

11.03

31/07/2018
VC148

PLANNING FOR PLACES

11.03-1S03/02/2022
VC199**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1R

31/07/2018
VC148

Activity centres - Metropolitan Melbourne

Strategies

Support the development and growth of Metropolitan Activity Centres by ensuring they:

- Are able to accommodate significant growth for a broad range of land uses.
- Are supported with appropriate infrastructure.
- Are hubs for public transport services.
- Offer good connectivity for a regional catchment.
- Provide high levels of amenity.

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.

Locate new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.

Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.

11.03-1L-01 Activity centres

18/11/2022
C162bany

Policy application

This policy applies to all activity centres referred to in Clause 02.03-1 and identified on the Strategic Framework Plan at Clause 02.03-4.

Strategies

Support development that will improve the commercial viability of an activity centre and thereby reinforce the existing hierarchy of activity centres.

Avoid non-retail uses at ground floor level in the retail core of major activity centres.

11.03-1L-02

Heidelberg Major Activity Centre

48/44/2022 - / - / -
 G462bany Proposed C172bany

Policy application

This policy applies to land identified on the Heidelberg Major Activity Centre Precinct Map forming part of this clause.

General strategies

~~Provide a variety of dwelling sizes and types, including affordable housing and apartments in mixed-use buildings.~~

~~Support higher density development within the Burgundy Street valley that does not compromise views from the public realm along and across the valley to the ridgelines.~~

~~Design buildings at the interface with residential areas that respect the preferred neighbourhood character of the residential area.~~ Provide for increased commercial floorspace and encourage a diversity of uses except in residential precincts.

~~Support uses that strengthen the convenience shopping role of the activity centre.~~

~~Locate health care, family support and other health-related professional services next to the Warringal, Austin and Mercy hospitals.~~ Strengthen the state significant role of hospitals by supporting medical and health related uses.

~~Encourage the preparation of master plans to guide the development of larger redevelopment sites that respond to the attributes of each site and the surrounding area.~~ higher density, well designed development that provides a positive contribution to the centre and its environs and enhances key notable views.

Precinct 1: Yarra Valley Open Space strategies

~~Maintain visual and physical connections to the Yarra River and adjoining parklands.~~

~~Support development that is sensitive to the cultural heritage, landscape and environmental qualities of the area.~~ Improve the existing public realm and identify opportunities for new public realm initiatives.

~~Prioritise residential development over commercial development.~~

~~Encourage the provision of leisure and recreation opportunities that respond to community needs.~~

Precinct 2: Office and Community Services strategy

~~Encourage regional, office and administrative land uses to locate within the precinct.~~

Precinct 3: Heidelberg Central Shopping Centre strategies

~~Improve the image and identity of Heidelberg's shopping precinct.~~ Facilitate an accessible and connected transport network that prioritises pedestrian and cycling movements and reduces conflicts between different modes of transportation.

~~Support the establishment of cultural and entertainment facilities that provide for a vibrant day and night-time economy.~~

~~Locate health care, family support and other health-related professional services above ground floor level.~~

~~Support the expansion of retail uses to provide a wide range of comparison goods, restaurants, cafes and meeting spaces to activate Burgundy Street and strengthen its primary retail role.~~

~~Support residential development, including a variety of dwelling sizes and types, on floors above retail or commercial premises.~~

~~Design development that integrates well with the public realm to encourage higher levels of pedestrian traffic, protect and enhance civic spaces, and increase public use of the area.~~

Precinct 4: Medical Services strategies

Encourage medical facilities and services to locate within the precinct.

Avoid use and development that will impinge on the primary retail role of Precinct 3, or the primary residential role of Precinct 6.

Support uses that provide high-dependency retirement care on floors above medical services premises.

Support a variety of dwelling sizes and types on floors above medical services premises.

Design buildings that front Darebin Street or Powlett Street that respect the preferred neighbourhood character of the area, having regard to front setbacks, vegetation, building materials and building heights.

Support improved access and pedestrian connections to the railway station.

Create a civic space on Stradbroke Avenue as a prioritised area for pedestrians.

Protect and enhance the existing vegetation along Burgundy Street and Stradbroke Avenue.

Protect and enhance the public open space on the eastern side of the Powlett Street road reserve, between Burgundy and Darebin Streets.

Integrate the development of hospital and associated facilities, such as car parking, that are sensitive to nearby residential areas.

Encourage the preparation of master plans to guide the development and expansion of hospital facilities and services, including car parking.

