

14 SETTLEMENT

14.01 Planning for urban settlement

14.01-1 Objective

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

To facilitate the orderly development of urban areas.

14.01-2 General implementation

Planning authorities should plan to accommodate projected population growth over at least a 10 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well as the limits of land capability and natural hazards, environmental quality and the costs of providing infrastructure.

In planning for urban growth, 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.

Planning authorities should facilitate the orderly development of developing urban areas through the preparation of 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.

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.

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

14.01-3 Geographic strategies

In planning for urban growth, planning authorities should have particular regard to Victoria in Future (Victorian Population Projections) (Department of Infrastructure 1996) and the annual Land Release Forecasts published by the Department of Sustainability and Environment.

14.02 Metropolitan development

14.02-1 Objective

To assist achievement of a metropolis which has:

- A business environment conducive to sustainable long-term economic growth.
- An international transport and communications hub function.
- Strengthened links with regional Victoria to increase economic competitiveness.
- Enhanced environmental quality and livability for the metropolitan population.
- Improved functioning through best practice management of its infrastructure and urban development.

14.02-2 General implementation

Outward metropolitan growth must be confined to designated growth areas in accordance with Minister's Directions under the Planning and Environment Act 1987.

Consolidation of residential and employment activities is encouraged within existing urban areas and designated growth areas. Development in existing residential areas should respect the neighbourhood character.

The Capital City role of the City of Melbourne as the major Victorian focus of activity in finance, retail, commerce, tourism, culture and entertainment is to be strengthened in planning for inner Melbourne.

Major suburban retail, commercial, administrative, health, education, entertainment and cultural developments should be concentrated in and around activity centres with good access to integrated transport nodes.

Higher land use densities and mixed use developments should be encouraged near railway stations, major bus terminals, transport interchanges and tram and principal bus routes.

Local area planning should assist and complement improvements in the metropolitan, state-wide and international transport system to maximise opportunities for economic growth, residential development, employment increase and accessibility for the community.

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, 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.

Planning decisions should assist the creation of linked parkland and open space systems and the protection of high quality agricultural land, important open landscapes and native vegetation.

Decision-making by planning and responsible authorities must be consistent with any relevant requirements of State environment protection policies as varied from time to time, including The Air Environment, Waters of Victoria and specific catchment policies, Control of Noise from Commerce, Industry and Trade, Control of Music Noise from Public Premises, and Siting and Management of Landfills Receiving Municipal Wastes.

14.02-3 Geographic strategies

Planning authorities should have regard to the following documents (as are relevant) when preparing planning schemes or amendments or municipal strategic statements:

- Creating Prosperity, Victoria's Capital City Policy (Government of Victoria/Melbourne City Council 1994).
- Living Suburbs, Melbourne Metropolitan Policy (Government of Victoria 1995).
- Transporting Melbourne (Department of Infrastructure 1996).
- Freightway Melbourne (Department of Transport 1995).
- Arts 21 (Government of Victoria 1994).
- Melbourne Residential Land Release Forecast (Department of Infrastructure 2000).
- Victoria in Future (Victorian Population Projections) (Department of Infrastructure 2000).
- Upper Yarra Valley and Dandenong Ranges Region - Regional Strategy Plan (1996).
- Port Phillip and Westernport Regional Catchment Strategy (Port Phillip Regional Catchment and Land Protection Board, 1997).