balance the present and future interests of all Victorians. [10.2p9]

The Transport Integration Act outlines six transport system objectives:

1. Social and economic inclusion
2. Economic prosperity
3. Environmental sustainability
4. Integration of transport and land use
5. Efficiency, co-ordination and reliability

01.02-S-02 Integrated decision making

Planning authorities and responsible authorities must identify the policies applicable to issues before them and give effect to the policies to ensure integrated decision making. [10.3p3]

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. [10.4p2]

Councils acting as responsible authorities are required to identify the potential for regional impacts in their decision-making. [10.4p3 part]

Development should not compromise achievement of infrastructure and transport network development plans where this would compromise meeting long-term needs if there are reasonable and fair alternatives to the layout or design of a development. Transport network development plans are produced by public agencies and typically outline an approach to meeting future needs without being committed government policy. [New]

01.02-S-03 Integrated strategic planning

The Planning Policy Framework enables land use and development planning and policy to be integrated with transport, environmental, social, economic, conservation and resource management policies at State, regional and municipal levels. [Update]
Planning should anticipate future infrastructure and transport needs. Planning authorities must ensure that land use and development decisions reinforce the function of the designated Principal Transport Networks reflecting the critical nature of transport and land use integration in determining and supporting urban structure. Planning authorities must have regard to the transport system objectives, decision making principles and any statement of policy principles set out in the Transport Integration Act 2010 when making a decision that is likely to have a significant impact on the transport system.

The decision making principles of the Transport Integration Act 2010 are:
1. Integrated decision making
2. Triple bottom line assessment
3. Equity
4. Transport system user perspective
5. Precautionary principle
6. Stakeholder engagement and community participation
7. Transparency.

Local planning policy should also be informed by municipal public health and wellbeing plans prepared under the Public Health and Wellbeing Act 2008. Councils acting as planning authorities should co-ordinate strategic planning with neighbouring councils and other public bodies to further the objectives of the Planning Policy Framework and make efficient use of planning resources. Strategic plans should address logical planning units having regard to on-the-ground conditions and not artificial boundaries.

01.03 STRUCTURE AND APPLICATION

01.03-S-01 Structure of the Planning Policy framework

The Planning Policy Framework is dynamic and will be built upon as the needs of the community change.

Clauses 01 to 13 set out the State Planning Policies which apply to all land in Victoria and to particular areas and regions in the State. Regional and local policy applies in addition to statewide policy.

Local policy can also be included in schemes under the relevant headings in the Planning Policy Framework to present consolidated policy settings for a municipality. Local policy in the Planning Policy Framework may refine, but not vary, state or regional policy.

Each subclause can include the following policy elements:
1. Objectives to be achieved.
2. Strategies that outline how the objectives are to be achieved.
3. Particular provisions that may be relevant to the policy.
4. Guidelines for decision makers (responsible authorities and planning authorities) that provide specific guidance to be considered, in addition to objectives and strategies, in planning decisions.
5. Strategic planning guidelines that detail what planning authorities should consider in preparing plans or planning scheme amendments.
6. Background documents that provide additional information about the objectives and strategies, and have the same status as reference documents in other parts of the scheme.

The subclause may also contain a context statement if some explanation is required to better understand the policy.
The Planning Policy Framework is structured around the following themes: [10.5p1]

1. Clause 01 The operation of the Planning Policy Framework [New]
2. Clause 02 Context [New]
3. Clause 03 The planning vision [10.5p2]
4. Clause 04 Environmental values [10.5p3]
5. Clause 05 Environmental risks [10.5p4]
6. Clause 06 Landscape and built environment [10.5p6, 10.5p3part]
7. Clause 07 Heritage [10.5p6part]
8. Clause 08 Housing [10.5p7]
9. Clause 09 Economic development [10.5p8]
10. Clause 10 Community development [New]
11. Clause 11 Open space [New]
12. Clause 12 Transport [10.5p9]
13. Clause 13 Infrastructure [10.5p10]

01.03-S-02 Application of regional policy

The application of State, regional, area and local policy is shown at 1.03-S-02: Table 1.
## TABLE 1: APPLICATION OF POLICY

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>APPLIES TO THE FOLLOWING PLANNING SCHEMES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STATE POLICY</strong></td>
<td>All schemes in Victoria.</td>
</tr>
<tr>
<td><strong>REGIONAL VICTORIA</strong></td>
<td>All schemes included in R1 to R8 below plus metropolitan fringe planning schemes: Brimbank, Cardinia, Casey, Frankston, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maroondah, Melton, Mornington, Nillumbik, Whittlesea, Wyndham and Yarra Ranges.</td>
</tr>
<tr>
<td><strong>A01 COASTAL AREAS</strong></td>
<td>Bass Coast, Bayside, Cardinia, Casey, Colac-Otway, Corangamite, East Gippsland, Frankston, French Island and Sandstone Island, Glenelg, Greater Geelong, Hobsons Bay, Kingston, Mornington Peninsula, Moyne, Port Phillip, Port of Melbourne, Queenscliffe, South Gippsland, Surf Coast, Warnambool, Wellington and Wyndham.</td>
</tr>
<tr>
<td><strong>A02 THE GREAT OCEAN ROAD AREA</strong></td>
<td>Colac-Otway, Corangamite, Moyne, Surf Coast and Warnambool.</td>
</tr>
<tr>
<td><strong>A03 PORT ENVIRON AREAS</strong></td>
<td>Glenelg, Greater Geelong, Hobsons Bay, Maribyrnong, Melbourne, Port of Melbourne and Port Phillip.</td>
</tr>
<tr>
<td><strong>A04 ALPINE AREAS</strong></td>
<td>Alpine, Alpine Resorts, Baw Baw, East Gippsland, Mansfield, Murrindindi, Towong and Wellington.</td>
</tr>
<tr>
<td><strong>A05 BUSHFIRE AREAS</strong></td>
<td>All schemes included in R1 to R8 below plus Cardinia, Casey, Frankston, Knox, Manningham, Melton, Mornington Peninsula, Nillumbik, Whittlesea and Yarra Ranges.</td>
</tr>
<tr>
<td><strong>A06 MELBOURNE’S PERI-URBAN AREA</strong></td>
<td>Bass Coast, Baw Baw, Cardinia, Casey, Golden Plains, Greater Geelong, Hepburn, Hume, Macedon Ranges, Melton, Mitchell, Moorabool, Mornington Peninsula, Mt Alexander, Murrindindi, Nillumbik, Queenscliffe, South Gippsland, Surf Coast, Whittlesea, Wyndham, Yarra Ranges.</td>
</tr>
<tr>
<td><strong>A07 MELBOURNE’S GREEN WEDGE MUNICIPALITIES</strong></td>
<td>Brimbank, Cardinia, Casey, Frankston, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maroondah, Melton, Mornington Peninsula, Nillumbik, Whittlesea, Wyndham, Yarra Ranges.</td>
</tr>
<tr>
<td><strong>A08 GROWTH AREAS</strong></td>
<td>Casey, Cardinia, Hume, Melton, Mitchell, Whittlesea, Wyndham.</td>
</tr>
<tr>
<td><strong>METROPOLITAN MELBOURNE</strong></td>
<td>All schemes in M1 to M5 below plus Mitchell.</td>
</tr>
<tr>
<td><strong>M01 CENTRAL SUBREGION</strong></td>
<td>Melbourne, Stonnington, Maribyrnong, Port of Melbourne, Port Phillip, Yarra.</td>
</tr>
<tr>
<td><strong>M02 WESTERN SUBREGION</strong></td>
<td>Brimbank, Hobsons Bay, Melton, Moonee Valley, Wyndham.</td>
</tr>
<tr>
<td><strong>M03 NORTHERN SUBREGION</strong></td>
<td>Banyule, Darebin, Hume, Moreland, Nillumbik, Whittlesea.</td>
</tr>
<tr>
<td>LOCATION</td>
<td>APPLIES TO THE FOLLOWING PLANNING SCHEMES</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>M04 EASTERN SUBREGION</td>
<td>Boroondara, Knox, Manningham, Maroondah, Monash, Whitehorse, Yarra Ranges.</td>
</tr>
<tr>
<td>M05 SOUTHERN SUBREGION</td>
<td>Bayside, Cardinia, Casey, Frankston, Glen Eira, Greater Dandenong, Kingston, Mornington Peninsula.</td>
</tr>
<tr>
<td>R01 CENTRAL HIGHLANDS</td>
<td>Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees,</td>
</tr>
<tr>
<td>REGION</td>
<td></td>
</tr>
<tr>
<td>R02 G21 REGION</td>
<td>Colac Otway, Golden Plains, Greater Geelong, Queenscliff and Surf Coast.</td>
</tr>
<tr>
<td>R03 GIPPSLAND REGION</td>
<td>Alpine Resorts, Bass Coast, Baw Baw, East Gippsland, French Island and Sandstone Island, Latrobe, South Gippsland and Wellington.</td>
</tr>
<tr>
<td>R04 GREAT SOUTH COAST</td>
<td>Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool.</td>
</tr>
<tr>
<td>REGION</td>
<td></td>
</tr>
<tr>
<td>R05 HUME REGION</td>
<td>Alpine, Alpine Resorts, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogie, Towong, Wangaratta and Wodonga.</td>
</tr>
<tr>
<td>R06 LODDON MALLEE NORTH</td>
<td>Buloke, Campaspe, Gannawarra, Mildura and Swan Hill.</td>
</tr>
<tr>
<td>REGION</td>
<td></td>
</tr>
<tr>
<td>R07 LODDON MALLEE SOUTH</td>
<td>Greater Bendigo, Central Goldfields Shire, Loddon Shire, Macedon Ranges Shire and Mount Alexander Shire.</td>
</tr>
<tr>
<td>REGION</td>
<td></td>
</tr>
<tr>
<td>R08 WIMMERA SOUTHERN</td>
<td>West Wimmera, Horsham, Yarriambiack, Northern Grampians and Hindmarsh.</td>
</tr>
<tr>
<td>MALLEE REGION</td>
<td></td>
</tr>
<tr>
<td>B01 BELLARINE LOCALISED</td>
<td>Greater Geelong, Queenscliff.</td>
</tr>
<tr>
<td>PLANNING STATEMENT</td>
<td></td>
</tr>
<tr>
<td>B02 MACEDON RANGES</td>
<td>Macedon Ranges.</td>
</tr>
<tr>
<td>LOCALISED PLANNING</td>
<td></td>
</tr>
<tr>
<td>STATEMENT</td>
<td></td>
</tr>
<tr>
<td>B03 MORNINGTON</td>
<td>Mornington Peninsula.</td>
</tr>
<tr>
<td>PENINSULA LOCALISED</td>
<td></td>
</tr>
<tr>
<td>PENINSULA LOCALISED</td>
<td></td>
</tr>
<tr>
<td>PLANNING STATEMENT</td>
<td></td>
</tr>
<tr>
<td>B04 YARRA RANGES</td>
<td>Yarra Ranges.</td>
</tr>
<tr>
<td>LOCALISED PLANNING</td>
<td></td>
</tr>
<tr>
<td>SCHEME</td>
<td>Each planning scheme will have a unique four letter identifier.</td>
</tr>
</tbody>
</table>
02 CONTEXT

02.01 STATE CONTEXT

02.01-S-01 Overview

Before settlement of Melbourne 178 years ago, Aboriginal people occupied the land that is now called Victoria for at least 40,000 years. Since Melbourne was settled, Victoria has undergone a series of growth-led transformations. Each one of these transformations has left lasting impacts on the state’s landscape, structure and identity. [PM pg2 edited]

A growing state

Victoria is Australia’s most densely populated state and its second-most populous state. Victoria had a population of 5.5 million at the last census in 2011, being about 25 per cent of Australia’s population. [PM]

Victoria’s population has increased by 15 per cent, from 4.8 million in 2001 to 5.5 million in 2011. [PM 132]

With Victoria’s population projected to rise to 8.4 million by 2051, regional cities will need to take a greater share of population growth. This will enable regional cities to offer more opportunities to their residents and mitigate some of the population pressure on Melbourne. For Regional Victoria, this increases importance of the good connections between Melbourne and the five regional centres. For Metropolitan Melbourne, this results in around 20.5 million trips expected in metropolitan Melbourne every day by 2050. [New]

02.01-S-02 Place

A great place to live

Victoria is internationally recognised as a great place to live. Victoria is a relatively compact state and, with improving transport and communication links, our regional cities are increasingly within commuting distance of Melbourne. [PM 132]

Victoria’s economy and liveability are based on strong connections between Melbourne, its peri-urban and green wedge areas, and the state’s regional and rural population centres. [PM 133]

This settlement pattern provides many benefits to Victorians. Many regionally-based people and businesses have good access to metropolitan-based business, health, educational, cultural and sporting facilities and opportunities including access to national road, rail, port and airport gateways. [PM 133]

A changing geography for Melbourne

The future will see a significant shift in growth from the south-east of Melbourne to the north and west of the city. This growth provides an opportunity to consider development in the north and west in a new light. [DP Intro]

02.01-S-03 Environmental context

Diverse environment

Victoria is a state of variety and biodiversity is a feature of the environment. Victoria’s regions vary from Gippsland’s coastal plains and the High Country in the east, to the open plains of the
Mallee in the north, the Wimmera in the west and the coastal cliff country in the south-west. [PM 134]

Internationally significant wildlife habitat

Victoria hosts a number of significant wetlands which are protected under international agreements. [Update]

A changing climate

Our climate is constantly changing, due to a wide range of human and natural factors. Over its history, Victoria has seen frequent bushfires, heatwaves, flooding and storms and these are projected to increase in intensity and frequency. Planning needs to take account of these changes. [PM p5 edited]

02.01-S-04 Economic context

A changing economy

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]

Globalisation will bring challenges and opportunities for Victoria’s competitive strengths in freight and logistics, education, science and research, health and aged services, tourism, manufacturing, high-end business services, creative industries and agriculture. [DP intro]

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]

Diverse regions

Victoria’s regions are home to the state’s agricultural and horticultural industries and associated agribusiness services and manufacturing. They have our major environmental and tourism-related services and assets such as the Goldfields region, the Great Ocean Road, the Gippsland Lakes and High Country and the Murray River. They are also resource-rich areas, with significant resources of brown coal, oil, gas, mineral sands and timber; and have many of the state’s energy, water and transport infrastructure assets. [PM 134]

Changing transport task

Transport and the transport system play a critical role in Victoria’s modern, spatially distributed economy and increasing the efficiency and capacity of the network is critical to the future economic growth and competitiveness of the economy. [Update]

The effectiveness of Victoria’s future transport system will depend on how well it accommodates population growth, economic change and changes in land use. [New]

02.01-S-05 Community context

A compact state

Victoria is home to about 25 per cent of the Australian population yet accounts for only 3 per cent of its land area. About 89 per cent of the Victorian population lives within 150 kilometres of Melbourne’s Central City. [DP p3]

Population growth has been concentrated in Melbourne’s established suburbs and growth area councils, which together have accounted for 86 per cent of the state’s growth. Population growth in regional Victoria has been predominantly located in regional cities and Melbourne’s peri-urban region. [PM 133]

This settlement pattern means the future of Victoria’s regions and Melbourne are as intertwined as more obvious ‘city states’ such as Singapore. [DP p3]

ARARAT RURAL CITY PLANNING POLICY FRAMEWORK – FOR COMMENT PAGE 2
A large growing metropolis
Melbourne is a large metropolis of 4.25 million people and home to nearly three-quarters of all Victorians. [PM pg3] By 2050, Melbourne’s population is likely to reach between 5.6 and 6.4 million. [DP p4]

