

- to encourage and facilitate development and selected rehabilitation of residential development within the areas coloured and delineated as inner areas on the Strategic Framework Plan, subject to the capacity of essential services and community facilities and such development being compatible with the locality and the use of adjoining land;
- to encourage and facilitate residential development within the areas coloured and delineated as inner areas on the Strategic Framework Plan on sites where industrial and commercial development is no longer required;
- to encourage and facilitate the residential use of existing buildings originally used for non residential purposes and the provision of residential accommodation on the upper floors of commercial buildings subject to such development being compatible with the locality and the use of adjoining land;

- to encourage and facilitate increased residential densities adjacent to centres of commercial and community activity, to parkland and Port Phillip Bay and within areas coloured and delineated as areas of high public transport accessibility on the Strategic Framework Plan subject to the capacity of essential services and community facilities and such development being compatible with the locality and the use of adjoining land; and
- to locate residential development within areas coloured and delineated as outer areas on the Strategic Framework Plan where essential services and community facilities including public transport, are or can be made available.

The objectives take into account the changes in housing need of Melbourne's people. These changes are discussed in more detail in Chapter 11, 'Housing'.



3.3.3 Strategic Objectives: Industrial

The Industrial Strategic Objectives in Amendment 150 are:

- to encourage the maintenance and further development of industrial activity within areas coloured and delineated as inner and established areas on the Strategic Framework Plan subject to the capacity or provision of essential services;
- to locate industrial development within areas coloured and delineated as outer areas on the Strategic Framework Plan where essential services are or can be made available;
- to enable uses providing for limited employment to establish within residential areas where they are compatible with the character of the locality and will not cause loss of amenity to adjoining land; and
- to enable industry to establish within commercial areas provided it is compatible with the character of the locality and will not cause loss of amenity to adjoining land.

Overall levels of industrial activity and the employment which that activity generates can to an extent be influenced by planning policies, but they are fundamentally influenced by statewide, Australia wide and worldwide economic factors.

The objectives seek to encourage, facilitate and enable industrial development and uses in appropriate areas throughout the Melbourne metropolitan area.

The subject is discussed in Chapter 10, 'Industry'.

3.3.4 Strategic Objectives: Activity Centres

Activity centres provide a focus for grouping activities. The objectives apply to Central Melbourne, to district centres and to other centres. As well as commercial uses, activity centres will be encouraged to provide a wide range of other uses (residential, community facilities, recreation, industry) as appropriate to their role in the metropolitan area. Objectives concerning centres appear under several headings.

The Activity Centre Strategic Objectives in Amendment 150 are:

- to encourage, facilitate and reinforce the function of Central Melbourne as the dominant administrative, political, legal, financial, commercial, cultural, recreational, tourist and entertainment centre of the metropolitan area;
- to encourage and facilitate the function of areas coloured and delineated as district centres on the Strategic Framework Plan as secondary administrative, commercial, cultural and entertainment centres within the metropolitan area to serve the needs of the population of the surrounding districts;
- to facilitate the function of commercial and community centres to serve the needs of the surrounding community;
- to facilitate the function of local commercial and community development in residential areas which is necessary to serve the needs of the neighbourhood; and
- to encourage development of activity centres that is consistent with their function described in these objectives in such a manner that:
 - there is effective use of land and

buildings having potential for redevelopment;

- access to the centre by public transport is improved;
- pedestrian accessibility within the centre is not unduly hampered by natural or man-made barriers, in particular, railways and major roads;
- walking distances between retail and other facilities are minimised;
- the design of adjacent roads, the circulation and diversion of vehicular traffic and access to parking stations and areas accord with the physical constraints of the centre;
- open or quiet areas are integrated with the overall development of the centre;
- the environment of the centre is enhanced by the integration of natural physical features, buildings or features of architectural, historic or visual significance;
- adequate daylighting, privacy and open areas are provided for dwelling units;
- multi-level development is designed in sympathy with its surroundings;
- the centre provides goods and services appropriate to its residential catchment, its industrial, commercial and recreational base and its visitor or tourist appeal.

