11 SETTLEMENT

08/10/2015
VC128

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

11.01 Activity Centres

30/05/2014
VC106

11.01-1 Activity centre network

30/05/2014
VC106

Objective

To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.

Strategies

Develop 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 public transport and cycling networks.
- Maximises choices in services, employment and social interaction.

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

11.01-2 Activity centre planning

30/05/2014
VC106

Objective

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

Strategies

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

Give clear direction in relation to 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 for local and regional populations.

Broaden the mix of uses in activity centres to include a range of services over longer hours appropriate to the type of centre and needs of the population served.

Provide a focus for business, shopping, working, leisure and community facilities.

Encourage economic activity and business synergies.Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Central Activities Districts, Principal or Major Activity Centres with good public transport.

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

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

Improve the social, economic and environmental performance and amenity of the centre.

Policy guidelines

Planning must consider as relevant:

- *Activity Centre Design Guidelines* (Department of Sustainability and Environment, 2005).
- *Safer Design Guidelines for Victoria* (Crime Prevention Victoria and the Department of Sustainability and Environment, 2005).
- Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2005).
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).

11.02 Urban growth

30/05/2014
VC106

11.02-1 Supply of urban land

30/05/2014
VC106

Objective

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

Strategies

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

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

Planning for urban growth should consider:

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

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict low-density rural residential development that would compromise future development at higher densities.

Policy guidelines

Planning must consider as relevant:

- Victorian Government population projections and land supply estimates.
- *Growing Victoria Together* (Department of Premier and Cabinet, 2001).
- A Vision for Victoria to 2010; Growing Victoria Together (Department of Premier and Cabinet, 2005).

11.02-2 Planning for growth areas

30/05/2014
VC106

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability 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 within the Growth Area Framework Plans (Department of Sustainability and Environment 2006).

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure, 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 and develop an urban form based on Neighbourhood Principles.

Meet housing needs by providing a diversity of housing type and distribution.

Retain unique characteristics of established areas incorporated into new communities to 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.

Policy guidelines

Planning must consider as relevant:

- *The Victorian Transport Plan* (Department of Transport, 2008).
- Any relevant *Growth Area Framework Plans* (Department of Sustainability and Environment, 2006).
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).
- *Ministerial Direction No. 12 – Urban Growth Areas* in the preparation and assessment of planning scheme amendments that provide for urban growth.

11.02-3 Structure planning

20/09/2010
VC71

Objective

To facilitate the orderly development of urban areas.

Strategies

Ensure effective planning and management of the land use and development of an area through the preparation of strategic plans, statutory plans, development and conservation plans, development contribution plans and other relevant plans.

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:

- Take into account the strategic and physical context of the location.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- Provide for the development of sustainable and liveable urban areas in an integrated manner.
- Assist the development of walkable neighbourhoods.
- Facilitate the logical and efficient provision of infrastructure and use of existing infrastructure and services.

Develop Growth Area Framework Plans that will:

- 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 areas described as constrained, including quarry buffers.
- Include objectives for each growth area.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009) 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.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy guidelines

Planning must consider as relevant:

- Any relevant *Growth Area Framework Plans* (Department of Sustainability and Environment, 2006).
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).
- *Ministerial Direction No. 12 – Urban Growth Areas* in the preparation and assessment of planning scheme amendments that provide for urban growth.

11.02-4 Sequencing of development

20/09/2010
VC71

Objective

To manage the sequence of development in growth areas so that services are available from early in the life of new communities.

Strategies

Define preferred development sequences in growth areas to better coordinate infrastructure planning and funding.

Ensure that new land is released in growth areas in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.

Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.

Improve the coordination and timing of the installation of services and infrastructure in new development areas.

Support opportunities to co-locate facilities.

Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for new developments.

Policy guidelines

Planning must consider as relevant:

- Any relevant *Growth Area Framework Plans* (Department of Sustainability and Environment, 2006).
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).
- *Ministerial Direction No. 12 – Urban Growth Areas* in the preparation and assessment of planning scheme amendments that provide for urban growth.
- *The Victorian Transport Plan* (Department of Transport, 2008).

11.03 Open space

30/05/2014
VC106

11.03-1 Open space planning

30/05/2014
VC106

Objective

To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked through the provision of walking and cycle trails and rights of way.

- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, treatment of waste water to reduce turbidity or pollution and preservation of vegetation.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Protect the overall network of open space by ensuring that where there is a change in land use or in the nature of occupation resulting in a reduction of open space, the overall network of open space is protected by the addition of replacement parkland of equal or greater size and quality.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude. Community sports facilities should be accommodated in a way that is not detrimental to other park activities.

Ensure open space is designed to accommodate people of all abilities, ages and cultures.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Policy guidelines

Planning must consider as relevant:

- Any relevant *Growth Area Framework Plans* (Department of Sustainability and Environment, 2006).
- Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).
- Linking People and Spaces: A Strategy for Melbourne's Open Space Network (Parks Victoria, 2002).

11.03-2 Open space management

20/09/2010
VC71

Objective

To provide for the long term management of public open space.

Strategies

Encourage management plans or explicit statements of management objectives for urban parks to be developed.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Protect sites and features of high scientific, nature conservation, biodiversity, heritage, geological or landscape value.

11.04 Metropolitan Melbourne

30/05/2014
VC106

Vision

Melbourne will be a global city of opportunity and choice.

11.04-1 Delivering jobs and investment

30/05/2014
VC106

Objective

To create a city structure that drives productivity, supports investment through certainty and creates more jobs.

Strategies

Define a new city structure to deliver an integrated land use and transport strategy for Melbourne's changing economy.

Strengthen the competiveness of Melbourne's employment land.

Improve decision making processes for State and regionally significant developments.

Plan for the expanded central city to become Australia's largest commercial and residential centre by 2040.

Plan for jobs closer to where people live.

Enable an investment pipeline for transit-oriented development and urban renewal.

Policy guidelines

Planning must consider as relevant:

- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.04-2 Housing choice and affordability

30/05/2014
VC106

Objective

To provide a diversity of housing in defined locations that cater for different households and are close to jobs and services.

Strategies

Understand and plan for expected housing needs.

Reduce the cost of living by increasing housing supply near services and public transport.

Facilitate the supply of social housing.

Facilitate the supply of affordable housing.

Policy guidelines

Planning must consider as relevant:

- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.04-3 A more connected Melbourne

30/05/2014
VC106

Objective

To provide an integrated transport system connecting people to jobs and services, and goods to market.

Strategies

Transform the transport system to support a more productive central city.

Improve access to job-rich areas across Melbourne and strengthen transport networks in existing suburbs.

Improve transport infrastructure, services and affordability in Melbourne's newer suburbs.

Improve local travel options to increase social and economic participation.

Improve the efficiency of freight networks while protecting urban amenity.

Increase the capacity of ports, interstate rail terminals and airports and improve landside transport access to these gateways.

Policy guidelines

Planning must consider as relevant:

- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.04-4 Liveable communities and neighbourhoods

30/05/2014
VC106

Objective

To create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.

Strategies

Create a city of 20-minute neighbourhoods.

Protect Melbourne and its suburbs from inappropriate development.

Create neighbourhoods that support safe communities and healthy lifestyles.

Plan for future social infrastructure.

Make the city greener.

Create more great public places throughout Melbourne.

Respect heritage while building for the future.

Achieve and promote design excellence.

Policy guidelines

Planning must consider as relevant:

- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.04-5 Environment and water

30/05/2014
VC106

Objective

To protect natural assets and better plan our water, energy and waste management systems to create a sustainable city.

Strategies

Use the city structure to drive sustainable outcomes in managing growth.

Protect and restore natural habitats in urban and non-urban areas.

Enhance the food production capability of Melbourne and its non-urban areas.

Improve noise and air quality to improve human and environmental health.

Integrate whole of water cycle management to deliver sustainable and resilient urban development.

Protect significant water and sewerage assets.

Reduce energy consumption and transition to clean energy.

Plan for better waste management and resource recovery.

Policy guidelines

Planning must consider as relevant:

- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.04-6 A State of cities

30/05/2014
VC106

Objective

To maximise the growth potential of Victoria by developing a state of cities which delivers choice, opportunity and global competitiveness.

Strategies

Deliver a permanent boundary around Melbourne.

Rebalance Victoria's population growth from Melbourne to rural and regional Victoria.

Integrate metropolitan, peri-urban and regional planning implementation.

Improve connections between cities.

Policy guidelines

Planning must consider as relevant:

- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.04-7 Green wedges

30/05/2014
VC106

Objective

To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Strategies

Ensure strategic planning and land management of each green wedge area to promote and encourage its key features and related values.