A greater proportion of smaller households
The demographic changes that Melbourne will face in the years ahead are profound: the percentage of the population over 65 years of age will increase from 14 per cent today to 22 per cent by 2050, and there will be a greater proportion of lone-person and couple only households. [DP Intro]

Areas close to the city less affordable
As competition for housing increases, areas close to the city have become increasingly unaffordable for middle- and low-income households wanting to buy or rent. In future, we will need to provide a better range and supply of affordable housing options close to the Central City and other major areas of employment. [PM p5]

02.01-S-06 Improving the planning system

State Policy

The Victorian planning system is recognised as the best in Australia. The result for the State has been a level of economic activity and diversity, liveability and protection of environmental and cultural features that provides an important competitive advantage, helping the State to weather economic cyclical fluctuations and manage future economic, social and environmental change. [New]

The vision is for Victoria to have the most responsive and efficient regulatory system in Australia. This recognises that the time and resources businesses and the community spend dealing with regulatory requirements prevents them from getting on with more productive priorities that can create new jobs and investment which in turn leads to a better physical, social and economic environment for all Victorians. [New]

The integrated land use and development policy to deliver this vision is outlined in this Planning Policy Framework element of the planning scheme:
1. to further strengthen Victoria’s planning system to encourage investment, and facilitate jobs and economic growth
2. remove unnecessary controls
3. to accelerate and streamline planning and environmental approval processes
4. to increase certainty for businesses seeking to invest in Victoria. [New]

Victoria’s reputation continues to be built through numerous actions and planning reforms. Recent actions include:

Developing a suite of integrated strategic plans to guide growth and development across the State [New]

There are eight Regional Growth Plans, Plan Melbourne (the Metropolitan Planning Strategy) and Victoria – The Freight State (the Victorian Freight and Logistics Plan) which will together ensure that future decisions about land use, transport, housing, employment, investment, community services and infrastructure are made in a coordinated way to support the growth and liveability of Victoria. [New]

Establishing a clear framework for consideration of unsolicited private sector proposals for investment [7.4.3]

A key element of the planning reform agenda for a more-commercial focus to infrastructure procurement is to provide a framework for considering unsolicited proposals. The private sector has the capacity and desire to invest in key pieces of economic infrastructure but generally wants its intellectual property protected. [PM]
02.02 LOCAL CONTEXT

02.02-gnut-01 Gumnut

Local policy: Gumnut

Local context tailored for each municipality can be inserted here if required.
03 THE PLANNING VISION

03.01 A VISION FOR VICTORIA

03.01-S-01 A vision for Victoria

State Policy

Victoria will continue to grow and deliver choice and opportunity across the state and within metropolitan Melbourne. Regional Victoria will host a greater share of Victoria’s growth, building on regional competitive advantages while maintaining environmental values and managing environmental risks. [New]

Regional cities and state significant employment and activity areas in Metropolitan Melbourne serviced by well-defined transport networks will drive prosperity. [New]

The central city of Melbourne will continue to grow as the core of a vibrant global city. [New]

Areas will be identified for urban renewal, and local planning will respond to changing local economic circumstances to maintain opportunities for investment and employment. [New]

The unique characteristics of neighbourhoods will be emphasised and growth targeted to defined areas to meet local housing needs, support healthy local communities, foster social and economic inclusion and create 20-minute neighbourhoods that offer good access to a range of services and facilities in walking or cycling distance. [New]

Careful attention to good design and heritage will deliver quality buildings, landscapes, public spaces and open space networks. [New]

Objectives and strategies

Objective 1 To maximise the potential of Victoria. [PM]
Strategy 1.1 Create a State of cities to deliver choice, opportunity and global competitiveness. [PM]
Strategy 1.2 Support an increased share of Victoria’s population growth in regional Victoria. [6.2, New]
Strategy 1.3 Improve the use of existing and proposed state infrastructure. [7.3.1]
Strategy 1.4 Improve Victoria’s competitive advantages. [11.05-4p14]
Strategy 1.5 Support development consistent with Victoria’s Settlement Framework Plan. [New]

03.01-S-02 A State of Cities

State Policy

Plan Melbourne and eight Regional Growth Plans have been prepared to provide land use strategies to show how population growth will be planned and accommodated. Plan Melbourne is set within a 50 year time horizon and the Regional Growth Plans are set within a 20–30 year time horizon and set out how each region of the state can accommodate a greater share of the state’s growth [New]

Objectives and strategies

Objective 1 To develop Melbourne as a global city of opportunity and choice.
Strategy 1.1 Protect the suburbs.
Strategy 1.2 Facilitate development in defined areas close to services and infrastructure.
Strategy 1.3 Plan to rebalance growth between Melbourne and regional Victoria.
Strategy 1.4 Support an investment and infrastructure pipeline. [PM pg 2]
Objective 2  To develop regional cities to provide a high level of service to regional Victoria.

Strategy 2.1  Facilitate urban growth in the regional cities. [11.05-1p3]
03.01-S-03 Victoria's Settlement Framework
State Policy
03.02 PLANNING FOR GROWTH

03.02-S-01 Supply of land and infrastructure provision

State Policy

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, mixed use, recreation and open space, commercial, health and community uses. In achieving this, planning should reinforce the principal transport network and reflect the importance of the availability of existing infrastructure and identify infrastructure requirements. Effective planning will seek to maintain the cost competitiveness of land and buildings and maximise the benefits of infrastructure investment. [11p1]

Planning should ensure that the effects of incremental growth and change are managed to achieve goals or objectives for an area over the long term. [New]

Objectives and strategies

Objective 1 To avoid the urban development of Melbourne outside the permanent metropolitan urban boundary [11.04-5p8 split] [6.1]

Strategy 1.1 Use a permanent urban development boundary around Melbourne. [6.1].

Objective 2 To ensure a sufficient supply of land and development opportunities is available across Victoria to:

- meet needs for residential, commercial, retail, mixed use, industrial, recreational, institutional and other community uses, [11.02-1p1]
- minimise increases in land values,
- make best use of existing infrastructure.

Strategy 2.1 Recognise the importance of existing infrastructure as a driver of spatial planning decisions. [PM]

Strategy 2.2 Provide clear direction on locations where growth should occur. [11.02-1p4 part]

Strategy 2.3 Facilitate the efficient use of land. [New]

Strategy 2.4 Provide sufficient land and development opportunities to meet forecast demand. [11.02-1p3]

Strategy 2.5 Require the timely development of land or action on development approval.

Strategy 2.6 Support the temporary use of land and buildings. [New]

Strategy 2.7 Protect uses and infrastructure with off-site effects from the encroachment of sensitive uses. [Update]

Strategy 2.8 Plan for growth in a balanced, consistent and collaborative way. [RGP]

Objective 3 To integrate development with infrastructure delivery and transport network planning. [New]

Strategy 3.1 Plan to meet projected growth in demand for transport and infrastructure services. [New]

Strategy 3.2 Plan the location of development that generates intensity of movement to support effective public transport services and reinforce the function of the principal public transport, cycling and walking networks. [Update]

Strategy 3.3 Provide infrastructure to support sustainable urban development. [11.02-1p2]

Strategy 3.4 Facilitate development that supports efficient delivery of transport services and reinforces the principal and local transport networks. [New]

Strategy 3.5 Avoid development that cannot be adequately serviced. [New]
Strategy 3.6 Avoid compromising the cost-efficient delivery or improvement of transport services, network improvements or infrastructure delivery. [New]

Strategy 3.7 Maintain options for the delivery of identified transport network improvements or infrastructure services. [New]

Strategy 3.8 Plan development to anticipate potential access improvements and amenity impacts from proposed transport services. [New]

**Strategic planning guidelines**

Strategic planning should:

1. Monitor development trends and land supply and demand for housing, retail, commercial, industry, community uses and open space. [11.02-1p10]
2. Use Victorian Government demographic profiles, population projections and land supply estimates. [11.02-1p14]
3. Plan to accommodate projected population and employment growth over at least a 15 year period. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis. [11.02-1p4 part]
4. Consider plausible alternative growth scenarios where the regions begin to capture a greater share of Victoria’s overall population growth. [PM pg 134] [DTF]
5. Use the most appropriate zones to support areas designated for significant change. [2.2.3.2]
6. Consider opportunities for the consolidation, redevelopment and intensification of existing urban areas when planning for urban growth. [11.02-1p5, 11.02-1p6]
7. Identify uses and infrastructure with off-site effects that sensitive uses require separation from. [Update]
8. Identify regional city growth corridors connecting to Melbourne consistent with Regional Growth Plans. [PM145]
9. Use inclusive engagement processes to create a balanced, transparent and consistent approach to planning and growth. [RGP]

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**03.02-S-02 Development sequence**

**State Policy**

**Objectives and strategies**

**Objective 1** To manage the sequence of development so that services are available from early in the life of new communities. [11.02-4p1]

Strategy 1.1 Facilitate land release in a timely fashion to support coordinated and cost-efficient provision of local and regional infrastructure. [11.02-4p3]

Strategy 1.2 Improve the alignment between development sequencing and the timely funding and delivery of essential local infrastructure identified in development contributions plans. [7.2.2.1, 11.02-4p5]

Strategy 1.3 Support opportunities to co-locate facilities. [11.02-4p6]

Strategy 1.4 Provide timely local community infrastructure using:
   a) infrastructure sequencing plans,
   b) development contribution expenditure,
   c) local government-funded works,
   d) works-in-kind delivery of infrastructure. [7.2.2.2]

Strategy 1.5 Recognise the importance of water supply, sewerage and drainage works in early planning for new developments. [11.02-4p7]

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**03.02-S-03 Infrastructure levies**

**State Policy**

Development contributions help pay for infrastructure in new and growing communities. The preferred framework for a new local development contributions system is based on standard
levies. The levies will be tailored to align with different development settings in metropolitan and non-metropolitan areas for residential, retail, commercial and industrial development. Certain levies will be able to be varied, depending on specific circumstances. [Update]

The Growth Areas Infrastructure Contribution (GAIC) applies to growth areas around Melbourne to provide essential community infrastructure and to support development in Melbourne's newest suburbs. [Update]

**Objectives and strategies**

**Objective 1** To facilitate the timely and cost effective provision of infrastructure to communities. [19.03-1p1]

Strategy 1.1 Require new development to contribute to the provision of infrastructure such as open space, community facilities, regionally significant cultural and sporting facilities and transport networks. [11.02-4p4]

Strategy 1.2 Support development bonuses for the delivery of public infrastructure. [2.2.1.2]

**Strategic planning guidelines**

Strategic planning should:

1. Prepare Development Contributions Plans, under the *Planning and Environment Act 1987*. [19.03-1p2]

2. Use the development contributions system to provide certainty in the provision of local open space in growth areas. [4.5.2.2]
03 THE PLANNING VISION

03.03 PLANNING FOR REGIONS

03.03-RV-01 Planning for regions

Regional Policy: Regional Victoria  VC## dd/mm/yyyy

Objective 1 To grow and develop regional Victoria. [New]

Strategy 1.1 Facilitate the sustainable growth and development of regional Victoria as identified in the relevant Regional Growth Framework Plan included in a regional policy section in this Clause. Table 3.03-1 explains the elements in the Regional Growth Framework Plans. [RGP]

Strategy 1.2 Recognise and plan for variable rates of growth and population change expected across the region. [RGP]

Objective 2 To promote liveable regional settlements and healthy communities. [11.05-4p33]

Strategy 2.1 Support the growth and development of distinctive and diverse regional settlements. [11.05-4p26]

Strategy 2.2 Avoid inappropriately dispersed urban activities in rural areas. [11.05-3p2]

Strategy 2.3 Require the restructure of old and inappropriate subdivisions to:
   a) maximise agricultural and rural efficiencies, [11.05-3p7]
   b) improve development standards, or [Update]
   c) reduce development impacts on coastal environments. [11.05-5p8]

Strategy 2.4 Avoid urban sprawl and direct growth into existing settlements, promoting and capitalising on opportunities for urban renewal and redevelopment. [11.05-4p29]

Strategy 2.5 Protect the potential of land that may be required for future urban expansion. [11.05-4p30]

Strategy 2.6 Reinforce the function of the principal transport networks. [Update]

Strategy 2.7 Improve open space networks within and between settlements. [11.05-4p31]

Strategy 2.8 Protect and improve native habitat. [15.01-3p13]

Strategy 2.9 Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline. [11.05-4p37]

Strategy 2.10 Support resilience of small towns by building on local opportunities. [RGP]

Strategy 2.11 Create communities that offer local jobs and services. [RGP]

Strategy 2.12 Plan for new growth areas in accordance with the location of existing and proposed infrastructure. [RGP]

Objective 3 To create unique and connected communities. [RGP]

Strategy 3.1 Support key district towns across the region providing services to surrounding areas. [RGP]

Strategy 3.2 Provide for settlement breaks between towns to maintain their unique identities. [RGP]

Strategy 3.3 Improve transport connections within and outside the region to enable communities to connect more effectively. [RGP]

Strategy 3.4 Improve links to other centres and regions. [RGP]

Strategy 3.5 Support shared facilities and improved transport access between closely linked settlements. [RGP]
Objective 4  To protect critical agricultural land, energy and earth resources required to support a growing population. [RGP]
Strategy 4.1 Support a productive, robust and self-sustaining region by harnessing existing energy and natural resources. [RGP]
Strategy 4.2 Protect and improve farming and natural assets. [RGP]
Strategy 4.3 Support development in existing township areas and direct growth to towns which provide rural services. [RGP]

Objective 5  To allow communities to live, work and participate locally. [RGP]
Strategy 5.1 Support industries that utilise skills within the region. [RGP]
Strategy 5.2 Support increased employment diversity. [RGP]
Strategy 5.3 Support key district towns providing key services to surrounding areas. [RGP]

Objective 6  To strengthen regional economies, increasing diversity and resilience. [RGP]
Strategy 6.1 Support greater economic self-sufficiency for the region. [RGP]
Strategy 6.2 Facilitate economic development opportunities based on the emerging and existing strengths of the region. [RGP]
Strategy 6.3 Support growth through the development of employment opportunities in towns identified for population growth. [RGP]
Strategy 6.4 Support growth through the development of employment opportunities in towns identified for population growth. [RGP]
Strategy 6.5 Create vibrant and prosperous town centres that provide commercial and service activities that respond to changing population and market conditions. [RGP]
Strategy 6.6 Support diverse employment opportunities, including growth in healthcare, retail and professional and technical services. [RGP]
Strategy 6.7 Support the development of industry sectors with strong prospects for increased employment, particularly knowledge industries, tourism, agricultural land resources, economic, social and natural assets professional services and industries focussed on growing Asian and other international markets. [RGP]

Objective 7  To build the regional economies. [RGP]
Strategy 7.1 Maintain a region’s traditional strengths through new investment, innovation and value-adding. [RGP]
Strategy 7.2 Provide sufficient land, employment land, infrastructure, skills and education facilities to respond to growth and support changes in a region’s economy. [RGP]

Objective 8  To strengthen regional economies through increased industry diversification, innovation and development. [RGP]
Strategy 8.1 Support higher value-add and diversification of the economy and opportunities for investment in infrastructure, innovation and research. [RGP]

Guidelines for decision makers
Guidelines:
1. New low density rural residential development should not compromise future development at higher densities. [11.02-1p12]