Precinct 5: Bell Street Peripheral Retail strategies

Support a range of restricted retail businesses to serve a regional catchment.

Locate health care, family support and other health-related professional services above ground floor level in mixed-use developments.

Support medical uses that service and support the function of the hospitals and Precinct 4.

Design buildings with a form that is respectful of adjoining residential areas.

Limit the frontage of residential development at street level to provide an entrance to the building only.

Design developments with landscaping as a feature that fosters comfortable pedestrian movement and the creation of civic spaces.

Precinct 6: Residential Interface strategy

Locate infill medium density residential development along Bell Street where convenient access to public transport and other services is available.

Precinct 7: Heidelberg Railway Station strategies

Reinforce the precinct's primary role as a transport hub.

Encourage the development of high quality mixed-use buildings.

Design buildings so that they do not impede views of the railway station from public areas.

Design buildings with a height and scale that respects the heritage values and views in this precinct.

Design buildings that respect the station's role as a major gateway to the activity centre.

Protect significant buildings and features, including the existing landscape buffer on the eastern boundary of the precinct, by directing development to locate within the southern portion of the precinct.

~~Reinforce pedestrian links to other precincts, including providing a bridge over Studley Road to the hospitals.~~

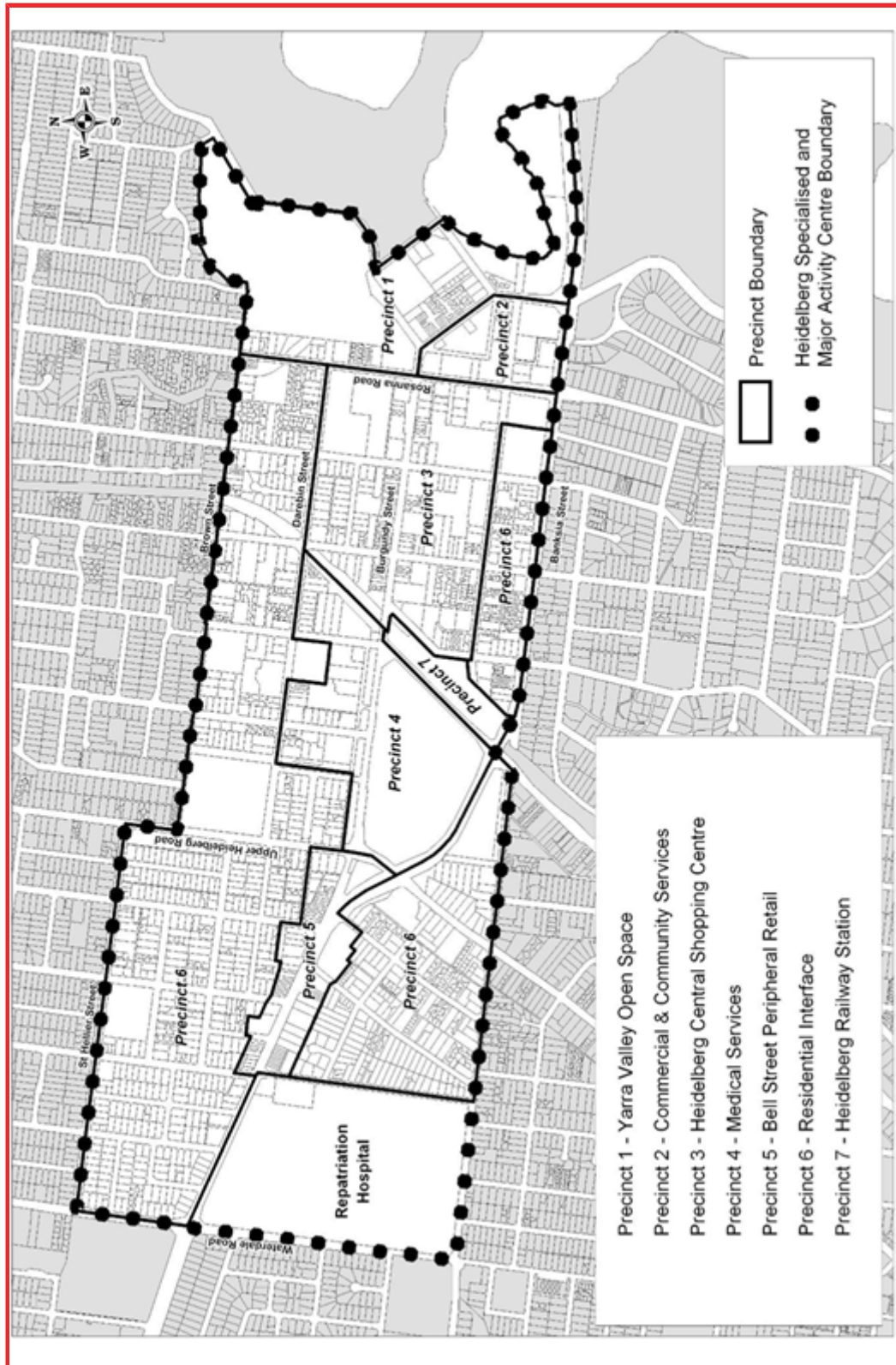
~~Facilitate the provision of more public spaces for entertainment, cultural and community uses in order to strengthen Heidelberg's cultural identity~~
Support land use and development changes that enhance liveability, sustainability, social activity, the environment, cultural and built form heritage and local economic growth.