Support development in the green wedge that provides for environmental, economic and social benefits.

Consolidate new residential development within existing settlements and in locations where planned services are available and green wedge area values can be protected.

Plan and protect major transport facilities that serve the wider Victorian community, such as airports and ports with their associated access corridors.

Protecting important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.

Protect areas of environmental, landscape and scenic value.

Protect significant resources of stone, sand and other mineral resources for extraction purposes.

Policy guidelines

Planning must consider as relevant:

- *Growth Area Framework Plans* (Department of Sustainability and Environment 2006).
- Upper Yarra Valley and Dandenong Ranges Region - Regional Strategy Plan (1996).

11.04-8 Open space network in Metropolitan Melbourne

30/05/2014
VC106

Objective

To create a network of metropolitan open space by creating new parks.

Strategies

Ensure major open space corridors are protected and enhanced.

Develop open space networks in growth areas, where existing open space is limited and demand is growing, and in the surrounding region of Metropolitan Melbourne including:

- Werribee River Regional Park
- Werribee Township Regional Park
- Kororoit Creek Regional Park
- Merri Creek Regional park
- Toolern Creek Regional Park
- Cranbourne Regional Park

Create continuous open space links and trails along the:

- Western Coastal parklands (linking Point Gellibrand, Point Cook and Werribee)
- Merri Creek parklands (extending to Craigieburn)
- Maribyrnong River parklands
- Frankston parklands (linking existing parks from Carrum to Mornington)

Provide long term planning protection to meet demand for future open space along the Plenty Gorge parklands, Yarra Valley parklands, Cardinia Creek parklands, Heatherton/Dingley 'Sandbelt' parklands and Dandenong Valley parklands.

Ensuring development does not compromise the Yarra River and Maribyrnong River corridors and other waterways as significant open space, recreation, aesthetic, conservation and tourism assets.

Continuing the development of the lower Yarra River as a focus for sport, entertainment and leisure.

Policy guidelines

Planning must consider as relevant:

- Linking People and Spaces: A Strategy for Melbourne's Open Space Network (Parks Victoria, 2002).
- Maribyrnong River – Vision for Recreational and Tourism Development (Melbourne Parks and Waterways, 1996).
- *Maribyrnong River Valley Design Guidelines* (Department of Planning and Community Development, April 2010).

11.04-9 River corridors

30/05/2014
VC106

Objective

To protect and enhance the significant river corridors of Metropolitan Melbourne.

Strategies

Ensure strategic planning and land management of the Yarra River and Maribyrnong River corridors to protect their environmental and cultural values and landscape character and guide new development.

Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of the Yarra River and Maribyrnong River corridors.

Ensure new development is sensitively designed and sited to maintain and enhance environmental assets, significant views and the landscape along the Yarra River and Maribyrnong River corridors.

Policy guidelines

Planning must consider as relevant:

- Review of Policies and Controls for the Yarra River Corridor: Punt Road to Burke Road Consultant Report (Planisphere, June 2005).
- Maribyrnong River – Vision for Recreational and Tourism Development (Melbourne Parks and Waterways, 1996).
- *Maribyrnong River Valley Design Guidelines* (Department of Planning and Community Development, April 2010).

11.05 Regional development

30/05/2014
VC106

11.05-1 Regional settlement networks

30/05/2014
VC106

Objective

To promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan.

Map 1 – Regional Victoria Settlement Framework

Strategies

Direct urban growth into the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura. Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Hamilton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Promote transport and communications and economic linkages between the various settlements through the identification of servicing priorities in regional land use plans.

Provide for growth in population and development of facilities and services across a region or sub-region network.

Deliver networks of high-quality settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing networks of settlements that will support resilient communities and the ability to adapt and change.
- Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements within regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving connections to regional and metropolitan transport services and urban connectivity.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).
- *Hume Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.05-2 Melbourne's hinterland areas

30/05/2014
VC106

Objective

To manage growth in Melbourne's hinterland, the area immediately beyond Metropolitan Melbourne and within 100 kilometres of the Melbourne's Central City.

Strategies

Provide for development in selected discrete settlements within the hinterland of Metropolitan Melbourne having regard to complex ecosystems, landscapes, agricultural and recreational activities in the area.

Maintain the attractiveness and amenity of hinterland towns.