Strategic planning guidelines
Strategic planning should:
1. Identify local transport networks that reinforce the principal transport networks. [Update]
2. Identify a clear settlement boundary around coastal settlements. [11.05-5p4]
**TABLE 1: REGIONAL GROWTH PLAN ELEMENTS [NEW]**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>DEFINITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional city</td>
<td>A city with the highest level of population, usually higher than 20,000, and employment outside metropolitan Melbourne. Regional cities include urban areas that encompass a variety of residential opportunities and housing densities, with a Central Business District and smaller activity centres serving suburbs. They provide the highest level of goods and services in regional Victoria with at least one major retailing centre and may include the head offices of major regionally based firms, major retail firms, universities, regional hospitals and headquarters for policing and fire services. Regional cities provide strong arts and cultural precincts, act as freight and logistics hubs, and provide all major utility services, often through large systems. [RGP]</td>
</tr>
<tr>
<td>Regional centre</td>
<td>A town that has a large, diverse population, generally between 8,000 and 20,000, and a significant employment base. Regional centres have access to a good range of health services (including hospitals), all forms of education facilities, has well defined commercial and industrial precincts, provides a wide range of arts and cultural facilities, and all major utility services. Depending on the location, regional centres may act as freight and logistics hubs. [RGP]</td>
</tr>
<tr>
<td>Town</td>
<td>Has a moderately diverse population and housing base with retailing, moderate employment and good access to services, including some higher order serves such as medical / hospital services and a variety of education facilities. Towns have access to all utility services, with some larger towns having access to reticulated gas. Towns provide an important subregional goods and services role, serving small town and rural and coastal district needs. For those towns located closer to Melbourne, their role may be more associated with lifestyle commuting or retirement living. Towns may have strong employment relationships with higher order settlements nearby. [RGP]</td>
</tr>
<tr>
<td>Small Town</td>
<td>Has a low population level and access to services such as a small primary school and general store with postal facilities, connection to reticulated water and, in tourist areas, a low level of visitor accommodation. [RGP]</td>
</tr>
<tr>
<td>Rural Settlement</td>
<td>Characterised by small rural dispersed population with some small concentrations of housing and minimal services, for example, sole general store and primary school, reliant on adjoining towns for a full range of services. [RGP]</td>
</tr>
<tr>
<td>Settlement break</td>
<td>Areas between settlements which play important roles in water supply, agriculture and long term food security; accommodating recreational pursuits; economic activities including tourism, airfields, stone and mineral resource extraction and opportunities for alternative energy sources and carbon farming; accommodating landscape and geological features and natural resources; framing settlements and creating the distinctive character and settings valued by the community. [RGP]</td>
</tr>
<tr>
<td>Rural areas</td>
<td>Includes areas outside urban areas. They can be farming and non-farming land uses, such as rural, residential, extractive industry and open space. [RGP]</td>
</tr>
<tr>
<td>Tourism assets</td>
<td>Significant tourism places, hubs or precincts, including strategic tourism investment areas. [RGP]</td>
</tr>
<tr>
<td>Productive areas</td>
<td>Consistent with rural land use strategies, including opportunities for broadacre cropping and livestock, intensive livestock and horticulture, irrigated agriculture, forestry and emerging agricultural activities. [RGP]</td>
</tr>
</tbody>
</table>
**LOCATION**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>DEFINITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freight and logistics precincts</td>
<td>Places where large volumes of freight are received, stored and dispatched. These precincts may support port, airport or rail and road intermodal terminals, and may include manufacturing activity, warehouses and distribution centres within the broader precinct of complementary freight and freight related activities. [RGP]</td>
</tr>
<tr>
<td>Irrigation district</td>
<td>Area of land irrigated for the purpose of supporting horticulture and dairy production [RGP]</td>
</tr>
<tr>
<td>Inter-regional connections</td>
<td>Important transport linkages between regional cities, regional centres, towns and places external to the region that may also function as growth corridors. Includes road, rail, air and sea networks. [RGP] These are also referred too on regional maps as 'key relationships', 'strategically driven growth', improved regional connections’ and ‘networks supporting movement and access’</td>
</tr>
<tr>
<td>Primary growth corridor</td>
<td>Supports higher economic and population growth within the corridor by capitalising and building on existing connections, strengths and infrastructure. Population growth is directed to existing towns, utilises existing residential land supply and enhances connections, services and infrastructure. Supports increased prosperity and a diverse economy thorough the provision of employment land, industry, education, innovation and productivity. [RGP]</td>
</tr>
</tbody>
</table>

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**03.03-R01-01 Planning for Central Highlands**

**Regional Policy: Central Highlands**

This policy is based on the Advisory Committee’s interpretation of the draft Regional Growth Plan and may need to be reviewed before the PPF is finalised.

**Objectives and strategies**

**Objective 1** To plan for population growth in sustainable locations throughout the region. [RGP Part D]

- **Strategy 1.1** Support Ballarat as the main centre for regional growth, services and employment with major growth focussed to the west. [RGP Map]
- **Strategy 1.2** Maintain Ballarat’s CBD as the primary focus for commercial, retail and service activity in the city and region. [RGP Part C]
- **Strategy 1.3** Support urban consolidation, particularly in Ballarat’s CBD. [RGP Part C]
- **Strategy 1.4** Support the development of Ararat and Bacchus Marsh as the key service centre for each end of the region. [RGP Map]
- **Strategy 1.5** Provide local and sub-regional services at Avoca, Ballan, Beaufort, Chunes, Creswick, Daylesford and Smythesdale to support ongoing growth. [RGP Map]
- **Strategy 1.6** Minimise the outward growth of Daylesford to protect environmental assets and avoid natural hazards. [RGP Map]

**Objective 2** To strengthen the region’s economy, increasing diversity and resilience. [RGP Part D]

- **Strategy 2.1** Support the growth of key regional employment assets including the Ballarat University/Technology Park, Ballarat Central Business District and Ballarat West Employment Zone. [RGP Map]
Objective 3 To capitalise on the region’s close links with other regions and cities. [RGP Part D]

Strategy 3.1 Support ongoing improvements to transport infrastructure to enhance access to Ballarat and other major centres. [RGP Map and Part C]

Objective 4 To create sustainable and vibrant communities supported by enhanced access to key services. [RGP Part D]

Strategy 4.1 Plan for growth by directing it to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale. [RGP Map]

Objective 5 To integrate planning for growth with the provision of infrastructure. [RGP Part D]

Strategy 5.1 Support infrastructure investment where it will support business investment, including Stage 1 of the Ballarat Western Link Road which will improve access to the Ballarat West Employment Zone. [RGP Part C]

Objective 6 To recognise the importance of cultural heritage and landscapes as economic and community assets. [RGP Part D]

Strategy 6.1 Maintain a clear settlement break between metropolitan Melbourne and the Central Highlands. [RGP Map]

**Strategic planning guidelines**

Strategic planning should:

1. Identify land for primary production and agriculture, including intensive agriculture. Land should allow for flexibility in terms of the types of rural activities that can occur and support the ongoing viability of agriculture. [RGP Part C]

2. Identify clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements. [RGP Part C]

3. Identify and protect buffer areas for industry from the encroachment of sensitive uses. [RGP Part C]

4. Identify tourism precincts and regionally important locations for tourism and infrastructure required to support tourism opportunities. [RGP Part C]

5. Monitor residential, industrial and commercial land supply to ensure early identification of the need for additional supply, and provide sufficient land to satisfy forecast population and employment growth. [RGP Part C]

6. Prepare plans that direct growth to areas where it will make the most efficient use of existing infrastructure and identify requirements for the expansion of existing facilities or the development of new infrastructure. [RGP Part C]

7. Prepare development contributions plans to fund infrastructure to support growth. [RGP Part C]

**Background documents**

Central Highlands Regional Growth Plan (December 2013)
03.03-R01-02 Central Highlands Regional Growth Framework
Regional Policy: Central Highlands

Regional Growth Plan map to be inserted here.

03.04 PLANNING FOR RURAL AREAS

03.04-S-01 Planning for rural areas
State Policy

Objectives and strategies

Objective 1 To build the prosperity and maintain the natural values of rural areas.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Facilitate agriculture and rural production. [11.05-3p1]</td>
</tr>
<tr>
<td>1.2</td>
<td>Maintain the environmental health and productivity of landscapes. [11.05-4p10]</td>
</tr>
<tr>
<td>1.3</td>
<td>Protect sensitive landscape areas. [15.01-1p6 part]</td>
</tr>
<tr>
<td>1.4</td>
<td>Avoid development that detracts from natural quality. [15.01-1p6 part]</td>
</tr>
<tr>
<td>1.5</td>
<td>Protect and improve natural key features. [12.04-2p5]</td>
</tr>
<tr>
<td>1.6</td>
<td>Recognise the natural landscape for its aesthetic value and as a fully functioning system. [12.04-2p4]</td>
</tr>
<tr>
<td>1.7</td>
<td>Protect coastal areas and their foreshores and the Alpine areas and ensure that new development does not detract from their landscape quality. [12.04-1p2 part, 12.04-2p2]</td>
</tr>
<tr>
<td>1.8</td>
<td>Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry. [11.02-1p11]</td>
</tr>
</tbody>
</table>

03.04-RV-01 Planning for rural areas
Regional Policy: Regional Victoria

Objective 1 To protect productive farmland that is of strategic significance in the local or regional context. [14.01-1p1]

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Avoid the unplanned loss of productive agricultural land due to permanent changes of land use. [14.01-1p2]</td>
</tr>
<tr>
<td>1.2</td>
<td>Support the re-structure of inappropriate subdivisions on productive agricultural land. [14.01-1p12]</td>
</tr>
<tr>
<td>1.3</td>
<td>Avoid the spread of plant and animal pests into agricultural areas. [14.01-1p16]</td>
</tr>
<tr>
<td>1.4</td>
<td>Recognise the economic importance for the agricultural production and processing sectors when assessing a proposal that would result in the permanent removal of productive agricultural land from the State's agricultural base. [14.01-1p5]</td>
</tr>
<tr>
<td>1.5</td>
<td>Balance the following issues when assessing a proposal to subdivide, develop or rezone agricultural land: [14.01-1p6]</td>
</tr>
<tr>
<td></td>
<td>a) The desirability and impacts of removing the land from primary production, given its agricultural productivity. [14.01-1p7]</td>
</tr>
</tbody>
</table>
b) 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]
c) The compatibility between the proposed or likely development and the existing uses of the surrounding land. [14.01-1p9]
d) Assessment of the land capability. [14.01-1p10]

Objective 2 To support rural residential development at strategic locations [RGP]

Strategy 2.1 Plan for rural residential development at strategic locations which:
a) Minimise exposure to natural hazards,
b) Protect regionally significant assets,
c) Support existing settlements, and
d) Make best use of infrastructure and services [RGP]

03.04-gnut-01 Planning for rural areas

Local policy: Gumnut

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

03.05 PLANNING FOR IDENTIFIED DISTINCTIVE AREAS

03.05-S-01 Localised Planning Statements

The distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and Yarra Valley have significant geographic and physical features which contribute to the quality of life for Victorians and are a distinctive part of our State. These areas play an important role in the State as tourist destinations and have strong economic bases driven by tourism, agribusiness and lifestyle, with all areas linking strongly with Melbourne. [PM]

Because of their attractiveness, accessibility and proximity to metropolitan Melbourne these areas are increasingly coming under pressure for growth and change. This could potentially undermine the long-term natural or non-urban uses of land in these areas and needs to be carefully managed. [PM]

Objective 1 To protect and enhance the valued attributes of identified distinctive areas.

Strategy 1.1 Recognise the significant geographic and physical features of the following identified distinctive areas:
a) Bellarine Peninsula
b) Macedon Ranges
c) Mornington Peninsula
d) Yarra Valley. [PM]

Strategy 1.2 Protect the identified key values and activities of identified distinctive areas. [PM]

Strategy 1.3 Support uses and development where they enhance the valued characteristics of identified distinctive areas. [PM]

Strategic planning guidelines

Strategic planning should:
1. Prepare localised planning statements for distinctive regions including Mornington Peninsula, the Yarra Valley, Macedon Ranges and the Bellarine Peninsula. [Update][PM]
2. Ensure localised planning statements for Mornington Peninsula, Bellarine Peninsula, Macedon Ranges and Yarra Ranges acknowledge areas that are important for food production. [5.3.1.2]

03.06 PLANNING FOR CITIES

03.06-S-01 City structure and productivity

State Policy

Together, land use and transport determine Victoria’s spatial structure. Effective integration of these elements require more than co-ordinated action. Transport and land use integration recognises the interaction of urban elements over time, and the potential to influence desired settlement patterns, land uses and travel behaviours and patterns.

Objectives and strategies

Objective 1 To create city structures that drive productivity, support innovation and create more jobs. [PM pg16]

Strategy 1.1 Improve the distribution of employment land and provide more equitable access to employment opportunities. [11.04-1p6]

Strategy 1.2 Plan urban areas to make better use of infrastructure and support economic growth. [Update]

Strategy 1.3 Facilitate development and transport network improvements that reinforce an integrated transport system connecting people to jobs and services, and goods to market, and reduces the extent of travel needed. [PM pg16] [Update]

Strategy 1.4 Plan development to reinforce the role and function of the principal and local transport networks to enable the safe, efficient and reliable movement of people and freight

Strategy 1.5 Protect natural assets and better plan our water, energy and waste management systems to create sustainable cities. [PM pg17]

03.07 PLANNING FOR PERI-URBAN AREAS AND GREEN WEDGE AREAS

03.07-S-01 Peri-urban areas and green wedge areas

State Policy

Peri-urban regions and areas are the areas of land surrounding the built up urban areas of regional cities and centres. They are generally characterised by a mixture of urban and non-urban land uses and have a strong relationship with the settlement they surround.

Green wedge land is defined in the Planning and Environment Act 1987 as land that is described in a metropolitan fringe planning scheme as being outside an urban growth boundary.
Objectives and strategies

Objective 1 To conserve the values of peri-urban regions and areas and Melbourne’s green wedges. [PM pg139]

Strategy 1.1 Protect the green wedges of Metropolitan Melbourne and peri-urban regions and areas from inappropriate development. [11.04-6p1 part]

03.08 PLANNING FOR URBAN GROWTH AREAS

03.08-S-01 Planning urban growth areas

State Policy

Objectives and strategies

Objective 1 To create affordable, liveable and sustainable communities to support healthy lifestyles. [New]

Strategy 1.1 Facilitate development that: [11.02-3p19part]
   a) Creates a sense of place and community. [11.02-3p20]
   b) Supports the cultural development of the community. [Update]
   c) Provides a broad range of local business activities and employment opportunities. [11.02-3p23]
   d) Creates greater housing choice, diversity and affordable places to live. [11.02-3p21]
   e) Create highly accessible and vibrant activity centres. [11.02-3p22]
   f) Reinforces the principal transport networks and provides for local transport networks. [Update]
   g) Supports adaptation to climate change and improves environmental sustainability. [11.02-3p25] [Update]
   h) Provides accessible, integrated and adaptable community infrastructure. [11.02-3p26]

Strategy 1.2 Prepare Growth Corridor Plans that identify the long term pattern of urban growth for an area. [11.02-3p10, 11.02-3p11]

Strategy 1.3 Prepare Precinct Structure Plans. [Update]

Strategic planning guidelines

Strategic Planning should:

1. Identify growth areas that are: [New]
   (a) Close to transport corridors and services. [11.02-2p1part]
   (b) Provide efficient and effective infrastructure. [11.02-2p1part]
   (c) Create benefits for sustainability and liveability. [11.02-2p1part]
   (d) Protect primary production, major sources of raw materials and valued environmental areas. [11.02-2p1part]
   (e) Served by high-capacity public transport. [11.02-2p2]

Consider as relevant:

1. The Precinct Structure Planning Guidelines (Growth Areas Authority, 2013) [11.02-3p19]
03.09 PLANNING FOR URBAN RENEWAL AREAS

03.09-S-01 Urban renewal
State Policy

Under-utilised land around existing and future transport hubs presents a significant opportunity for mixed-use transit oriented development. As brownfield locations, these precincts often need a level of intervention to facilitate their redevelopment (as they are generally non-residential areas), including providing additional community infrastructure to ensure they become liveable communities. [Update]

Objectives and strategies

Objective 1 To unlock the capacity of urban renewal precincts for higher-density, mixed-use development. [2.2.2]

Strategy 1.1 Facilitate urban renewal on large-scale sites or precincts where there is an opportunity to create more productive and liveable places. [Update]

Strategy 1.2 Facilitate local area diversity and choice including land use mix, housing choice, employment and business opportunities, built form and urban design. [Update]

Strategy 1.3 Facilitate tourism development. [UPDATE]

Strategy 1.4 Support the development of health precincts. [4.4.1.2]

Strategy 1.5 Create a high quality and safe public realm, with opportunities for community uses and interaction. [Update]

Strategy 1.6 Plan walking, cycling and public transport as the priority transport modes.

