

## **14 SETTLEMENT**

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### **14.01 Planning for urban settlement**

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#### **14.01-1 Objective**

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To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other public uses.

To facilitate the orderly development of urban areas.

#### **14.01-2 General implementation**

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##### **Supply of urban land**

Planning authorities should plan to accommodate projected population growth over at least a 15 year period and provide clear direction on those locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than town-by-town. Planning for urban growth should consider:

- Opportunities for redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability, natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Planning authorities should encourage consolidation of existing urban areas while respecting neighbourhood character. Planning authorities should encourage higher density and mixed use development near public transport routes.

To enable the development of informed strategies, planning authorities should monitor development trends and undertake research and assessments where appropriate.

##### **Structure Planning**

Planning authorities should facilitate the orderly development of developing urban areas through the preparation of structure plans or precinct structure plans. The plans should take into account the strategic and physical context of the location, provide for the development of sustainable and liveable urban areas in an integrated manner, facilitate the development of walkable neighbourhoods and facilitate the logical and efficient provision of infrastructure and services.

Structure plans may consist of a hierarchy of plans that provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts within an area. Planning authorities should facilitate the preparation of a hierarchy of plans appropriate for the development of an area.

Precinct structure plans for land in the Urban Growth Zone are to be prepared in accordance with the applicable Precinct Structure Planning Guidelines approved by the Minister for Planning.

Responsible authorities should use any relevant structure plan or precinct structure plan in considering applications for subdivision.

### **Environmentally sensitive areas**

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 its foreshore, the coastal areas and their foreshores and the Alpine areas as well as nominated urban conservation areas, historic buildings and precincts should be protected from development which would diminish their environmental conservation or recreation values.

#### **14.01-3 Geographic strategies**

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In planning for urban growth, planning authorities should have particular regard to the Victorian Government population projections and land supply estimates.

Decision making by planning and responsible authorities must be consistent with any relevant requirements of State environment protection policies and waste management policies.