Prevent dispersed settlement.

Site and design new development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards such as bushfire and flooding.

Manage the growth of settlements to ensure development is linked to the timely and viable provision of physical and social infrastructure and employment.

Strengthen and enhance the character and identities of towns.

Improve connections to regional and metropolitan transport services.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).
- *Hume Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).
- *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014).

11.05-3 Rural productivity

30/05/2014
VC106

Objective

To manage land use change and development in rural areas to promote agriculture and rural production.

Strategies

Prevent inappropriately dispersed urban activities in rural areas.

Limit new housing development in rural areas, including:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Restructure old and inappropriate subdivisions.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).
- *Hume Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.05-4 Regional planning strategies and principles

30/05/2014
VC106

Objective

To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.

Strategies

Identify and assess the spatial and land use planning implications of a region's strategic directions in Regional Strategic Plans.

Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.

Apply the following principles to settlement planning in Victoria's regions, including the hinterland areas:

A network of integrated and prosperous regional settlements

Support a network of integrated and prosperous regional settlements by:

- Strengthening networks of settlements by maintaining and improving transport links, spatial patterns of service delivery, and promoting commercial relationships and community activities.

- Directing growth to locations where utility, transport, commercial and social infrastructure and services are available or can be provided in the most efficient and sustainable manner.
- Ensuring there is a sufficient supply of appropriately located residential, commercial, and industrial land across a region to meet the needs identified at regional level.

Environmental health and productivity

Maintain and provide for the enhancement of environmental health and productivity of rural and hinterland landscapes by:

- Managing the impacts of settlement growth and development to deliver positive land-use and natural resource management outcomes.
- Avoiding development impacts on land that contains high biodiversity values, landscape amenity, water conservation values, food production and energy production capacity, extractable resources and minerals, cultural heritage and recreation values, assets and recognised uses.

Regional Victoria's competitive advantages

Maintain and enhance regional Victoria's competitive advantages by:

- Ensuring that the capacity of major infrastructure (including highways, railways, airports, ports, communications networks and energy generation and distribution systems) is not affected adversely by urban development in adjacent areas.
- Focusing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.
- Providing adequate and competitive land supply, including urban regeneration, redevelopment and greenfield sites, to meet future housing and urban needs and to ensure effective utilisation of land.
- Strengthening settlements by ensuring that retail, office-based employment, community facilities and services are concentrated in central locations.

Climate change, natural hazards and community safety

Respond to the impacts of climate change and natural hazards and promote community safety by:

- Siting and designing new dwellings, subdivisions and other development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards, such as bushfire and flood.
- Developing adaptation response strategies for existing settlements in hazardous and high risk areas to accommodate change over time.
- Encouraging reduced energy and water consumption through environmentally sustainable subdivision and building design.
- Encouraging a form and density of settlements that support sustainable transport to reduce greenhouse gas emissions.

Distinct and diverse regional settlements

Support the growth and development of distinctive and diverse regional settlements by:

- Encouraging high-quality urban and architectural design which respects the heritage, character and identity of each settlement.
- Ensuring development respects and enhances the scenic amenity, landscape features and view corridors of each settlement.
- Limiting urban sprawl and directing growth into existing settlements, promoting and capitalising on opportunities for urban renewal and redevelopment.
- Ensuring that the potential of land that may be required for future urban expansion is not compromised.
- Creating opportunities to enhance open space networks within and between settlements.

Liveable settlements and healthy communities

Promote liveable regional settlements and healthy communities by:

- Responding to changing community needs and facilitating timely provision of, and access to, social infrastructure and services.
- Encouraging the development of compact urban areas which are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Improving the availability of a diverse range of affordable accommodation, including social housing, in locations with good access to transport, commercial facilities and community services.
- Supporting innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).
- *Hume Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.05-5 Coastal settlement

30/05/2014
VC106

Objective

To plan for sustainable coastal development.

Strategies

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

Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values 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.

Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

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

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

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

Policy guidelines

Planning must consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2008).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.06 Central Highlands regional growth

30/05/2014
VC106

11.06-1 Planning for growth

30/05/2014
VC106

Objective

To plan for population growth in sustainable locations throughout the region.

Strategies

Support Ballarat as the main centre for regional growth, services and employment with major growth focussed to the west.

Maintain Ballarat's Central Business District as the primary focus for commercial, retail and service activity in the city and region.

