

17 ECONOMIC DEVELOPMENT

17.01 Activity centres

17.01-1 Objective

To encourage the concentration of major retail, commercial, administrative, entertainment and cultural developments into activity centres (including strip shopping centres) which provide a variety of land uses and are highly accessible to the community.

17.01-2 General implementation

Activity centres should be planned to:

- Provide a range of shopping facilities in locations which are readily accessible to the community.
- Incorporate and integrate a variety of land uses, including retail, office, education, human services, community facilities, recreation, entertainment and residential uses where appropriate.
- Provide good accessibility by all available modes of transport (particularly public transport) and safe pedestrian and cycling routes, and to encourage multi-purpose trip-making to such centres.
- Facilitate ease of pedestrian movement between components of centres, public transport interchanges and parking areas.
- Maximise opportunities for the co-location, multiple use and sharing of facilities.
- Provide child care facilities to a level consistent with the role of the centres.
- Minimise the effects of commercial development on the amenity of residential and parkland areas, for example as a result of traffic congestion, noise or overshadowing.
- Provide attractive environments for community activities.

17.01-3 Geographic strategies

Planning for the City of Melbourne is to reinforce its capital city role as the prime focus for cultural, entertainment and business functions as described in *Creating Prosperity: Victoria's Capital City Policy* (Government of Victoria/Melbourne City Council 1994).

The location of new activity centres in the metropolitan area is to be consistent with the objectives of *Transporting Melbourne* (Department of Infrastructure 1996).

17.02 Business

17.02-1 Objective

To encourage developments which meet community's needs for retail, entertainment, office and other commercial services and provide net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

17.02-2 General implementation

Commercial facilities should be located in existing or planned activity centres unless they are:

- New freestanding commercial developments in new residential areas which have extensive potential for population growth or will accommodate facilities that improve the overall level of accessibility for the community, particularly by public transport.
- 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.
- Outlets of trade-related goods or services directly serving or ancillary to industry and which have adequate on-site car parking.

Cinema based entertainment facilities should be located within or on the periphery of existing or planned activity centres and should not require a permit for use in activity centre zones. Such facilities are not encouraged on freestanding sites.

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.

17.03 Industry

17.03-1 Objective

To ensure availability of land for industry and to facilitate the sustainable development and operation of industry and research and development activity.

17.03-2 General implementation

Industrial activity in industrial zones should be protected from the encroachment of unplanned commercial, residential and other sensitive uses which would adversely affect industry viability.

Planning authorities should zone land for industrial development in urban growth areas where good access for employees and freight transport is available and where appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Planning authorities should protect the quantum of large areas of industrial land of state significance to ensure availability of land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive uses. Industrial areas of state significance include but are not limited to:

- Dandenong South in the City of Greater Dandenong;
- Campbellfield and Somerton in the City of Hume and Thomastown in the City of Whittlesea; and
- Laverton North in the City of Wyndham and Derrimut in the City of Brimbank.

Existing industrial areas that include key manufacturing or processing industries; a major clustering of allied industries; key industrial infrastructure should be protected and carefully planned where possible to facilitate further industrial development.

Responsible authorities should not approve non-industrial land uses which will prejudice the availability of land for future industrial requirements in industrial zones.

Adequate separation and buffer areas must be provided between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards. Planning and responsible authorities must have regard to Recommended Buffer Distances for Industrial Residual Air Emissions (EPA 1990) and promote best practice risk and environmental management.

Responsible authorities should ensure that industrial activities requiring substantial threshold distances are located in the core of suitably zoned industrial areas and encourage activities with minimal threshold requirements to locate towards the perimeter of the zone.

Responsible authorities should, where possible, minimise inter-industry conflict and encourage like industries to locate within the same area.

Planning and responsible authorities should consult with the Victorian Workcover Authority on requirements for industrial land use or development under the Dangerous Goods Act 1985 and associated legislation.

Industrial uses that meet appropriate standards of safety and amenity should be encouraged to locate within activity centres.

