

PLANNING SCHEME

Actions the Board proposes through the Metropolitan Planning Scheme.

STRATEGIC OBJECTIVES

Community Facilities

5B (9) The community facility strategic objectives are:

- (a) To provide the opportunity for people to have access to community facilities;
- (b) To enable land likely to be required for community facilities and essential services to be identified and set aside in advance of demand; and
- (c) 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.

(Numbers are clause numbers in Amendment 150)

HOW OBJECTIVES CAN BE ACHIEVED

In Amendment 150:

- 1.1 Provision is made for the location of community facilities in activity centres.

Ongoing Programme:

- 1.2 Continue to reserve land for community facilities as required.
- 1.3 Extend scheme definitions and provisions to include aged person housing and day-care complexes.

In Amendment 150:

- 1.1 Monitor and review reservation of land for recreation and open space.

Recreation

5B (10) The recreation strategic objectives are:

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

(Numbers are clause numbers in Amendment 150)



LOCAL DEVELOPMENT SCHEMES

Actions the Councils are expected to take through Local Development Schemes.

- 2.1 Provide for community facilities in easily accessible areas of concentrated land use activity, near public transport nodes, shops, etc, particularly in commercial centres.
- 2.2 Provide for the joint use of facilities, such as car parks, wherever possible.

- 2.1 Provide for local recreation facilities and open space.
- 2.2 Provide for development and staging of recreation facilities.

SUPPORTING MEASURES

Actions the Board and Councils can take.

- 3.1 Define basic requirements for location of community facilities (incorporating amenity, health, economic, physical and environmental criteria) for buildings, works and land uses, especially possibilities for shared-use buildings (public and private development).
- 3.2 Ensure adequate provision for community services and facilities in outline development plans.

- 3.1 Maintain an inventory of recreation and open space facilities.
- 3.2 Monitor community preferences for the development of recreation facilities and open space.
- 3.3 Update criteria for the selection of local open space through the use of outline development plans.
- 3.4 Continue Metropolitan Parks programme.
- 3.5 Continue to provide selective loan assistance for the acquisition of open space.

ADVOCACY

Actions which the Board will urge other authorities to take.

- 4.1 Urge State and Federal Government to increase funding for a wider range of joint use community facilities.
 - 4.2 Encourage the joint use and further development of sporting and other community facilities, particularly those located in public purpose reservations and public open space.
 - 4.3 Encourage the co-ordination and timely provision of community services and facilities to meet the needs of people in new residential areas.
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- 4.1 Liaise with public departments and private enterprise to establish appropriate recreation facilities and to ensure multi-use of existing facilities.
 - 4.2 Seek changes to the Local Government Act to ensure that land set aside for open space is suitable in quantity, area and location.



STRATEGIC OBJECTIVES

Urban Conservation

5B (11) The urban conservation strategic objectives are:

- (a) To ensure as far as practicable the conservation and enhancement of designated buildings within the meaning of the Historic Buildings Act 1974;
- (b) To encourage continued occupation and maintenance of buildings of architectural or historic significance; and
- (c) 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 the area.

(Numbers are clause numbers in Amendment 150)

HOW OBJECTIVES CAN BE ACHIEVED

In Amendment 150:

- 1.1 Central Melbourne 6 Zone introduced to cover South Drummond Street, Jolimont and Albert Street.

Ongoing Programme:

- 1.2 Monitor and review provisions which allow a range of alternative uses for buildings of architectural or historic significance.
- 1.3 Continue to protect areas of metropolitan urban conservation significance.
- 1.4 Designate an adequate system of main and secondary roads to cater for through traffic and so protect the amenity of areas with urban conservation value.



Natural Conservation

5B (12) The natural conservation strategic objectives are:

- (a) To conserve the resources of soil, flora and fauna and the significant natural features of areas coloured and delineated as areas of high ecological and landscape interest value on the strategic framework plan;
- (b) To provide for the existing and potential functions of watercourses and floodways for drainage, ecological and recreational purposes; and
- (c) To facilitate the management and development of proven stone resources and to protect such areas from competing land uses.

(Numbers are clause numbers in Amendment 150)

In Amendment 150:

- 1.1 The matters which must be taken into account in decision making within non-urban zones have been clarified and extended.

Ongoing Programme:

- 1.2 Provide for a road system that is sensitive to, and minimises the impact of development on areas of high ecological and landscape interest.

LOCAL DEVELOPMENT SCHEMES

Actions the Councils are expected to take through Local Development Schemes.

- 2.1 Protect and enhance designated buildings of architectural or historic significance.
- 2.2 Make provision for areas of local urban conservation significance.
- 2.3 Provide a wide range of uses for significant building in urban conservation zones.
- 2.4 Facilitate the renovation, conversion and extension of significant buildings.
- 2.5 Provide sensitively sited and designed car parking in commercial and industrial conservation areas.

- 2.1 The non-urban zones are of metropolitan strategic significance and therefore planning control will continue to be implemented by the Metropolitan Authority. In some existing low density subdivisions and townships restructure proposals may be considered for inclusion within local development schemes, subject to detailed locational, site capability and performance standards, on the basis that only limited public services will be available.

SUPPORTING MEASURES

Actions the Board and Councils can take.

- 3.1 Prepare guidelines for the renovation of significant buildings of architectural or historic importance indicating the degree and nature of change which may be appropriate and for the extension of these existing buildings for existing or new functions.

- 3.1 Prepare guidelines for land use and management and subdivision design in areas of high ecological and landscape interest values.
- 3.2 Prepare guidelines for subdivision and siting of buildings and works within floodways and adjacent to watercourses.
- 3.3 Continue planning liaison and advisory services to landowners.
- 3.4 Prepare regional management plans for the extraction of resources and restoration of these areas.

ADVOCACY

Actions which the Board will urge other authorities to take.

- 4.1 Revise building regulations in the form of performance standards to give maximum flexibility for economic changes of use.
- 4.2 Extend Historic Building Preservation Council assistance for historic building maintenance.
- 4.3 Rebate land tax and local authority rates in cases where the restoration of an historic or significant building is undertaken.
- 4.4 Government, public authorities and councils to recycle existing buildings of significance for use as office accommodation in preference to building or leasing new office space.
- 4.5 Encourage public authorities to undertake works which are in character with the conservation area.

- 4.1 Encourage and support initiatives of government authorities to conserve the natural resources of the metropolitan planning area.
- 4.2 Encourage the application of a valuation and rating system for natural resource areas of the metropolitan region which has regard to the need to protect areas of high ecological and landscape interest values.
- 4.3 Seek legislation to require land sellers in non-urban zones to advise prospective purchasers where construction of a detached house on such land is prohibited under existing planning controls.
- 4.4 Encourage government actions to implement the recommendations of the Board's report 'Study of the Dog Problem in Fringe Farming Areas of Melbourne'. This would assist in reducing dog attacks on native fauna.
- 4.5 Increase promotion by government agencies of advisory services to land holders of natural resource areas.