Support urban consolidation, particularly in Ballarat's Central Business District.

Support the development of Ararat and Bacchus Marsh as the key service centre for each end of the region and provide adequate land and infrastructure in appropriate locations to support anticipated population growth.

Provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.

Minimise the outward growth of Daylesford due to environmental assets and natural hazards.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-2 A diversified economy

30/05/2014
VC106

Objective

To strengthen the region's economy so that it is more diversified and resilient.

Strategies

Support greater economic self-sufficiency for the region.

Facilitate economic development opportunities based on the emerging and existing strengths of the region.

Support growth through the development of employment opportunities in towns identified for population growth.

Support the growth of key regional employment assets including the Ballarat Technology Park, Ballarat Central Business District and Ballarat West Employment Zone.

Recognise the need for new employment opportunities in Ballarat's peri-urban settlements to promote sustainable growth.

Support development of the region's tourism sector and build on iconic tourism precincts as regional drawcards.

Provide and protect buffer areas for industry from the encroachment of sensitive uses.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-3 Regional links

30/05/2014
VC106

Objective

To capitalise on the region's close links with other regions and cities.

Strategies

Facilitate integrated planning for freight and passenger transport with land use directions and growth opportunities.

Support ongoing improvements to transport infrastructure to enhance access to Ballarat and other major centres.

Support settlement and economic growth along existing transport infrastructure to maximise use of the network.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-4 Sustainable communities

30/05/2014
VC106

Objective

To create sustainable and vibrant communities supported by enhanced access to key services.

Strategies

Recognise and respond to variable rates of growth and population change expected across the region.

Plan for growth by directing it to well serviced settlements with good access to Melbourne or Ballarat, particularly Bacchus Marsh, Ballan, Creswick, Clunes, Beaufort and Smythesdale.

Provide appropriate infrastructure in towns experiencing rapid population increases.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-5 A sustainable region

30/05/2014
VC106

Objective

To make the region more self-reliant and sustainable.

Strategies

Support the productive use of energy, water, waste materials, agricultural and natural resource assets.

Facilitate opportunities to enhance water supply and increase energy security.

Create communities that offer local jobs and services.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-6 Integrated planning

30/05/2014
VC106

Objective

To integrate planning for growth with the provision of infrastructure.

Strategies

Support the provision of infrastructure with planned growth.

Support infrastructure investment where it will support business investment, including Stage 1 of the Ballarat Western Link Road which will improve access to the Ballarat West Employment Zone.

Support expansion of energy supply infrastructure to facilitate the establishment of new industry or the expansion of existing industry.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-7 Environmental assets

30/05/2014
VC106

Objective

To manage, protect and enhance the region's land, soil, water and biodiversity.

Strategies

Improve environmental outcomes and support economic development by capitalising on the region's environmental assets.

Minimise impacts from development on water catchments.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-8 Agricultural productivity

30/05/2014
VC106

Objective

To support long-term agricultural productivity.

Strategies

Support change and transition to maintain the viability and productivity of agricultural land.

Support rural economies to grow and diversify and protect key agricultural assets from incompatible uses.

Support the ongoing viability of agriculture by identifying land for primary production and agriculture, including intensive agriculture.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

11.06-9 Cultural heritage and landscapes

30/05/2014
VC106

Objective

To recognise the importance of cultural heritage and landscapes as economic and community assets.

Strategies

Protect cultural heritage assets that are important for attracting tourists to the region.

Provide clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements.