17.03-3 Geographic strategies

Planning authorities should have regard to the following documents when preparing planning scheme amendments to zone new industrial land:

- Transporting Melbourne (Department of Infrastructure 1996).
- Freightway Melbourne (Department of Transport 1995).

17.04 Tourism

17.04-1 Objective

To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.

17.04-2 General implementation

Planning and responsible authorities should encourage the development of a range of well designed and sited tourist facilities, including integrated resorts, motel accommodation and smaller scale operations such as host farm, bed and breakfast and retail opportunities. Facilities should have access to suitable transport and be compatible with and build upon the assets and qualities of surrounding urban or rural activities and cultural and natural attractions.

Responsible authorities should use the Planning Tourism: Planning Guidelines (Tourism Victoria 1996) in considering applications for tourist development.

17.04-3 Geographic strategies

Planning and responsible authorities should have regard to any relevant regional tourism development strategy.

17.05 Agriculture

17.05-1 Objective

To ensure that the State's agricultural base is protected from the unplanned loss of high quality productive agricultural land due to permanent changes of land use and to enable protection of productive farmland which is of high quality and strategic significance in the local or regional context.

17.05-2 General implementation

Land capability is a fundamental factor for consideration in rural land use planning.

Planning authorities should consult with the Department of Natural Resources and Environment and utilise available information to identify areas of high quality agricultural land.

Regional and State, as well as local, issues and characteristics should be taken into account in the assessment of agricultural quality and productivity.

Permanent removal of high quality productive agricultural land from the State's agricultural base must not be undertaken without consideration of its economic importance for the agricultural production and processing sectors.

Planning should support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.

Planning and responsible authorities should encourage sustainable land use.

Planning should provide encouragement for sustainable agriculture and support and assist the development of innovative approaches to sustainable practices.

Subdivision of high quality productive agricultural land should not detract from the long-term productive capacity of the land.

In assessing rural development proposals, planning and responsible authorities must 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 high quality productive agricultural land against the benefits of the proposals.

In considering a proposal to subdivide or develop agricultural land, the following factors must be considered:

- The desirability and impacts of removing the land from primary production, given its agricultural quality and productivity.
- 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.
- The compatibility between the proposed or likely development and the existing uses of the surrounding land.
- Assessment of the land capability.

Where inappropriate subdivisions exist on land of high agricultural quality, priority should be given by planning authorities to their re-structure.

Planning and responsible authorities should consider the potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.

17.06 Intensive animal industries

17.06-1 Objective

To facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

17.06-2 General implementation

In considering proposals for use and development of cattle feedlots, responsible authorities must have regard to the Victorian Code for Cattle Feedlots (Department of Agriculture, Energy and Minerals 1995).

In considering proposals for use and development of piggeries, responsible authorities should have regard to the Code of Practice: Piggeries (Health Commission of Victoria and Department of Food and Agriculture 1992).

In considering proposals for use and development of broiler farms, responsible authorities must have regard to the Victorian Code for Broiler Farms, September 2001.

17.07 Forestry and timber production

17.07-1 Objective

To facilitate the establishment, management and harvesting of plantations, harvesting of timber from native forests and the development of forest based industries consistent with the National Forest Policy Statement.

17.07-2 General implementation

Planning and responsible authorities should consider environmental, social and economic factors in planning for forestry and timber production activities, including protection of water quality and soil stability. Timber production in native forests should be conducted in an environmentally sustainable manner.

Planning and responsible authorities should promote the establishment of softwood and hardwood plantations on predominantly cleared land as well as other areas subject to or contributing to land and water degradation.

Planning authorities should identify areas which may be suitably used and developed for plantation timber production.

Timber production (except agroforestry, windbreaks and small woodlots) on leased Crown land and private land is to be conducted in accordance with the Code of Forest Practices for Timber Production (Department of Natural Resources and Environment, Revision No 2, November 1996) or as amended from time to time.