Activity centres are discussed in Chapter 7, 'Central Melbourne'; Chapter 8, 'District Centres'; and Chapter 9, 'Other Commercial and Community Centres'.



3.3.5 Strategic Objectives: Community Facilities

The Community Facility Strategic Objectives in Amendment 150 are:

- to provide the opportunity for people to have access to community facilities;
- to enable land likely to be required for community facilities and essential services to be identified and set aside in advance of demand; and
- to encourage and facilitate the establishment of community facilities in areas of commercial activity particularly in or adjacent to areas coloured and delineated as district centres on the Strategic Framework Plan.

Although the Board does not provide these services, it aims to influence their provision and location. The planning strategy promotes preferred development areas and outline development plans, which can assist better co-ordination of community services in new areas, and the integration of community facilities with retail centres. It also encourages improvements in transport, which will improve access to them.

Community facilities are discussed in Chapter 13.

3.3.6 Strategic Objectives: Recreation

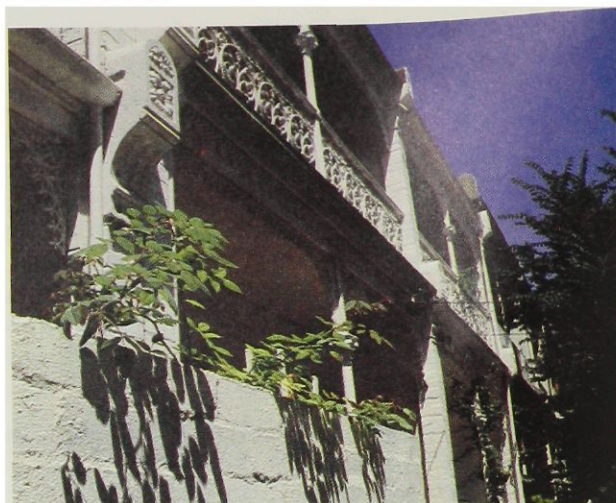
The Recreation Strategic Objectives in Amendment 150 are:

- to provide for major recreation activities within the Central Melbourne area;
- to provide for the establishment of major public recreational areas in selected locations within the metropolitan area;
- to provide the opportunity for the development of a variety of public and private recreational facilities and for the multiple use of public buildings; and
- to encourage the setting aside of land in residential areas for local recreational purposes and to provide links to commercial and community facilities.

The Board's policies on public open space and the development of metropolitan parks will be continued.

Consideration should be given by other authorities to recreation facilities other than parkland provided by both public and private sectors, notably in places close to more intensively developed residential areas and near activity centres.

Recreation and open space are discussed in Chapter 14.



3.3.7 Strategic Objectives: Urban Conservation

The Urban Conservation Strategic objectives in Amendment 150 are:

- to ensure as far as practicable the conservation and enhancement of designated buildings within the meaning of the Historic Buildings Act 1974;
- to encourage continued occupation and maintenance of buildings of architectural or historic significance; and
- to provide for new development which is compatible with areas containing groups of buildings or features of special character including parks, special gardens or landscapes and ensure that new uses do not adversely affect the amenity of these areas.

Urban conservation is concerned with conserving the man-made or man-modified built environment. This includes buildings (individually or in groups), localities (streets, blocks, environments or precincts), features or buildings associated with industries or public utilities, and special gardens or landscapes.

Provision is made for the preservation of buildings under the Historic Buildings Act. In addition to this, planning authorities are required, under legislation, to take complementary actions with regard to historic buildings and may initiate conservation measures with respect to other matters. Conservation measures need not require the preservation of buildings, localities or other features in an unchanged state for all time; only the most outstanding and important buildings warrant such treatment. Conservation implies reasonable use, changes and modification to structures while keeping the important features intact. With such adaptation, many older buildings can become assets rather than liabilities.

Urban conservation is discussed in Chapter 15.