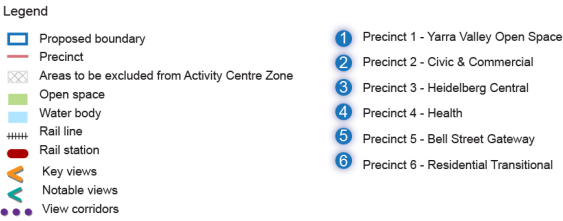
Policy document

Consider as relevant:

- *Heidelberg Structure Plan, Final* (Banyule City Council, ~~May 2010~~ April 2023)

Heidelberg Major Activity Centre Precinct Map





11.03-1L-03 Ivanhoe Major Activity Centre18/11/2022
C162bany**Policy application**

This policy applies to land identified on Maps 1 and 2 forming part of this clause.

General land use strategies

Locate community services, offices and residential development in the upper levels of mixed use developments to maintain active uses at street level, such as retail, hospitality and entertainment.

Provide a diversity of commercial office space and retail premises to suit a range of small- and medium-sized businesses.

Direct community and government services to locate within the activity centre to take advantage of accessibility to a range of transport modes.

Focus housing growth within the activity centre to reduce development pressure in residential streets outside the activity centre boundary.

Provide a variety of dwelling sizes and types within individual developments to cater for different household needs, with a focus on smaller households in the activity centre.

Precinct-specific land use strategies

In Precinct 1, locate convenient retail, office and housing around Darebin Station to create a vibrant community hub and a link to the southern end of the activity centre.

In Precinct 2:

- Encourage a mix of uses that complement the core of the activity centre in Precinct 5.
- Provide a transition between Precinct 5 and the neighbouring residential areas in Precinct 7.

In Precinct 3, provide community services and convenience shopping to support the surrounding area and the new housing on both sides of Lower Heidelberg Road.

In Precincts 1, 2 and 3, support the redevelopment of underutilised land at the rear of sites and upper level extensions to buildings to expand retail uses.

In Precinct 4, encourage higher density residential and mixed use development near Ivanhoe Station.

In Precinct 5 which is the core of the Activity Centre, locate additional entertainment and leisure facilities, along with retail, office and residential uses, to serve local needs and to attract visitors from outside of Ivanhoe.

In Precinct 5, locate health and allied services in the upper levels of mixed use developments to serve the local community.

In Precinct 5, discourage larger format retail stores.

In Precinct 5, respect the unique streetscape and the form of heritage buildings that are central to the desired character, including the two-storey facades on Upper Heidelberg Road and the prominent churches.

In Precinct 6, facilitate a range of community, educational and cultural facilities to strengthen the Precinct's role as a focal point for community and civic life.

In Precinct 7, encourage a range of dwelling types to meet the diverse needs of the community, and to benefit from convenient access to public transport and the core of the activity centre.

General built form strategies

Enhance the sense of arrival at gateway locations through building and landscape design in a manner that reinforces the activity centre's cultural heritage and identity.

Maintain the ongoing prominence of the Town Hall clock tower as the dominant built form element of the activity centre.

Avoid obscuring existing views to the library, Town Hall and clock tower, including the ongoing visibility of the clock tower silhouette from the northern approach along Upper Heidelberg Road.

Precinct specific built form strategies

In Precinct 6, design buildings to protect the view from the Town Hall to the Melbourne CBD skyline.

In Precinct 7, provide opportunities for views to the Melbourne CBD, Kew and the Dandenong Ranges, and retain the undulating topography of the immediate area and treed ridgeline as the distinctive backdrop.

In Precincts 1 - 5, provide multi-dwelling residential and mixed use development as a transitional interface between the Diversity Areas within these precincts, and the Accessible Areas in Precinct 7.