Strategy 1.7 Create local access to and functional integration with the existing urban area. [Update]

Strategy 1.8 Support coordinated development on clusters of sites in renewal areas. [Update]

Strategy 1.9 Support local area place-making to reinforce local distinctive features. [Update]

Strategy 1.10 Support the adaptive and flexible reuse of buildings and spaces. [Update]

Guidelines for decision makers

New development should make a financial contribution to the provision of infrastructure. [Update]

Strategic planning guidelines

Strategic planning should:

1. Prepare Strategic Framework Plans that include vision and strategic directions, together with infrastructure plans, development concepts, design guidelines and Developer Contributions Plans. [7.2.1.1, imp]

2. Identify contaminated land and groundwater, the likely rate of remediation and streamlined clean-up and development approval processes. [2.2.2.1]

03.10 PLANNING FOR LOCAL AREAS
03.10-S-01 20-minute neighbourhoods

State policy

A 20-minute neighbourhood is about ‘living locally’. It is about planning and developing areas at the local level so that people can access a range of local services and facilities, ideally within 20 minutes of home. 20-minute neighbourhoods need to offer good access to a range of services and facilities including shops, cafes and restaurants, early years centres, primary and secondary schools, parks and sporting fields, medical centres and public transport. [PM p98]

Objectives and strategies

Objective 1  To create healthy, liveable and sustainable communities. [15.01-3p2]

Strategy 1.1 Plan development, land use and transport to create neighbourhoods where people can reach a wide range of local services and activities within 20 minutes by walking or cycling. [PM 87]

Strategy 1.2 Facilitate land use densities and development that supports local facilitates and activities.

Strategy 1.3 Plan for, and facilitate mixed use development.

Strategy 1.4 Facilitate a network of centres that:

a) Comprises a range of centres that differ in size and function. [11.01-1p3]
b) Is a focus for business, shopping, leisure and community facilities. [11.01-1p4]
c) Provides different types of housing, including forms of higher density housing. [11.01-1p5]
d) Is connected by public transport, walking and cycling networks. [11.01-1p6]
e) Maximises choices in services, employment and social interaction. [11.01-1p7]
f) Supports larger activity centres on the Principal Public Transport Network. [11.01-3p3part]

Strategy 1.5 Facilitate development that reinforces the principal transport networks and provides for local transport networks. [Update]

Strategy 1.6 Create pedestrian friendly neighbourhoods and provide easy pedestrian movement within and between neighbourhoods. [15.01-3p10]

Strategy 1.7 Create a range of open spaces to meet a variety of needs with links to open space networks and regional parks where practicable. [15.01-3p5]

Strategy 1.8 Plan neighbourhoods to support whole of water cycle management.

Strategy 1.9 Facilitate the logical and efficient provision of infrastructure and use of existing infrastructure and services. [11.02-3p9]

Strategy 1.10 Require the separation of incompatible land uses. [11p13]

Guidelines for decision makers

Consider as relevant: [11.01-1p9]

4. Any approved Integrated Transport and Landuse Guidelines. [Update]

Strategic planning guidelines

Strategic planning should:

1. Prepare a hierarchy of structure plans or precinct structure plans that provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate. [11.02-3p4] [11.02-3p6]
2. Prepare, in consultation with groups that promote walking and healthy living, design guidelines to promote walking in new and existing neighbourhoods. [4.3.1.1]
03.10-RV-01 20-minute neighbourhoods
Regional Policy: Regional Victoria

Objectives and strategies

Objective 1  To maximise accessibility to facilities and services. [11.05-4p35 split]
Strategy 1.1 Create compact urban areas based around activity centres. [11.05-4p35 split]

Objective 2  To strengthen the economic and social performance and amenity of regional city CBDs. [6.2.2.2]
Strategy 2.1 Support increased business and residential densities as well as social, civic and cultural facilities. [6.2.2.2]
Strategy 2.2 Create urban renewal and infill opportunities in regional cities and centres that optimise infrastructure investment and the use of surplus government land. [6.2.2.3]

Strategic planning guidelines

Strategic planning should:
1. Identify potential state and regionally significant employment precincts in regional cities. [6.2.2.1]
04 ENVIROMENTAL VALUES

04.01 BIODIVERSITY

04.01-S-01 Biodiversity

State Policy

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).
5. Identify links between isolated habitat remnants that contain high value biodiversity. [Update]

04.02 WATERWAYS AND COASTS

04.02-S-01 Waterways and coasts

State Policy

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]


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]


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**04.03 POTABLE WATER CATCHMENTS AND GROUNDWATER**

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

*State Policy*

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 on 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]
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]
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

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

05.01 BUSHFIRE

05.01-S-01 Bushfire
State Policy

Objectives and strategies

Objective 1 To strengthen community resilience to bushfire. [13.05-1p1]
Strategy 1.1 Use the precautionary principle in planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire. [13.05-1p4]

05.01-A05-01 Bushfire
Regional Policy: Bushfire areas

Objectives and strategies

Objective 1 To strengthen community resilience to bushfire. [13.05-1p1]
Strategy 1.1 Recognise that the protection of human life is more important than other policy objectives in planning and decision-making in areas at risk from bushfire. [13.05-1p3]
Strategy 1.2 Plan settlements to strengthen community resilience to bushfire. [13.05-1p12]
Strategy 1.3 Support bushfire management and prevention and emergency services actions and activities. [13.05-1p23]

Particular provisions
1. Clause 52.47 – Bushfire Protection: Planning Requirements
2. Clause 52.48 – Bushfire Protection: Exemptions

Guidelines for decision makers

Guidelines:
1. In areas identified in the planning scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire. [13.05-1p26]
2. Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level. [13.05-1p10]
3. Development should not proceed unless bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property. [13.05-1p29]
4. Development should not proceed if the risk to existing residents, property and community infrastructure from bushfire is increased. [13.05-1p30]
5. When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk...
and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed. [13.05-1p31]

Consider as relevant: [13.05-1p32]
1. Any relevant approved State, regional and municipal fire prevention plan [13.05-1p33]

**Strategic planning guidelines**

Planning schemes must not prevent the removal and management of vegetation to create required defendable space around existing development. [13.05-1p24]

Strategic planning should:

1. Identify in planning schemes areas where the bushfire hazard requires that: [13.05-1p8]
   (a) Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures. [13.05-1p9]
   (b) Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level. [13.05-1p10]
2. Identify the risk to life, property and community infrastructure from bushfire at a regional, municipal and local scale. [13.05-1p7]
3. Use the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard. [13.05-1p12]
4. Consider the views of the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures. [13.05-1p13]
5. Consider the following when planning to create or expand a settlement in an area at risk from bushfire: [13.05-1p14]
   (a) Addresses the risk at both the local and broader context. [13.05-1p15]
   (b) Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level. [13.05-1p16]
   (c) Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures. [13.05-1p17]
   (d) Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development. [13.05-1p18]
   (e) Ensures future residents can readily implement and manage bushfire protection measures within their own properties. [13.05-1p19]

### 05.01-gnut-01 Bushfire

Local policy: Gumnut

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### 05.02 FLOODING AND COASTAL INUNDATION
05.02-S-01 Flooding and coastal inundation

State Policy

Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority. [13.02-1p6part]

Objectives and strategies

Objective 1  To assist the protection of: [13.02-1p1]

- Life, property and community infrastructure from flood hazard. [13.02-1p2]
- The natural flood carrying capacity of rivers, streams and floodways. [13.02-1p3]
- The flood storage function of floodplains and waterways. [13.02-1p4]
- Floodplain areas of environmental significance or of importance to river health. [13.02-1p5]

Strategy 1.1 Minimise the impact on emergency and community facilities from flooding. [Update]

Strategy 1.2 Avoid intensifying the impacts of flooding through inappropriately located uses and developments. [13.02-1p7]

Strategy 1.3 Avoid development in areas susceptible to coastal inundation or erosion. [13.01-1p8]

Guidelines for decision makers

Guidelines:

1. Emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) should be located outside the 1 in 100 year floodplain and, where practicable, at levels above the height of the probable maximum flood. [13.02-1p8]

2. Developments and uses that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) should not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain. [13.02-1p9]

Consider as relevant:


2. Any flood plain management policy, manual or guidelines adopted by the relevant flood plain manager.


5. Planning for Sea Level Rise, Assessing Development in Areas Prone to Tidal Inundation from Sea Level Rise in Port Phillip and Westernport Region (Melbourne Water, 2012)

Strategic planning guidelines

Strategic planning should:

1. Identify in planning schemes land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority [13.02-1p6]

Background documents

Victoria Floodplain Management Strategy (Department of Natural Resources and Environment, 1998). [13.02-1p15]

Floodplain Management in Australia, Best Practice Principles and Guidelines (Agriculture and Resource Management Council of Australia and New Zealand, Standing Advisory Committee on Agriculture and Resource Management, 2000)
05.03 EROSION AND LANDSLIDE

05.03-S-01 Erosion and landslide
State Policy

Objectives and strategies
Objective 1 To protect areas prone to erosion, landslide or other land degradation processes. [13.03-2p1]
Strategy 1.1 Avoid inappropriate development in unstable areas or areas prone to erosion. [13.03-2p3]
Strategy 1.2 Support vegetation retention, planting and rehabilitation in areas prone to erosion and land instability. [13.03-2p4]

Objective 2 To ensure that development does not exacerbate coastal erosion. [13.01-1p6]
Strategy 2.1 Avoid development in areas susceptible to coastal erosion. [13.01-1p8]

Strategic planning guidelines
Strategic planning should:
1. Identify in planning schemes areas subject to erosion or instability. [13.03-2p2]

05.03-gnut-01 Erosion and landslide
Local policy: Gumnut

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

05.04 SALINITY

05.04-S-01 Salinity
State Policy

Objectives and strategies
Objective 1 To minimise the impact of salinity and rising watertables on land uses, buildings, infrastructure and areas of environmental significance, and reduce salt loads in rivers. [13.03-3p1]
Strategy 1.1 Avoid inappropriate development in areas affected by groundwater salinity. [13.03-3p4]
Strategy 1.2 Support vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems. [13.03-3p3]

Guidelines for decision makers
Consider as relevant: [13.03-3p5]
1. Any special area plans approved under the Catchment and Land Protection Act 1994. [13.03-3p8]
Strategic planning guidelines

Strategic planning should:
1. Identify in planning schemes areas subject to salinity. [13.03-3p2]

05.04-gnut-01 Salinity
Local policy: Gumnut

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

05.05 CONTAMINATED AND ACID SULFATE SOILS

05.05-S-01 Acid sulfate soils

Acid sulfate soil (ASS) is the common name given to soils and sediments containing iron sulfides, the most common being pyrite. When exposed to air due to drainage or disturbance, these soils can produce sufficient sulfuric acid to dissolve rock and concrete, corrode metal, and release toxic quantities of aluminium and heavy metals. [New]

Objectives and strategies

Objective 1 To reduce the impact of acid sulfate soils on human health, the environment and on development. [New]

Strategy 1.1 Minimise adverse impacts from the intensification of use and development in areas with the potential to contain acid sulfate soils. [New]

Strategy 1.2 Use a risk-based approach to managing the impacts of acid sulfate soils, as follows:
   a) Avoid disturbing acid sulfate soils. [13.01-1p8part]
   b) Minimise the cumulative effect of use and development. [New]
   c) Remediate detrimental effects arising from past and current disturbances. [New]

Strategy 1.3 Require use and development close to or on potential acid sulfate soils to demonstrate that it will avoid any disturbance. [New]

Guidelines for decisions makers

Consider as relevant:
1. The Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils (Victorian Coastal Acid Sulfate Soils Implementation Committee and Department of Sustainability and Environment, 2010). [New]


Strategic planning guidelines

Strategic planning should:
1. Identify in planning schemes areas subject to acid sulphate soils. [New]

Background document
The Victorian Coastal Acid Sulfate Soils (CASS) Strategy (Department of Sustainability and Environment, 2009). [New]
Contaminated and potentially contaminated land

State Policy

In the past, certain industrial and commercial processes have contaminated land, and that contamination could pose a risk to human health or the environment or both. Contamination has occurred through discharge by leaks, spills or dumping of a contaminant onto the soil at the site, by importing contaminated fill, or more indirectly through contaminated groundwater. [New]

Objectives and strategies

Objective 1  To avoid adverse impacts on human health and the environment from contaminated land. [New]

Strategy 1.1 Require potentially contaminated land to be suitable for its intended future use and development. [13.03-1p1part]

Strategy 1.2 Require the safe use of contaminated land. [13.03-1p1part]

Strategy 1.3 Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development. [2.2.5]

Guidelines for decision makers

Guidelines:

1. Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel. [13.03-1p2]

Consider as relevant:


Strategic planning guidelines

Strategic planning should:

1. Consider Ministerial Direction No. 1 – Potentially contaminated land when rezoning land used or known to have been used for industry, mining, or the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of the land). [13.03-1p5]

Background documents


Contaminated Environments Strategy (Environment Protection Authority, 2008 -Publication 1511) [Update]

Contaminated and acid sulfate soils

Local policy: Gumnut

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

05.06 NOISE

ARARAT RURAL CITY PLANNING POLICY FRAMEWORK – FOR COMMENT
05.06-S-01 Noise

State Policy

Many aspect of urban life generate noise. Planning can ensure that land use and development that will be unduly effected by urban noise are not located close to existing and potential noise sources. State Environment Protection Policy sets standards on the amount of noise that industry, commerce, trade or entertainment facilities can emit. New sensitive uses moving into an area may experience amenity impacts if noise sources are not recognised and steps taken in the new development to reduce the noise impacts. [New]

Objectives and strategies

Objective 1 To reduce the adverse impacts of noise. [New]

Strategy 1.1 Minimise adverse noise effects on sensitive land uses. [13.04-1p1]

Strategy 1.2 Maintain amenity using a range of permit conditions, building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. [13.04-1p2]

Strategy 1.3 Design sensitive uses that may be adversely affected by existing or planned noise sources, to include acoustic attenuation measures. [Update]

Guidelines for decision makers

Consider as relevant: [13.04-1p3]

5. Passenger Rail Infrastructure Noise Policy (State Government of Victoria, 2013)

05.06-gnut-01 Noise

Local policy: Gumnut

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

05.07 AIR QUALITY

05.07-S-01 Air quality

State Policy

State Environment Protection Policy sets standards for ambient air quality and emissions from industrial and commercial activities to ensure that amenity, public health and the environment are protected, but new sensitive uses moving into an area may experience amenity impacts if located too close to an odour or dust source. [New]

Objectives and strategies

Objective 1 To improve air quality. [13.04-2p1]