17.08 Mineral resources

17.08-1 Objective

To protect identified mineral resources, to encourage mineral exploration and mining in accordance with acceptable environmental standards and to provide a consistent planning approval process.

17.08-2 General implementation

Planning schemes must not prohibit or require approval for mineral exploration. Mineral exploration is to be managed solely under the Mineral Resources Development Act 1990.

The provisions of the Planning and Environment Act 1987, the Mineral Resources Development Act 1990, the Environment Protection Act 1970, the Environment Effects Act 1978 and the Flora and Fauna Guarantee Act 1988 should be applied to mining activities in a timely and coordinated manner.

Planning and responsible authorities should endeavour to maintain access to land prospective for mining where this is consistent with overall planning considerations and application of acceptable environmental practice.

Planning schemes should recognise the possible need to provide mining infrastructure in urban areas with mineral deposits.

In considering planning permit applications for mining operations, responsible authorities should follow the procedures set out in Draft Planning Guidelines For Mining (Department of Natural Resources and Environment & Department of Infrastructure 1996) and must have regard to relevant provisions of State environment protection policies.

17.08-3 Geographic strategies

Planning and responsible authorities in Central Gippsland must act to protect the brown coal resource and should ensure that:

- Changes in use and development of land overlying coal resources, as generally defined in Framework of the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence, and visual intrusion.
- Uses and development within the buffer areas are compatible with uses and development adjacent to these areas.

17.09 Extractive industry

17.09-1 Objective

To identify and protect stone resources accessible to major markets and to provide a consistent planning approval process for extraction in accordance with acceptable environmental standards.

17.09-2 General implementation

Except for costeaning and bulk sampling activities, planning schemes must allow the use and development of land for search for stone without planning approval.

Planning schemes must not prohibit extractive industry in non-urban zones, except if it is prohibited by an Act of Parliament.

The provisions of the Planning and Environment Act 1987 and the Extractive Industries Development Act 1995, the Environment Protection Act 1970 relevant State environment protection policies and the Flora and Fauna Guarantee Act 1988 should be applied to extractive industry activities in a timely and coordinated manner.

Provision for buffer areas between new extractive industries and sensitive land uses should be determined on the following principles:

- Clearly defined 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, are specified in an application for permit.
- Performance standards for the buffer area are set in accordance with requirements of the Extractive Industries Development Regulations 1996 or a work authority or a permit and have regard to the zoning of the land surrounding the extractive industry.
- Activities within land zoned for public use may be taken into consideration in determining the buffer areas.

Provision for buffer areas between existing extractive industries and sensitive land uses should be determined on the following principles:

- The buffer areas are determined so that appropriate limits on effects can be met at the sensitive locations using practical and readily available technology.

- The required buffers are taken into consideration if a change of land use in the vicinity of the extractive industry is proposed.
- Land within the buffer areas may be used for purposes that are not adversely affected by the extractive industry.

17.09-3 Geographic strategies

The long term protection of stone resources in Victoria is to be generally in accordance with:

- Provisions and recommendations expressed in Extractive Industry Interest Areas, Melbourne Supply Area Geological Survey of Victoria, Technical Record 1996/1 (Department of Natural Resources and Environment 1996) for stone resources in the Melbourne Supply Area.
- The concept of the Extractive Industry Interest Areas expressed in Extractive Industry Interest Areas, Melbourne Supply Area Geological Survey of Victoria, Technical Record 1996/1 (Department of Natural Resources and Environment 1996) for the remainder of Victoria. (Note: Extractive Industry Interest Areas will be progressively defined across Victoria by the Department of Natural Resources and Environment).

17.10 Apiculture

17.10-1 Objective

To facilitate the use of land for apiculture including the proper location and management of bee hives for the production of honey and other apiary products and for the pollination of crops, and to ensure that the location and density of bee hives have a minimal impact on people.

17.10-2 General implementation

In considering a proposal for apiculture, responsible authorities should have regard to the Apiary Code of Practice, May 1997 and any relevant scientific reports.