Landscaping strategies

Use natural materials such as stone or timber in landscaped areas that abut public open spaces.

In Precinct 2, provide generous landscaping along Livingstone Street to create a boulevard of trees and a sense of arrival to the centre.

Transport and access strategy

Provide and plan for convenient access to commercial premises by service and delivery vehicles.

In Precinct 3, design developments that enable improved traffic flow and pedestrian amenity.

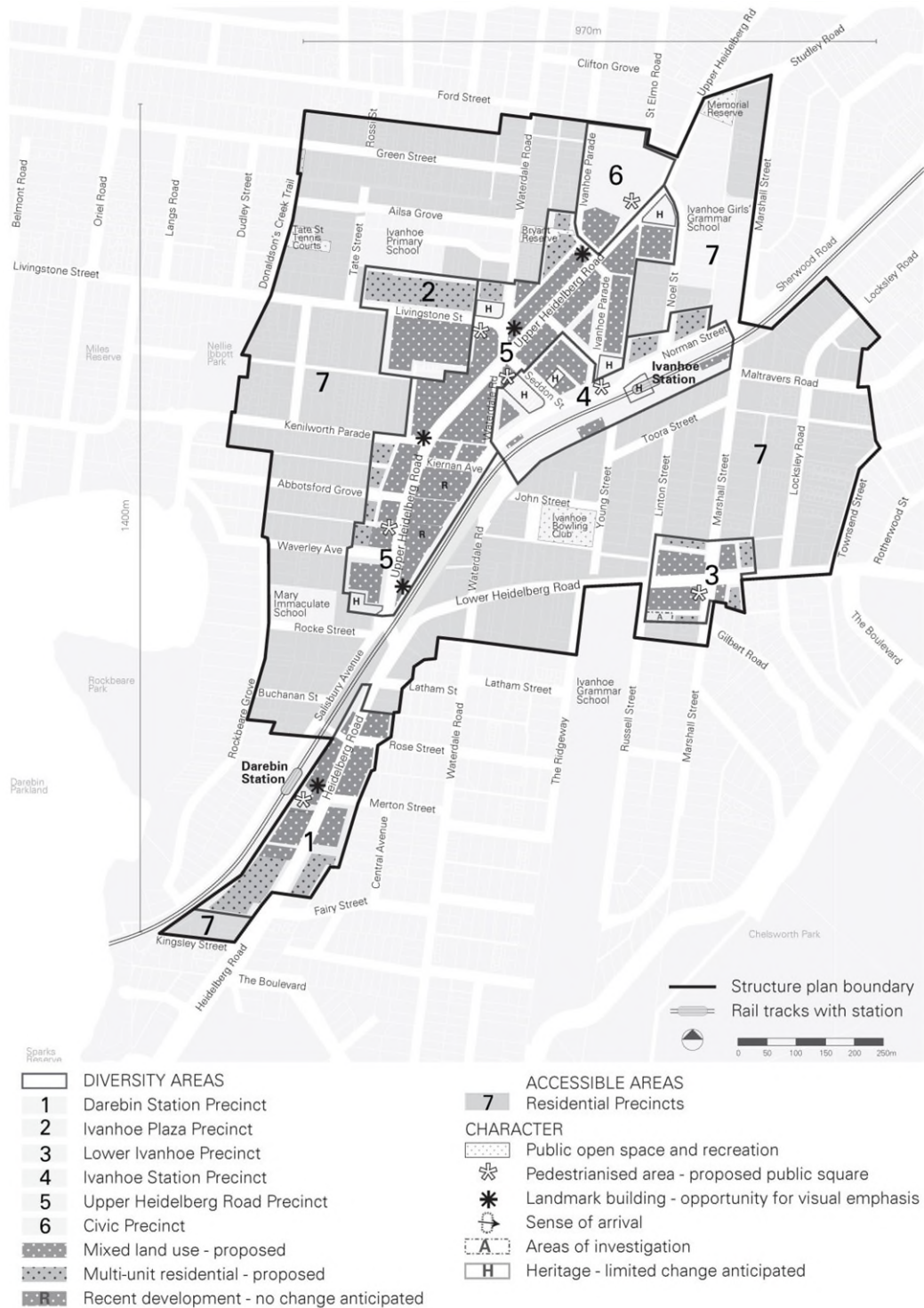
Policy documents

Consider as relevant:

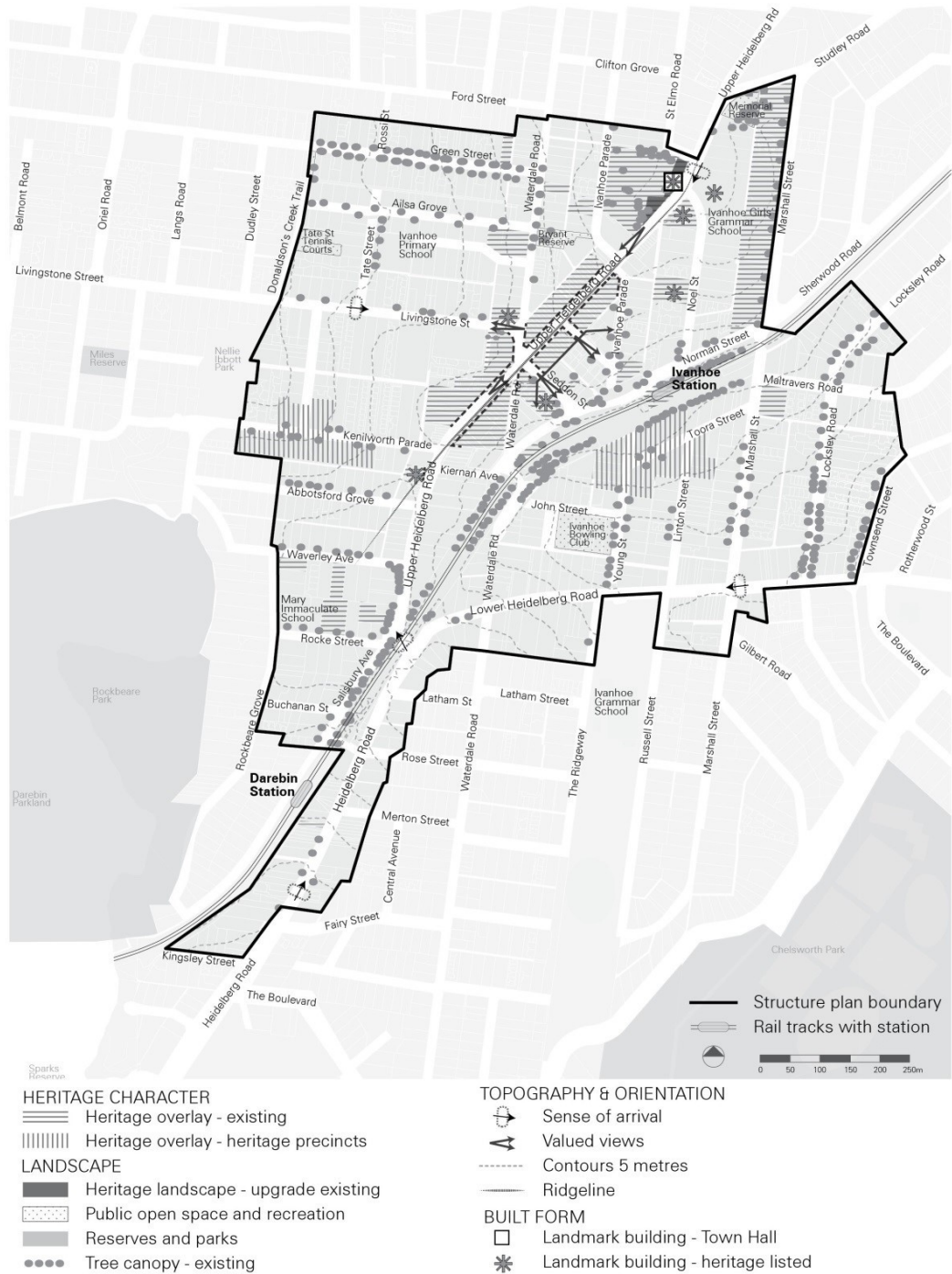
- *Ivanhoe Activity Centre Heritage Items & Precincts* (Context, June 2013)
- *Ivanhoe Structure Plan* (Banyule City Council, December 2014)

BANYULE PLANNING SCHEME

Map 1: Ivanhoe Major Activity Centre Framework Plan



Map 2: Ivanhoe Major Activity Centre Cultural Heritage and Identity Plan



11.03-2S04/05/2022
VC210**Growth areas****Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.

BANYULE PLANNING SCHEME

- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S

31/07/2018
VC148

Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S20/03/2023
VC229**Coastal settlement****Objective**

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-5S30/04/2021
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S

31/07/2018
VC148

Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.