Strategy 1.1 Require, wherever possible, suitable separation between land uses that reduce amenity and sensitive land uses. [13.04-2p6]
Particular provisions
1. Clause 52.10 – Uses with Adverse Amenity Potential

Guidelines for decision makers
Consider as relevant:

Background document
Recommended Separation Distances for Industrial Residual Air Emissions (Environment Protection Authority, 2013 - Publication1518) [13.04-2p9]

05.07-gnut-01 Air quality
Local policy: Gumnut

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

05.08 HAZARDOUS FACILITIES

05.08-S-01 Hazardous facilities
State Policy

Worksafe Victoria sets standards to ensure that industrial operations are carried out in a safe manner, but it is prudent to limit sensitive uses close to hazardous facilities to reduce any adverse outcomes should an accident occur. [New]

Objectives and strategies
Objective 1 To limit adverse impacts on people from adverse events at hazardous facilities. [New]
Strategy 1.1 Require, wherever possible, suitable separation between hazardous facilities and sensitive land uses. [New]
Strategy 1.2 Protect hazardous facilities from the unplanned encroachment of sensitive uses. [Update]

Particular provisions
1. Clause 52.10 – Uses with Adverse Amenity Potential

Guidelines for decision makers
Guidelines:
1. The use and intensity of development should not expose people to unacceptable health or safety risks and consequences associated with an existing Major Hazard Facility. [18.03-2p7]
Consider as relevant: [17.02-1p7]
1. 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. [17.02-1p9]

Background documents
Land use planning near a major hazardous facility: Guidance Note (Worksafe Victoria, 2010). [Update]
Recommended Separation Distances for Industrial Residual Air Emissions (Environment Protection Authority, 2013 - Publication 1518). [Update]

05.08-gnut-01 **Hazardous facilities**

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Local policy tailored for each municipality can be inserted here if required
06 LANDSCAPE AND BUILT ENVIRONMENT

06.01 REGIONAL LANDSCAPE QUALITY

06.01-S-01 Regional landscape quality
State Policy

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

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]

06.02 URBAN DESIGN

06.02-S-01 Urban design

State Policy

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:
   a) avoid dark and hidden areas,
   b) provide visible and safe access points,
   c) integrate an appropriate level of lighting, and
   d) 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]
a) The underlying natural landscape character. [15.01-5p5]
b) The complexity and rhythm of existing streetscapes. [15.01-2p19]
c) The scale, grain and quality design of the public realm
d) The heritage values and built form that reflect community identity. [15.01-5p6]
e) 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

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

Guidelines for decision makers

Guidelines:

1. Use the Victorian Design Review Panel process, where appropriate, for reviews of:
   a) Significant State Government and state-funded projects
   b) 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]

06.03 LANDSCAPE DESIGN

06.03-S-01 Landscape design

State Policy

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 tress 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 approarite. [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

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

06.04 ENVIRONMENTALLY SUSTAINABLE DESIGN
06.04-S-01 Environmentally sustainable design

State Policy

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

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

06.05 INFRASTRUCTURE DESIGN

06.05-S-01 Infrastructure design

State Policy

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

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

06.06 ADVERTISING SIGNS
06.06-S-01 Advertising signs

State Policy

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

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

07.01 LANDSCAPE AND NATURAL HERITAGE

07.01-S-01 Landscape and natural heritage

State Policy

Cultural heritage includes the aesthetic, archaeological, architectural, cultural, historical, scientific or social significance of places. These values are found in all types of places: be they landscapes, buildings, archaeological sites, gardens, natural areas or objects. [New]

Objectives and strategies

Objective 1 To conserve landscapes with heritage significance.  [15.03-1p1]
Strategy 1.1 Conserve landscapes of aesthetic, archaeological, cultural, historical, scientific, or social significance, or otherwise of special cultural value.  [15.03-1p4]
Strategy 1.2 Maintain elements that contribute to the importance of the heritage landscapes.  [15.03-1p6]
Strategy 1.3 Support the conservation and restoration of contributory elements.  [15.03-1p7]

Particular provisions

1. Clause 52.37 – Post boxes and drystone walls

Guidelines for decision makers

Consider as relevant:  [15.03-1p10]

1. The decisions and recommendations of the Heritage Council of Victoria.  [15.03]

Strategic planning guidelines

Strategic planning should:

1. Review and document landscapes of natural and cultural heritage significance for their inclusion in the planning scheme.  [15.03-1p2part]

2. Identify in planning schemes landscapes places of natural and cultural heritage significance.  [15.03-1p2part]

07.01-gnut-01 Landscape and natural heritage

Local policy: Gumnut

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

07.02 ABORIGINAL CULTURAL HERITAGE
07.02-S-01  Aboriginal cultural heritage

State Policy

The *Aboriginal Heritage Act 2006* (the Act) is the Victorian Government's legislation for protecting Aboriginal cultural heritage.

**Objectives and strategies**

**Objective 1**  To conserve places of Aboriginal cultural heritage significance. [15.03-2p1]

Strategy 1.1  Conserve pre- and post-contact Aboriginal cultural heritage places. [15.03-2p3]

**Guidelines for decision makers**

Guidelines:
1. Permit approvals should align with recommendations of a Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*. [15.03-2p4]

Consider as relevant: [15.03-2p5]
1. The *Aboriginal Heritage Act 2006* for all Aboriginal cultural heritage. [15.03-2p6]
2. The findings and recommendations of the Victorian Aboriginal Heritage Council. [15.03-2p7]
3. The findings and recommendations of the Heritage Council of Victoria for post-contact Aboriginal heritage places where relevant. [15.03-2p8]

**Strategic planning guidelines**

Strategic planning should:
1. Use Aboriginal maps of country. [4.7.2.2]
2. Review and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme. [15.03-2p2]
3. Identify in planning schemes places of Aboriginal cultural heritage significance. [15.03-2p2]

Local policy: Gumnut

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

07.03  BUILT HERITAGE

07.03-S-01  Built heritage

State Policy

The *Heritage Act 1995* establishes the Victorian Heritage Register to protect the State’s most significant heritage places and objects. Other places may be covered by a Heritage Overlay within a planning scheme.

**Objectives and strategies**

**Objective 1**  To conserve places of heritage significance. [15.03-1p1]

Strategy 1.1  Conserve places of aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value. [15.03-1p4]

Strategy 1.2  Support development that respects places with identified heritage values and creates a worthy legacy for future generations. [15.03-1p5]
Strategy 1.3 Maintain elements that contribute to the importance of the heritage place. [15.03-1p6]
Strategy 1.4 Support the conservation and restoration of contributory elements. [15.03-1p7]
Strategy 1.5 Maintain or improve an appropriate setting and context for heritage places. [15.03-1p8]
Strategy 1.6 Facilitate adaptive reuse of heritage buildings whose use has become redundant. [15.03-1p9]

Particular provisions
1. Clause 52.37 – Post boxes and drystone walls

Guidelines for decision makers
Consider as relevant: [15.03-1p10]
1. The decisions and recommendations of the Heritage Council of Victoria. [15.03]

Strategic planning guidelines
Strategic planning should:
1. Review and document places of cultural heritage significance as a basis for their inclusion in the planning scheme. [15.03-1p2]
2. Identify in planning schemes places of natural and cultural heritage significance as a basis for their inclusion. [15.03-1p2]
3. Consider short-term accommodation and tourism services when developing or renewing state sporting, cultural and heritage sites. [1.5.5.3]

07.03-gnut-01 Built heritage
Local policy: Gumnut

Local policy tailored for each municipality can be inserted here if required
08.01 LOCATION OF RESIDENTIAL DEVELOPMENT

State Policy

The residential zones are a suite of statutory tools for a planning authority to implement state and local policies and strategies for housing and residential growth in their planning scheme to better plan for residential development. [From Practice Note]

Strategic use of the residential zones can give greater clarity about the type of development that can be expected in a residential area, allow a broader range of activities to be considered and better manage growth. [From Practice Note]

Objectives and strategies

Objective 1 To increase the supply of housing in existing urban areas. [16.01-1p2part]

Strategy 1.1 Create an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development. [16.01-2p4]

Strategy 1.2 Support higher density housing on sites identified for residential growth. [16.01-2p3]

Strategy 1.3 Identify areas for increased housing activity, moderate residential growth and predominantly single dwellings. [New]

Strategy 1.4 Facilitate a mix of private, affordable and social housing in activity centres. [16.01-5p6]

Strategy 1.5 Facilitate increased housing yield on under-utilised urban land. [16.01-1p2 part]

Strategy 1.6 Encourage the development of well-designed medium-density housing which:

a) Respects the neighbourhood character. [16.01-4p4]

b) Improves housing choice. [16.01-4p5]

c) Makes better use of existing infrastructure. [16.01-4p6]

Strategy 1.7 Plan and design housing to integrate with infrastructure and services provision. [16.01-1p4]

Strategy 1.8 Avoid the unplanned encroachment of residential development on incompatible uses. [Update]

Strategic planning guidelines

Strategic planning should:

1. Identify areas where a change in zone would allow for better use of infrastructure or land.

2. Identify opportunities for increased residential densities to help consolidate urban areas. [16.01-2p6]

3. Identify a range of different housing growth areas, including:

   a) Mixed use areas with a mix of residential and non-residential development and local
      neighbourhood centres undergoing renewal and around train stations. [From Practice
      Note]

   b) Residential growth locations near activities areas, town centres, train stations and
      other areas suitable for increased housing activity such as smaller strategic
      redevelopment sites. [From Practice Note]

   c) General residential areas where moderate growth and diversity of housing consistent
      with existing neighbourhood character is to be provided. [From Practice Note]
(d) Neighbourhood residential areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, environmental or landscape significance. [From Practice Note]

4. Use Residential Zones in accordance with the following criteria with reference to Practice Note 78: Applying the residential zones July 2013: [New]
(a) Is there identified neighbourhood character to be retained? [Update]
(b) Is the site identified as an area for growth and change? [Update]
(c) Are there existing landscape or environmental character/ constraints? [Update]
(d) Is the risk associated with known hazard high or low? [Update]
(e) What is the existing or desired level of development activity? [Update]
(f) Is this a brownfield or urban renewal site or area? [Update]
(g) Is there an adopted housing and development strategy? [Update]
(h) Is the site identified in Activities Area structure plan/policy? [Update]
(i) If not in an Activities Area, is it redevelopment of commercial or industrial land? [Update]
(j) Is there good access to employment options? [Update]
(k) Is there good access to local shopping? [Update]
(l) Is there good access to local community services? [Update]
(m) Is there good access to transport choices? [Update]
3. Rural rural residential development should be supplied with electricity and water and good quality road access. [16.02-1p13, 16.02-1p15]

**Strategic planning guidelines**

Strategic planning should:

1. Identify land suitable for rural residential development. [16.02-1p1]
2. Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development. [16.02-1p2]
3. Demonstrate need and identify locations for rural residential development through a housing and settlement strategy. [16.02-1p4]

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**08.02 HOUSING DIVERSITY AND AFFORDABILITY**

**08.02-S-01 Housing diversity and affordability**

**State Policy**

**Objectives and strategies**

**Objective 1** To provide for a range of housing types to meet increasingly diverse needs. [16.01-4p1]

- Strategy 1.1 Facilitate housing that matches changing demand, widening housing choice, particularly in the middle and outer suburbs. [16.01-4p2]
- Strategy 1.2 Facilitate a mix of housing types and higher housing densities in growth areas. [16.01-4p9]
- Strategy 1.3 Support innovative housing solutions that provide greater flexibility and adaptability in housing stock. [New]
- Strategy 1.4 Prepare municipal housing strategies to improve housing choice. [2.1.1]

**Objective 2** To improve housing affordability in areas close to jobs, transport and services. [16.01-5p1]

- Strategy 2.1 Facilitate the supply of affordable housing. [2.4]
- Strategy 2.2 Support land supply strategies that reduce land prices.
- Strategy 2.3 Support opportunities for a wide range of income groups to choose housing in well-serviced locations. [16.01-4p8]
- Strategy 2.4 Facilitate good housing design to keep down costs for residents. [16.01-5p5]
- Strategy 2.5 Support housing that is both water efficient and energy efficient. [16.01-1p5]
- Strategy 2.6 Facilitate residential development that is cost-effective in infrastructure provision and encourages public transport use. [16.01-2p5]

**Objective 3** To encourage well-designed and appropriately located housing for older people. [16.02-4p1]

- Strategy 3.1 Plan to enable older people to live in appropriate housing in their local community. [16.02-3p3-5]
- Strategy 3.2 Facilitate a mix of housing for older people with appropriate access to care and support services. [16.02-4p4]

**Objective 4** To facilitate the supply of social housing. [New]

- Strategy 4.1 Facilitate the redevelopment and renewal of social housing stock to better meet community needs. [16.01-5p9]
- Strategy 4.2 Facilitate the delivery of high quality social housing to meet the needs of Victorians. [16.01-1p6]
Strategy 4.3 Recognise that the provision of social housing is facilitated through a range of funding, delivery and partnership models with external housing providers. [Update]

Strategy 4.4 Determine the costs, benefits and opportunities of including social housing in identified urban renewal precincts before beginning structure planning or rezoning land. [Update]

Strategy 4.5 Facilitate the renewal of existing social housing sites through planning and development controls. [Update]

**Particular provisions**

1. Clause 52.41 – Government Funded Social Housing

**Guidelines for decision makers**

Guidelines:

1. Social housing should be located in residential areas, activity centres and strategic redevelopment areas, close to services and public transport or on an existing site with the potential for renewal. [Update]

2. Social housing established early in the life of a growth area should be located where there is access to services and public transport. [Update]

**Strategic planning guidelines**

Strategic planning should:

1. Plan for an appropriate quantity, quality and type of social housing in local housing strategies.

2. Consider the provision of social housing in precinct structure plans and activity centre structure plans.

3. Recognise that there are a number of factors, including joint partnerships and existing landholdings that inform the location of social housing.

08.02-gnut-01 Housing diversity and affordability

Local policy: Gumnut

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

08.03 DESIGN OF HOUSING

08.03-S-01 Design of housing

State Policy

**Objectives and strategies**

Objective 1 To support well-designed housing. [New]

Strategy 1.1 Design development to provide good amenity for residents.

**Particular provisions**

1. Clause 54 – One dwelling on a lot

2. Clause 55 – Two or more dwellings on a residential lot

**Guidelines for decision makers**

Consider as relevant:
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]

08.03-RV-01 Design of housing
Regional Victoria: Regional Victoria

Objectives and strategies

Objective 1 To support development of distinct settlements to create healthy, attractive and liveable communities. [RGP]
Strategy 1.1 Support principles of universal and adaptable design to be incorporated into new housing. [RGP]

08.03-gnut-01 Design of housing
Local policy: Gumnut

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

08.04 SPECIAL PURPOSE HOUSING

08.04-S-01 Aged accommodation
State Policy

Objectives and strategies

Objective 1 To facilitate the timely development of residential aged accommodation to meet existing and future needs. [16.02-3p1]
Strategy 1.1 Recognise that residential aged accommodation contribute to housing diversity and choice, and are an appropriate use in a residential area. [16.02-4p2]
Strategy 1.2 Recognise that residential aged accommodation are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass). [16.02-4p3]

Guidelines for decision makers

Guidelines:

1. Residential aged accommodation should:
   (a) Be located in residential areas, activity centres and strategic redevelopment areas, close to services and public transport. [16.02-4p5]
   (b) Respond to the site and its context. [16.02-4p6-8]
   (c) Achieve high urban design and architectural standards. [16.02-4p6-9]

2. Residential aged accommodation established early in the life of a growth area should be located where they will have early access to services and public transport. [16.02-4p6-7]

Consider as relevant: [16.02-3p6]
1. Commonwealth Government’s ratios for the provision of aged care places under the *Aged Care Act 1997*. [16.02-3p7]

**Strategic planning guidelines**

Strategic planning should:

1. Plan for an appropriate quantity, quality and type of aged accommodation. [16.01-1p3]
2. Consider aged accommodation in local housing strategies, precinct structure plans, and activity centre structure plans. [16.02-3p2]
3. Identify an adequate supply of land or redevelopment opportunities for residential aged care facilities. [16.02-3p4]

### 08.04-S-02 Crisis accommodation, community care units and shared housing

**State Policy**

#### Objectives and strategies

**Objective 1** To encourage the establishment of crisis accommodation, community care units and shared housing in residential areas and to ensure that their location is kept confidential. [16.02-2p1]

**Strategy 1.1** Facilitate crisis accommodation, community care units and shared housing to meet community needs. [Update]

#### Particular provisions

1. Clause 52.22 Crisis Accommodation
2. Clause 52.23 Shared Housing
3. Clause 52.24 Community Care Unit
4. Clause 52.41 – Government Funded Social Housing

#### Strategic planning guidelines

Planning Schemes must not require a planning permit for or prohibit crisis accommodation and community care units (with accommodation for no more than 20 clients plus supervisory staff) in areas used mainly for housing. [16.02-2p5]

Planning Schemes must not require a permit for or prohibit shared housing (not less than 4 persons and not more than 12 persons are accommodated on the site) in areas used mainly for housing. [16.02-2p3]

Planning schemes must not identify the site of a community care unit or a dwelling used for crisis accommodation as having that use. [16.02-2p4]

### 08.04-S-03 Caretakers’ houses

**State Policy**

#### Objectives and strategies

**Objective 1** To protect industrial areas from the intrusion of residential development in the form of inappropriate Caretaker’s Houses. [New]

**Strategy 1.1** Require any proposal for a Caretaker’s house to demonstrate that the house is essential for operation of the activity to which it is ancillary. [New]

**Strategy 1.2** Avoid subdividing a Caretaker’s houses from the use or development to which it is ancillary. [New]
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09 ECONOMIC DEVELOPMENT

09.01 LOCATION OF EMPLOYMENT

**09.01-S-01 Location of employment**

State Policy

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

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]
Acknowledging 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]

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]
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]
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]

09.03 FORESTRY AND TIMBER PRODUCTION

09.03-S-01 Forestry and timber production

State Policy

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

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

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

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]

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]

09.05 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]


2. State Environment Protection Policy (Air Quality Management) (Environment Protection Authority, 2001 - Publication S40) [Update]


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

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]

09.06 INNOVATION AND RESEARCH

09.06-S-01 Innovation and research
State Policy

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

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

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]
09.08 SMALL ENTERPRISES AND HOME BUSINESSES

09.08-S-01 Small enterprises and home businesses
State Policy

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

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

09.09 TOURISM

09.09-S-01 Tourism
State Policy

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).
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)

10  COMMUNITY DEVELOPMENT

10.01 DISTRIBUTION OF SOCIAL AND CULTURAL INFRASTRUCTURE

10.01-S-01 Distribution of social and cultural infrastructure

State Policy

Objectives and strategies

Objective 1 To provide fair distribution of and access to social and cultural infrastructure. [19.02-4p1]

Strategy 1.1 Facilitate social and cultural infrastructure in activity centres. [19.02-4p3]
Strategy 1.2 Facilitate not-for-profit community services. [4.4.3.2]
Strategy 1.3 Plan community infrastructure to cater for all faiths. [PM]
Strategy 1.4 Provide regional social and cultural infrastructure in regional cities and regional centres. [RGP]
Strategy 1.5 Provide community services to small settlements. [RGP]
Strategy 1.6 Provide social infrastructure that is well located, flexible and accessible, including hospitals, aged care and education facilities. [RGP]
Strategy 1.7 Facilitate the integration of social and cultural infrastructure with transport services and infrastructure. [RGP]

Objective 2 To encourage social and cultural infrastructure that is integrated and co-located. [New AC]

Strategy 2.1 Plan for the provision of social infrastructure in sequence with new residential development. [RGP]
Strategy 2.2 Support co-location of local social infrastructure such as schools, community centres and health services on shared sites and designed as multi-purpose facilities. [RGP]
Strategy 2.3 Provide for integrated regional and sub-regional scale community, cultural and recreation facilities. [RGP]
Strategy 2.4 Support ongoing upgrades to infrastructure and new integrated, networked models [RGP]

Objective 3 To provide emergency services in appropriate locations. [New]

Strategy 3.1 Support the siting of police stations, fire stations, ambulance and emergency services for efficient service delivery. [15.01-4p3part]

Strategic planning guidelines

Strategic planning should:

1. Identify and address gaps and deficiencies in social and cultural infrastructure. [19.02-4p2]
2. Review community infrastructure needs (including transport, education, health, justice, arts and human services) for areas that have, or are expected to have, strong population growth. [7.3.4.1]
3. Review the need for additional land for cemeteries and crematoria, including existing cemeteries, and identify possible new locations. [4.4.4.1]
10.01-gnut-01  Distribution of social and cultural infrastructure
Local policy: Gumnut  C## dd/mm/yyyy

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

10.02  HEALTH FACILITIES

10.02-S-01  Health facilities
State Policy  VC## dd/mm/yyyy

Health-related facilities includes acute health, aged care, disability services and community care facilities. [19.02-1p2part]

Objective 1  To integrate health facilities with local and regional communities. [19.02-1p1]

Strategy 1.1  Provide health facilities to address demographic trends, the existing and future demand requirements and the integration of services into communities. [19.02-1p2]

Strategy 1.2  Facilitate health precincts for public and private developments including flexibility in use. [4.4.1.2, 19.02-1p3]

Strategy 1.3  Require hospitals and other large health service facilities to locate in areas highly accessible to public and private transport. [19.02-1p4]

Strategy 1.4  Protect defined air routes for air ambulances from inappropriate development. [New]

Strategic planning guideline
Strategic planning should:
1. Identify strategic locations for health facilities. [1.5.4.2]
2. Identify air routes for air ambulances to hospitals. [New]

10.02-gnut-01  Health facilities
Local policy: Gumnut  C## dd/mm/yyyy

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

10.03  EDUCATION FACILITIES
10.03-S-01 Education facilities

State Policy

Objectives and strategies

Objective 1 To assist the integration of education facilities with local and regional communities. [19.02-2p1]

Strategy 1.1 Provide education facilities, to address demographic trends, the existing and future demand requirements and the integration of facilities into communities. [19.02-2p5]

Strategy 1.2 Maximise access by walking and cycling to primary education facilities. [19.02-2p2]

Strategy 1.3 Support secondary and tertiary education facilities in areas that are highly accessible to public transport. [19.02-2p3]

Strategy 1.4 Support tertiary education facilities within or adjacent to activity centres. [19.02-2p4]

Strategy 1.5 Design areas close to education facilities to encourage safe walking and cycling access. [19.02-2p6]

Strategy 1.6 Facilitate libraries as community based learning centres. [19.02-2p7]

Objective 2 To strengthen communities especially in small towns. [RGP]

Strategy 2.1 Plan for facilities and infrastructure needed to deliver education and training that supports growth. [RGP]

Particular provisions

1. Clause 52.40 – Government Funded Education Facilities

Strategic planning guideline

Strategic planning should:

1. Identify strategic locations for education facilities. [1.5.4.2]

10.04 COMMUNITY FACILITIES

10.04-S-01 Community facilities

State Policy

Community facilities include schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities. [Clause 56.03-3]

Objectives and strategies

Objective 1 To provide for community facilities to meet the needs of the community

Strategy 1.1 Support the provision of well-located community facilities that can be adapted for a variety of community uses.

Strategy 1.2 Support the collocation of community facilities.

Strategy 1.3 Maintain social and community facilities in key service centres, particularly district towns. [RGP]

Strategy 1.4 Improve social and community facilities to ensure they are sustainable and can continue to attract new residents. [RGP]

Particular provisions

1. Clause 56 – Residential Subdivision

Strategic Planning Guidelines

Strategic planning should:
1. Prepare regional or local community facility strategies, plans or policies. [Clause 56.03-3]

10.04-gnut-01 Community facilities
Local policy: Gumnut

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

10.05 SPORT AND RECREATION FACILITIES

10.05-S-01 Sport and recreation facilities
State Policy

The provision of sports grounds and venues are important to the health and recreation of Victorians. Stadiums and venues are vital parts of sports infrastructure in the State. [New]

Objectives and strategies

Objective 1 To ensure there are sufficient and appropriate opportunities and spaces for active recreation including shared use of premises, facilities and grounds. [New]

Strategy 1.1 Plan community sports facilities so that they are not detrimental to other park activities. [11.03-1p13part]

Guidelines for decision makers

Guidelines:

1. Exclusive occupation of parkland by community organisations should be consistent with management objectives of the park to maximise broad community access to open space. [11.03-2p3]

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]

10.05-gnut-01 Sport and recreation facilities
Local policy: Gumnut

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

10.06 CULTURAL FACILITIES
10.06-S-01 Cultural facilities

State Policy

The Victorian Commission for Gambling and Liquor Regulation (VCGLR) is an independent statutory authority that administers Victoria’s gambling and liquor laws and is responsible for liquor licensing.

Objectives and strategies

Objective 1 To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. [19.02-3p1]

Strategy 1.1 Facilitate a wide range of arts, cultural and entertainment facilities including cinemas, restaurants, licensed premises, live music venues and live theatres, in appropriate locations. [19.02-3p2]

Strategy 1.2 Maintain the existing major precincts for arts, sports and major events of state-wide appeal and establish new facilities at locations well served by public transport. [19.02-3p3]

Strategy 1.3 Avoid cinema based entertainment facilities not within or on the periphery of existing or planned activity centres. [17.01-1p5]

Strategy 1.4 Avoid large sports and entertainment facilities of metropolitan, State or national significance in out-of-centre locations unless they are well served by public transport and in locations that are highly accessible to their catchment of users. [17.01-2p4]

Strategy 1.5 Maintain amenity using a range of permit conditions, building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. [13.04-1p2]

Strategy 1.6 Recognise the impact of licensed premises on the amenity of the surrounding area. [New]

Particular provisions

1. Clause 52.27 – Licensed Premises

Guidelines for decision makers

Consider as relevant:


10.06-gnut-01 Cultural facilities

Local policy: Gumnut

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

10.07 GAMING AND BROTHELS

10.07-S-01 Gaming and brothels

State Policy

The Victorian Commission for Gambling and Liquor Regulation (VCGLR) is an independent statutory authority that administers Victoria’s gambling and liquor laws and is responsible for gambling and liquor licensing.
Consumer Affairs Victoria regulates the legal sex industry through the *Sex Work Act 1994* and the *Sex Work Regulations 2006*.

**Objectives and strategies**

**Objective 1** To ensure that gaming machines are situated in appropriate locations and premises. [New]

Strategy 1.1 Recognise the social and economic impacts of the location of gaming machines. [New]

Strategy 1.2 Avoid gaming machines in specified shopping complexes and strip shopping centres. [New]

**Objective 2** To ensure that brothels are situated in appropriate locations and premises. [New]

Strategy 2.1 Require brothels to establish or expand in accordance with the *Sex Work Act 1994*. [New]

**Particular provisions**

1. Clause 52.28 – Gaming
2. Clause 52.46 – Brothels

**10.07-gnut-01 Gaming and brothels**

Local policy: Gumnut

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

11.01 PUBLIC OPEN SPACE

11.01-S-01 Public open space
State Policy

Objectives and strategies

Objective 1 To provide open space commensurate with the needs of the community. [11.03-1p1]

Strategy 1.1 Provide new open space in residential areas, in growth areas and in areas that have an undersupply of parkland. [11.03-1p16]

Strategy 1.2 Provide open space for
a) nature conservation,
b) recreation and play,
c) formal and informal sport,
d) social interaction and
e) peace and solitude. [11.03-1p13part]

Strategy 1.3 Plan open space networks that: [11.03-1p3]
   a) Are linked through the provision of walking and cycle trails and rights of way. [11.03-1p4]
   b) Are integrated with open space from abutting subdivisions. [11.03-1p5]
   c) Incorporate, where practicable, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts. [11.03-1p6]
   d) Create walking and cycle links to commercial and community facilities. [11.03-1p7part]

Strategy 1.4 Design open space to accommodate people of all abilities, ages and cultures. [11.03-1p14]

Strategy 1.5 Require replacement open space of equal or greater size and quality where existing open space is reduced by a change of use or occupation. [11.03-1p12]

Strategy 1.6 Require land use and development adjoining regional or metropolitan open space, national parks and conservation reserves to complement the open space in terms of visual and noise impacts, treatment of waste water to reduce turbidity or pollution and preservation of vegetation. [11.03-1p8]

Objective 2 To provide for the long term management of public open space. [11.03-2p1]

Strategy 2.1 Avoid buildings and infrastructure not consistent with the management objectives of the open space. [11.03-2p4]

Strategy 2.2 Avoid blocking public access along stream banks and foreshores by development. [11.03-2p5]

Strategy 2.3 Require public land immediately adjoining waterways and coastlines to remain in public ownership. [11.03-2p6]

Particular provisions

1. Clause 52.01 – Public Open Space Contribution and Subdivision

Guidelines for decision makers

Consider as relevant: [11.03-1p17]
1. Any relevant Growth Corridor Plans. [11.03-1p19]

**Strategic planning guidelines**

Strategic planning should:

1. Improve the quality and distribution of open space and ensure long-term protection. [11.03-1p9]
2. Ensure major open space corridors are protected and enhanced. [11.04-7p2]
12 TRANSPORT

12.01 THE TRANSPORT SYSTEM

12.01-S-01 The transport system

Effective and efficient transport provision for all Victorians is best supported by clustered land use creating concentrated movement demand, clearly defined transport networks and land use that reinforces the functions of those networks. Victoria’s transport system includes principal transport networks, comprised of the Principal Public Transport Network (PPTN), Principal Traffic Flow Network (PTFN), Principal Freight Network (PFN), and Principal Bike Network and to enable effective integration of the transport and land use.

Principal Pedestrian Networks and local transport networks cater for more localised movements or provide access to the principal transport networks. The planning, implementation and management of these networks and their interfaces with land use needs to be undertaken with regard to the TIA and interface with the principal transport networks in a way that does not compromise the functionality and efficiency of the principal transport networks.

Objectives and strategies

Objective 1 To ensure use and development responds to and strengthens integrated transport and land use outcomes. [Update]

Strategy 1.1 Recognise the importance of existing infrastructure as a driver of spatial planning decisions. [7.3.1.1]

Strategy 1.2 Maximise the development opportunities of areas currently well-served by transport infrastructure. [18.02-3p5]

Strategy 1.3 Facilitate development in growth and urban renewal areas that enables the cost-effective delivery of new transport infrastructure and to serve the development.

Strategy 1.4 Facilitate use and development that reinforces the functions of the principal transport networks of the:
   a) Principal Pedestrian Network (PPN)
   b) Principal Bicycle Network (PBN)
   c) Principal Public Transport Network (PPTN)
   d) Principal Traffic Flow Network (PTFN)
   e) Principal Freight Network (PFN) [Update]

Strategy 1.5 Protect transport corridors. [Update]

Strategy 1.6 Avoid adverse cumulative impacts of use and development in transport corridors to avoid increasing travel times and reducing reliability of public transport. [Update]

Strategy 1.7 Plan road and rail reservations to provide adequate space for flexible response to future transport and service infrastructure needs. [Update]

Strategy 1.8 Improve transport links that strengthen the connections to Melbourne and adjoining regions. [RGP]

Strategy 1.9 Facilitate the development of a transport network which supports connectivity and access between settlements [RGP]

Objective 2 To ensure transport networks planning strengthens integrated transport and land use outcomes. [Update]

Strategy 2.1 Plan and design transport routes to achieve the greatest overall benefit to the community with regard to the Transport Integration Act and considering:
a) Making the best use of existing social, cultural and economic infrastructure.
b) Minimising impacts on the environment.
c) Optimising accessibility, safety, emergency access, service and amenity.
d) Minimising disruption of residential communities and their amenity. [18.01-2p6, 18.01-2p5]
e) Achieving quality urban design outcomes. [15.01-1p7edited]

Strategy 2.2 Provide walking and cycling infrastructure in all major new road projects. [18.01-2p4]

Strategy 2.3 Reduce environmental noise and air quality impacts using a range of transport practices, including regulation, design, construction and management. [5.4.1, 18.01-2p9]

Strategy 2.4 Plan carparking to support the efficient function of the transport system, particularly in locations which will have higher trip intensity.

Strategy 2.5 Require grade separation at railway crossings (vehicle and pedestrian) except with the approval of the Minister for Transport. [18.02-4p3]

Strategy 2.6 Facilitate level crossings removal. [3.2.3.2]

Strategy 2.7 Plan adequate provision for public transport (including public transport stops), including taxi ranks as part of activity centres, employment areas and community infrastructure. [18.02-5p10]

Strategy 2.8 Plan for expanded bus services within a land use pattern that supports service delivery in growth areas. [3.3.2.1]

Particular provisions
1. Clause 52.29 – Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a category 1 road.
2. Clause 52.36 – Integrated Public Transport Planning

Guidelines for decision makers
Guidelines:
1. Consider all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments. [18.01-2p11]
2. Require integrated transport plans or Green Travel Plans for major residential, commercial and industrial developments. Plans should address walking, cycling and public transport and any mitigation works required to protect travel time efficiency and reliability. [18.01-1p7]

Consider as relevant:

Strategic planning guidelines
Strategic planning should:
1. Plan development to reinforce at a regional level the:
   (a) Principal Bicycle Network (PBN)
   (b) Principal Public Transport Network (PPTN)
   (c) Principal Traffic Flow Network (PTFN)
   (d) Principal Freight Network (PFN) [Update]
2. Identify a local level a Principal Pedestrian Network (PPN) [Update]
3. Identify safe, convenient and direct walking and cycling access to areas of high trip generation such as activity centres, public transport interchanges and other strategic redevelopment sites. [18.01-1p10]
4. Reserve land for strategic transport infrastructure. [18.01-2p3]
5. Plan or regulate new uses or development of land close to an existing or proposed transport route to avoid detriment to, and where practicable enhance the service, safety and amenity desirable for that transport route in the short and long term. [18.01-2p7]
6. Plan for the cost-effective and integrated grade separation of existing level crossings by protecting land required for future crossings, identifying future development opportunities and managing site access and the local street network on the approaches to the rail crossing.
7. Identify a transport corridor for the Port of Hastings for both road and rail connections.

[3.6.1.3]

12.01-gnut-01 The transport system
Local policy: Gumnut

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

12.02 WALKING NETWORKS

12.02-S-01 Walking
State Policy

Walking networks need to be planned as part of an integrated transport network. [Update]

Objectives and strategies

Objective 1 To ensure use and development promote walking. [18.02-1p1]

Strategy 1.1 Support development that furthers the development of the Principal Pedestrian Network. [Update]

Strategy 1.2 Plan for new walking and cycling bridge crossings for major roads, freeways, railways and waterways. [3.4.1.1]

Strategy 1.3 Reinforce the function of the Principal Pedestrian Network including providing high quality pedestrian access. [Update]

Strategy 1.4 Consider pedestrian crossing opportunities and desire lines through, into and around development. [Update]

Strategy 1.5 Require developments to contribute to and facilitate the development of a high quality public realm when located on the Principal Pedestrian Network. [Update]

Strategy 1.6 Avoid vehicular crossovers on the Principal Pedestrian Network. [Update]

Strategy 1.7 Reduce the number and impact of vehicle crossing points on the Principal Pedestrian Network. [Update]

Objective 2 To create a network of higher quality walking environment on key routes to activity centres, employment areas, community facilities, and transport hubs. [Update]

Strategy 2.1 Recognise the importance of integrating planning for pedestrian friendly environments with land use and development planning. [Update]

Strategy 2.2 Create environments that are safe and attractive for walking, especially on the Principal Pedestrian Network. [18.02-1p2]

Strategy 2.3 Create high quality walking environments that are accessible to footpath-bound vehicles that meet Disability Discrimination Act requirements such as wheelchairs, prams and scooters. [18.02-1p3]

Strategy 2.4 Facilitate walking access to public transport including the provision of direct and safe pathways to stops and stations. [18.01-2p8part]

Guidelines for decision makers

Guidelines:

1. Development should provide safe and attractive opportunities for walking. [18.02-1p4split]

Consider as relevant: [18.02-2p10]

**Strategic planning guidelines**

Strategic planning should:

1. Identify at a local level the Principal Pedestrian Networks. [3.4.1.3]  
2. Plan local networks to support Principal Transport Networks. [Update]

**Background documents**

Guidelines for the Development of Principal Pedestrian Networks (Department of Transport Planning and Local Infrastructure, 2013)

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### 12.03 CYCLING NETWORKS

#### 12.03-S-01 Cycling networks

**State Policy**

Cycling networks need to be planned as part of an integrated transport network. [Update]

**Objectives and strategies**

**Objective 1** To create a network of cycle routes that help people cycle for transport. [Update]

- **Strategy 1.1** Facilitate development that reinforces the Principal Bicycle Network. [Update]
- **Strategy 1.2** Recognise the importance of the Principal Bicycle Network in all stages of transport and land use planning. [Update]
- **Strategy 1.3** Provide separated bike lanes from other incompatible uses, where feasible on the Principal Bicycle Network. [Update]
- **Strategy 1.4** Provide bicycle facilities for all types of cyclists of all ages and abilities. [Update]
- **Strategy 1.5** Avoid vehicular crossovers on the Principal Bicycle Network. [Update]
- **Strategy 1.6** Reduce the number and impact of vehicle crossing points on the Principal Bicycle Network. [Update]
- **Strategy 1.7** Require bicycle parking and related facilities to meet demand. [Update]

**Particular provisions**

1. Clause 52.24 – Bicycle Facilities

**Guidelines for decision makers**

Guidelines:

1. Consider the quality of bicycle access to the Principal Bicycle Network. [Update]

Consider as relevant: [18.02-2p10]


2. Any approved Integrated Transport and Landuse Guidelines. [Update]

**Strategic planning guidelines**

Strategic planning should:

1. Identify local cycling networks and new cycling facilities that link to and complement the metropolitan wide network of cycling routes, especially the PBN.
12.04 PUBLIC TRANSPORT NETWORKS

12.04-S-01 Public transport networks

State Policy

Public transport networks need to be planned as part of an integrated transport network. [Update]

Objectives and strategies

Objective 1 To maximise development opportunities in areas that can be well-served by public transport. [Update]

Strategy 1.1 Facilitate development that reinforces the function of the Principal Public Transport Network. [Update]

Strategy 1.2 Plan for uses that generate significant public transport trips, or rely on public transport, to locate with walking distance of Principal Public Transport Network stops and interchanges. [Update]

Strategy 1.3 Improve access to the public transport network by providing direct and safe walking and cycling pathways to stops and stations, including providing direct pathways across development sites. [18.02-3p12][18.02-3p13]

Strategy 1.4 Plan for long-term corridors and infrastructure for future expansion of the public transport network. [Update]

Strategy 1.5 Plan development to support the efficient location of stops and interchanges. [Update]

Strategy 1.6 Facilitate urban renewal opportunities associated with upgrades to interchanges. [1.6.1.5]

Objective 2 To improve the movement, efficiency and reliability of trams and buses. [18.02-3p10]

Strategy 2.1 Consider opportunities for development to improve the efficiency and reliability of trams and buses, particularly in areas that are expected to undergo significant change or abut the Principal Public Transport Network. [Update]

Strategy 2.2 Avoid the cumulative impact of delays caused by individual developments, including small scale developments, on light rail, tram and bus routes. [Update]

Strategy 2.3 Avoid access arrangements, car parking and traffic management regimes that adversely affect the efficiency, safety and reliability of public transport services. [Update]

Strategy 2.4 Minimise access points and manage parking on tram and bus routes. [Update]

Objective 3 To provide a safe environment around public transport corridors, particularly heavy rail corridors. [Update]

Strategy 3.1 Develop a safe and secure environment at stations and stops and along rail corridors and level crossings. [Update]

Particular provisions

1. Clause 52.36 – Integrated Public Transport Planning

Guidelines for decision makers

Guidelines:

1. Development should provide opportunities for public transport. [18.02-1p4split]

Consider as relevant: [18.02-3p15]

1. Any approved Integrated Transport and Landuse Guidelines. [Update]


ARARAT RURAL CITY PLANNING POLICY FRAMEWORK – FOR COMMENT
Background documents
Network Development Plans. [Update]
Public Transport Demand Forecasts. [Update]
Any relevant public transport strategy published by Public Transport Victoria. [Update]

12.05 WATER TRANSPORT

12.05-S-01 Water transport
State Policy
Water transport networks need to be planned as part of an integrated transport network. [Update]

Objectives and strategies
Objective 1 To establish water transport as an integral part of Victoria’s transport system. [Update]

Strategy 1.1 Facilitate ferry services in the west of Port Phillip Bay. [3.3.3]

Strategic planning guidelines
Strategic planning should:
1. Identify potential ferry berth locations. [3.3.3.2]
2. Identify bayside and waterway locations that may sustain a viable water transport service. [3.3.3.4]
3. Consider ways to deliver suitable ferry berths and associated infrastructure. [3.3.3.3]

12.05-gnut-01 Water transport
Local policy: Gumnut
Local policy tailored for each municipality can be inserted here if required

12.06 ROAD NETWORK

12.06-S-01 Road network
State Policy
Traffic flow networks need to be planned as part of an integrated transport network. [Update]

Objectives and strategies
Objective 1 To manage the road network and abutting land uses to achieve an efficient and safe network, making the most of existing infrastructure. [18.02-4p1 edited]

Strategy 1.1 Plan and design road space to complement land use and meet community and business needs. [18.02-4p14]
Strategy 1.2 Avoid vehicle access arrangements and car parking regimes and traffic management that adversely affect the efficiency, safety and reliability of the the principal transport networks including Principal Traffic Flow Network and declared arterial roads. [Update]

Strategy 1.3 Consider options for development on the Principal Traffic Flow Network and Principal Public Transport Network to gain access from local roads where practicable. [Update]

Strategy 1.4 Plan and design transport routes and nearby areas to achieve visual standards appropriate to the importance of the route with particular reference to landscaping, the control of outdoor advertising and, where appropriate, the provision of buffer zones and resting places. [18.02-4p2]

Strategy 1.5 Improve the use of existing roads to more efficiently move people and freight by separating incompatible road uses where practicable. [18.02-4p4]

Strategy 1.6 Upgrade the national road network connecting key regional centres to export gateways. [6.4.2.1]

Particular provisions
1. Clause 52.29 – Land Adjacent to A Road Zone, Category 1, or a Public Acquisition Overlay for a category 1 road.
2. Clause 52.30 – Freeway Service Centre

Guidelines for decision makers
Consider as relevant: [13.04-1p3]
1. Any approved Integrated Transport and Landuse Guidelines. [Update]
3. Any Local SmartRoads Network Operating Plans. [New]

12.07 FREIGHT AND LOGISTICS

12.07-S-01 Freight and logistics

State Policy VC## dd/mm/yyyy

Road and rail freight networks need to be planned as part of an integrated transport network. [Update]

Objectives and strategies

Objective 1 To provide adequate capacity at key freight gateways and freight precincts of State and national significance in a timely manner. [Update]

Strategy 1.1 Facilitate adequate freight capacity gateway at ports, airports and interstate rail and road terminals in line with demand in international and domestic freight markets. [Update]

Strategy 1.2 Protect the effective and competitive operation of freight gateways and key freight precincts. [Update]
Objective 2 To improve the efficiency and productivity of the freight network and key freight links. [Update]

Strategy 1.3 Support the development of the Long-Term Freight Regional Network Vision included in this clause. [New]

Strategy 2.1 Facilitate development that reinforces the function of the Principal Freight Network and freight precincts. [Update]

Strategy 2.2 Provide improved freight efficiency and productivity on the existing Principal Freight Network. [Update]

Strategy 2.3 Support upgrades to network capacity to meet State and national demands.

Strategy 2.4 Improve access for freight users to the Principal Freight Network and precincts where production and logistics activities are concentrated. [Update]

Objective 3 Manage land development close to freight gateways and precincts and the Principal Freight Network to:
• be compatible with freight operations
• provide reasonable amenity expectations. [Update]

Strategy 3.1 Reduce adverse impacts of freight movements and their community interfaces.

Strategy 3.2 Protect freight gateways, freight precincts and the Principal Freight Network from encroachment by sensitive use and development incompatible with their freight and logistics operations. [Update]

Strategy 3.3 Plan the environs of freight gateways and freight precincts to accommodate uses that depend upon or gain significant advantage from proximity to freight and logistics operations. [Update]

Particular provisions
1. Clause 52.33 – Shipping Container Storage

Guidelines for decision makers
Guidelines:
1. Any use or development of land for freight gateways or freight precincts and the Principal Freight Network should minimise impacts of their development and operations on other urban development. [Update]

2. Any use or development within the environs of freight gateways, freight precincts and the Principal Freight Network should not prejudice their efficient and curfew-free operations. [Update]

3. Any use or development within the environs of freight gateways, freight precincts and the Principal Freight Network should take into account planning for those facilities and the network. [Update]

Consider as relevant:
1. Any approved Integrated Transport and Landuse Guidelines. [Update]

Strategic planning guidelines
Strategic planning should:
1. Plan to integrate freight infrastructure and operations with broader transport and land use planning. [New]

2. Identify and protect future freight gateways, freight precincts and corridors, and the Principal Freight Network to accommodate projected growth. [New]

3. Plan the land around freight gateways and precincts to accommodate uses that depend upon or gain significant advantage from proximity to freight and logistics operations. [New]

4. Use buffers to protect state-significant freight facilities and precincts from encroachment of sensitive use and development incompatible with their freight and logistics operations. [3.5.3.4]
Background documents


12.07-S-02 Long-Term Regional Freight Network Vision

Regional Policy: Regional Victoria

Principal Freight Network and Long-Term Regional Freight Network Vision map to be inserted here.

12.07-RV-01 Freight and logistics

Regional Policy: Regional Victoria

Objectives and strategies

Objective 1 To strengthen the roles of freight gateways, freight precincts and the Principal Freight Network in regional Victoria within the State’s economic and transport infrastructure. [6.4.2.3]

Strategy 1.1 Upgrade the national network connecting key regional centres to export gateways, including Princes Highway West, Calder Freeway, Western Highway and Princes Highway East. [6.4.2.1]

Strategy 1.2 Upgrade regional freight networks consistent with industry drivers and supply chain trends. [6.4.2.3] [RGP]

12.08 PORTS

12.08-S-01 Ports

State Policy

Objectives and strategies

Objective 1 Support the effective and competitive operation of Victoria’s commercial trading ports at local, national and international levels. [18.03-1p2]

Strategy 1.1 Provide for the ongoing development of ports in accordance with approved Port Development Strategies. [18.03-1p3]

Strategy 1.2 Plan for an increase in container capacity at the Port of Melbourne. [3.6.1.1]

Strategy 1.3 Plan the Port of Hastings to supplement the capacity of the Port of Melbourne from the mid-2020s. [3.6.1.2, 18.03-1p6]

Strategy 1.4 Minimise the impact of vibration, light spill, noise and air emissions from commercial trading port activities and any related industrial development on nearby sensitive uses. [18.03-1p5]

Guidelines for decision makers

Consider as relevant:
1. Any approved Integrated Transport and Landuse Guidelines. [Update]

Strategic planning guidelines

Strategic planning should:
1. Identify and protect key transport corridors linking ports to the broader transport network. [18.03-1p4]
12.09 AIRPORTS, AIRBASES AND AIRFIELDS

12.09-S-01 Airports and airfields
State Policy

Objectives and strategies

Objective 1  To strengthen the economic, defence and social roles of Victoria’s airports, airbases and airfields within the State’s economic and transport infrastructure and protect their ongoing operations. [18.04-2p1]

Strategy 1.1 Facilitate the development of new and existing airports and airfields. [Update]
Strategy 1.2 Support activities that complement the tourism, transport and logistics roles role of an airport and enable the operator to develop the airport to be efficient, functional and contributes to the aviation needs of the State. [18.04-2p4]
Strategy 1.3 Plan for associated businesses that depend on or gain significant economic advantage from proximity to an airport, airbase or airfield. [Update]
Strategy 1.4 Provide good, well-integrated connections to the land-based transport networks required to serve airports and airfields. [Update]

Objective 2  To safeguard airports and aviation operations. [Update]

Strategy 2.1 Protect the safety, efficiency and operational integrity of airports. [3.6.3.2]
Strategy 2.2 Plan airports as an integral part of local and regional land use and transport planning. [3.6.3.2]
Strategy 2.3 Balance and protect both airport/aviation operations and community safety and amenity expectations. [3.6.3.2]
Strategy 2.4 Protect operational airspace around airports in the interests of both aviation and community safety. [3.6.3.2]
Strategy 2.5 Manage the adverse impacts of aircraft noise. [3.6.3.2]
Strategy 2.6 Use land use-buffers to protect airports from incompatible land uses and development. [Update]

Objective 3  To plan for and strengthen the roles of Melbourne Airport and Avalon Airport as Victoria’s major airports serving both international and domestic passenger and freight. [Update]

Strategy 3.1 Protect the curfew free status of Melbourne Airport and Avalon Airport. [18.04-1p5]
Strategy 3.2 Support the effective and competitive operation of Melbourne Airport and Avalon Airport at both national and international levels. [18.04-1p2]
Strategy 3.3 Avoid use or development that would prejudice the ultimate development of Melbourne Airport and Avalon Airport. The ultimate development of an airport is expressed in the current airport master plan approved by the Commonwealth Government. [18.04-1p3]

Particular provisions
1. Clause 52.15 – Heliport

Guidelines for decision makers

Guidelines:
1. Where land is affected by aircraft flight paths or the prescribed airspace associated with an airport, airbase or airfield, the visual amenity and impact of any use or development of should be consistent with the status of the airport, airbase or airfield. [Update]
Consider as relevant:
1. Melbourne Airport Master Plan (Australia Pacific Airports (Melbourne) Pty Ltd, 2008).
   [18.04-1p7]
2. Melbourne Airport Strategy (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated Final Environmental Impact Statement in relation to planning decisions affecting land in the vicinity of the Melbourne Airport. [18.04-1p8]

**Strategic planning guidelines**

Strategic planning should:
1. Identify and protect appropriate land-use buffers. [18.04-2p3part]
2. Provide for businesses that support airport operations. [18.04-2p3part]
3. Plan land in the environs of airports, airbases and to be compatible with airport operations and provide reasonable amenity expectations.

**Background documents**

National Airports Safeguarding Framework (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012).

Victoria – The Freight State: The Victorian Freight and Logistics Plan (State Government of Victoria, 2013)

13 INFRASTRUCTURE

13.01 ELECTRICITY GENERATION AND DISTRIBUTION

13.01-S-01 Electricity generation and distribution
State Policy

Objectives and strategies

Objective 1  To support the development and expansion of energy supply infrastructure and energy facilities across Victoria. [RGP]
Strategy 1.1 Facilitate the development of energy facilities where they take advantage of existing infrastructure and provide benefits to the regional community. [RGP]
Strategy 1.2 Facilitate renewable energy development in appropriate locations. [19.01-1p2]
Strategy 1.3 Recognise that economically viable wind energy facilities require locations with consistently strong winds over the year. [19.01-1p6]

Objective 2  To support local electricity generation. [New]
Strategy 2.1 Support cogeneration and trigeneration plants. [New]
Strategy 2.2 Support renewal and sustainable energy generation. [New]

Objective 3  To support economic growth. [RGP]
Strategy 3.1 Support the strategic upgrade of power supplies in rural areas to promote economic growth. [RGP]
Strategy 3.2 Support co-location of allied and non-sensitive industries on or close to waste and energy precincts. [5.8.1.3]

Objective 4  To ensure a safe, cost effective electricity distribution network that minimises its impact on urban landscapes. [New]
Strategy 4.1 Protect energy infrastructure against competing and incompatible uses. [19.01-1p3]
Strategy 4.2 Provide appropriate infrastructure to meet community demand for energy services. [19.01-1p4]
Strategy 4.3 Provide land for future energy infrastructure. [19.01-1p4]
Strategy 4.4 Support the cost-effective development of the high voltage transmission and distribution network and substations. [New]
Strategy 4.5 Minimise the adverse impact of electricity easements on neighbourhoods and provide for the positive use of easements where appropriate. [New]
Strategy 4.6 Minimise the impact of the local distribution network on streetscapes and urban vegetation. [New]

Particular provisions
1. Clause 52.32 – Wind Energy Facility
2. Clause 52.42 – Renewable Energy Facility (Other than wind Energy Facility and geothermal energy extraction).

Guidelines for decision makers
Guidelines:
1. Balance the economic and environmental benefits to the broader community of renewable energy generation with the need to minimise the effects of a proposal on the local community and environment. [19.01-1p5]
Consider as relevant: [19.01-1p7]

1. State environment protection policy (Air Quality Management) (Environment Protection
Authority, 2001 - Publication S40) [Update]

2. Policy and planning guidelines for Development of Wind Energy Facilities in Victoria
(Department of Planning and Community Development, 2012). [19.01-1p8]

3.

13.01-gnut-01 Electricity generation and distribution
Local policy: Gumnut

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

13.02 WHOLE OF WATER CYCLE MANAGEMENT

13.02-S-01 Whole of water cycle management
State Policy

Traditionally the elements of the water cycle have been planned separately: water supply, wastewater–sanitation, stormwater and rainwater, waterway management, groundwater, and greening our suburbs and managing our parks. A fragmented approach to planning the water cycle does not allow the interactions within the connected system to be fully considered.

Objectives and strategies

Objective 1 To manage water resources in Melbourne and Victoria’s regional cities and
towns in an integrated way to:
• decrease pressures on potable supplies and water infrastructure,
• protect public health,
• secure water supplies into the future in an efficient and sustainable way,
• protect the environmental health of urban waterways and bays, and
• support liveable and sustainable communities.

Strategy 1.1 Prepare whole of water cycle plans for sub-regions, cities and towns that:
  a) provide secure water supplies in an efficient and sustainable way
  b) reduce potable water demand and wastewater discharges
  c) enable action to achieve whole of water cycle management objectives to be
taken at the level (site, local area or catchment) where this is likely to be most cost
effective
  d) provide for the local infiltration and reuse of stormwater to help in sustaining
local vegetation and contribute to urban liveability.

Strategy 1.2 Require whole of water cycle management approaches in the development of new
urban areas and green spaces wherever this is cost effective.

Strategy 1.3 Facilitate the use of alternative water sources such as rainwater tanks, stormwater
and recycled water by governments, developers and households. [14.02-3p2]

Strategy 1.4 Facilitate the re-use of wastewater including urban run-off, treated sewage effluent
and run-off from irrigated farmland. [19.03-2p8]

Strategy 1.5 Design developments to manage stormwater to:
  a) protect and enhance natural water systems [19.03-3p6]
  b) integrate stormwater treatment into the landscape [19.03-3p7]
  c) protect water quality [19.03-3p8]
  d) reduce run-off and peak flows [19.03-3p9]
Strategy 1.6 Protect the environment of waterways and bays by:
   a) reducing the imperious areas directly connected to waterways and ensuring that all subdivisions meet stormwater runoff standards so as to improve the quality of runoff entering waterways and reduce peak stormwater flows to as close as practical to pre-development levels [11.05-5p10 edited]
   b) ensuring stormwater and groundwater entering wetlands do not have a detrimental effect on wetlands and estuaries [19.03-3p4]
   c) supporting integrated management of stormwater quality through a mix of on-site measures and development contribution [19.03-3p2]
   d) mitigating stormwater pollution from construction sites. [19.03-3p3]

Strategy 1.7 Provide sewerage services that efficiently and effectively meet state and community needs and protect the environment including by:
   a) providing for sewerage at the time of subdivision, or ensuring that lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot. [19.03-2p1part]

Strategy 1.8 Protect areas with potential to recycle water for forestry, agriculture or other uses that can use recycled water of an appropriate quality. [14.02.3p4]

Guideline for decision makers
Consider as relevant:
1. Any relevant approved whole of water cycle plan or strategy.
2. Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management (Publication 891.3(Environment Protection Authority, 2013) . [19.03-2p15]
6. Any relevant Environment Protection Authority guidelines or protocols. [19.03-2p12]

Strategic Planning Guidelines
Strategic planning should:
1. Consider adjacent municipalities and take into account the catchment context. [19.03-2p5]
2. Plan urban stormwater drainage systems to: [19.03-2p4]
   (a) Include measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters. [19.03-2p6]
   (b) Prevent, where practicable, the intrusion of litter. [19.03-2p7]

Background documents
Victorian Litter Strategy 2012-2014 (Sustainability Victoria, 2013) [19.03-2p13]
Melbourne’s Water Future (Office of Living Victoria, 2013)

13.03 TELECOMMUNICATIONS
13.03-S-01  Telecommunications

Objectives and strategies

Objective 1 To ensure that modern telecommunications facilities are widely accessible to business, industry and the community. [19.03-4p3]

Strategy 1.1 Facilitate the development and upgrading and maintenance of telecommunications facilities to meet the communications technology needs of business, domestic, entertainment and community services. [19.03-4p2, 19.03-4p4]

Strategy 1.2 Facilitate the improvement of regional telecommunications infrastructure. [RGP]

Strategy 1.3 Support the deployment of broadband telecommunications services. [19.03-4p6]

Strategy 1.4 Support access to transport and other public corridors for the deployment of broadband networks. [19.03-4p8]

Particular provisions

1. Clause 52.19 – Telecommunications Facility

Guidelines for decision makers

Guidelines:

1. Balance the provision of telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure. [19.03-4p9]

2. The design and placement of telecommunications infrastructure should have regard to national implications of a telecommunications network and the need for consistency in infrastructure. [19.03-4p10]

3. The design and placement of telecommunications infrastructure should minimise visual intrusion. [New]

Consider as relevant: [19.03-4p11]


Strategic planning guidelines

Strategic planning should:

1. Planning schemes must not prohibit the use of land for a telecommunications facility in any zone. [19.03-4p5]

13.03-gnut-01  Telecommunications

Local policy: Gumnut

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

13.04  WASTE AND RESOURCE RECOVERY
13.04-S-01 Waste and resource recovery

Objectives and strategies

Objective 1 To reduce damage to the environment caused by waste, pollution, land degradation and unsustainable waste practices. [19.03-5p1]

Strategy 1.1 Plan a statewide network of waste and resource recovery facilities infrastructure that:
   a) is cost effective,
   b) meets diverse needs,
   c) is capable of moving waste materials to where the highest economic value can be achieved, and
   d) minimises the environmental and public health impacts. [Update]

Strategy 1.2 Protect planned and existing waste management and resource recovery facilities from the encroachment or intensification of sensitive uses. [5.8.1]

Strategy 1.3 Provide sufficient waste management and resource recovery facilities to promote re-use, recycling, reprocessing and resource recovery and enable technologies that increase recovery and treatment of resources to produce energy and marketable end products. [19.03-5p4]

Strategy 1.4 Facilitate new sites and facilities to safely and sustainably manage all waste and maximise opportunities for resource recovery. [19.03-5p2]

Strategy 1.5 Support waste generators and resource generators and resource recovery businesses to locate in close proximity to enhance sustainability and economies of scale. [19.03-5p5]

Strategy 1.6 Support the rehabilitation of closed landfills to minimise their environmental and health risks and facilitate the efficient use of land. [Update]

Particular provisions

1. Clause 52.45 – Resource Recovery

Guidelines for decision makers

Guidelines:

1. Development should provide sufficient waste and recycling collection facilities in medium and high density residential development and mixed use development to allow for separation of recyclables and weekly collection of waste. [UPDATE]

2. Waste disposal and resource recovery facilities should be sited and managed in accordance with the Waste Management Policy (Siting, Design and Management of Landfills) (EPA, 2004). [19.03-5p7]

Consider as relevant:


2. Best Practice Environmental Management Guidelines (Siting, Design Operation and Rehabilitation of Landfills) (Environmental Protection Authority, 2010). [19.03-5p12]


4. Separation distances for large composting facilities (EPA Victoria, 2012) [Update]

5. Any relevant regional waste management plans. [19.03-5p13]

Strategic planning guidelines

Strategic planning should:

1. Identify protect and maintain separation distances for waste and resource recovery facilities. [19.03-5p6]

Background documents

Getting full value: the Victorian Waste and Resource Recovery Policy (Department of Environment and Primary Industries, 2013) [Update]
Waste Management Policy (Siting, Design and Management of Landfills) (Environmental Protection Authority, 2010 – publication 788.1) [19.03-5p10]
Metropolitan Waste and Resource Recovery Strategic Plan (Sustainability Victoria, 2009). [19.03-5p14]

13.05 PIPELINE INFRASTRUCTURE

13.05-S-01 Pipeline infrastructure

State Policy

Objectives and strategies

Objective 1  To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment. [19.03-6p1]

Strategy 1.1 Protect existing transmission-pressure gas pipelines from encroachment by residential development or other sensitive land uses, unless suitable mitigation measures are provided. [19.03-6p2part]

Strategy 1.2 Provide for environmental management during construction and on-going operation of pipelines. [19.03-6p4]

Guidelines for decision makers

Consider as relevant:
1. Pipelines Act 2005

Strategic planning guidelines

Strategic planning should:
1. Recognise existing transmission-pressure gas pipelines in planning schemes and other documents such as structure plans and framework plans. [19.03-6p2part]
2. Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites. [19.03-6p3]

13.05-gnut-01 Pipeline infrastructure

Local policy: Gumnut

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

13.06 SURVEY INFRASTRUCTURE
### 13.06-S-01 Survey infrastructure

**State Policy**

Survey marks support infrastructure projects, land development, survey, mapping and geographical information systems. [New]

**Objectives and strategies**

**Objective 1** To protect geodetic sites (survey marks). [19.03-7p1]

Strategy 1.1 Protect survey marks established by the Office of the Surveyor-General. [19.03-7p2]

### 13.06-gnut-01 Survey infrastructure

**Local policy: Gumnut**

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