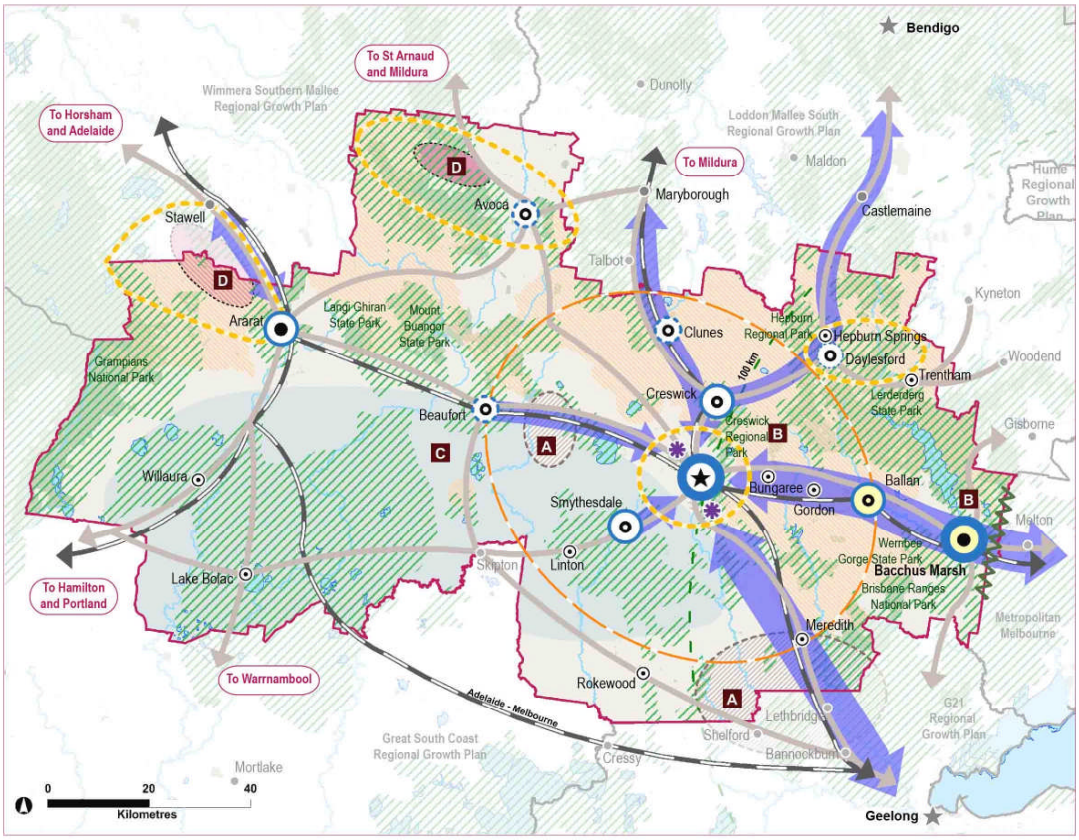
Maintain a clear settlement break between metropolitan Melbourne and the Central Highlands.

Policy guidelines

Planning must consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014).

Map 2 – Central Highlands Regional Growth Plan



SETTLEMENT NETWORK

Ballarat - Regional city | Regional centre | Town | Small town | Regional city external to the region | Settlement external to the region

Major growth | Medium growth | Support sustainable change | Contain growth

Designated identified growth centre in Plan Melbourne[1] | Settlement break

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Bacchus Marsh and Ballan as peri-urban towns with potential to attract housing and population growth out of Melbourne

MELBOURNE AND BALLARAT HINTERLANDS

Areas within 100 km of central Melbourne | Ballarat hinterland

CONNECTIVITY

Key relationship | Key road corridor | Key rail corridor

ECONOMIC DEVELOPMENT

Regional employment assets in Ballarat | Key tourism precinct

A Intensive agriculture | B Horticulture | C Broadacre cropping and grazing | D Viticulture

ENVIRONMENT

Areas containing high value terrestrial habitat | Declared water supply catchment | Public land

Lakes and wetlands | Rivers

11.07 Geelong (G21) regional growth

30/05/2014
VC106

11.07-1 Planning for growth

30/05/2014
VC106

Objective

To optimise infrastructure and consolidate growth.

Strategies

Maximise capacity and leverage off existing infrastructure and services, particularly near central retail and transport nodes.

Support the role of Geelong as the regional city and Victoria's second city.

Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks.

Plan for Colac and Winchelsea as new targeted growth nodes.

Support the proposed national transport and logistics precinct and recognise greater connection to the Werribee growth corridor and Melbourne.

Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-2 Knowledge and innovation

30/05/2014
VC106

Objective

To build and support diversity, knowledge and innovation.

Strategies

Support diversity and innovation through a range of affordable education, housing types, service provision, technology, employment and social opportunities.

Create a resilient and robust region that seeks, and is open to, new opportunities and lifelong learning.

Support growth of education and research hubs at Waurn Ponds and Central Geelong with Deakin, CSIRO, The Gordon and Barwon Health.

Provide a range of housing types with a mix of infill and greenfield options.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-3 Connected communities

30/05/2014
VC106

Objective

To create unique and connected communities.

Strategies

Support growth that enhances choice, health and wellbeing, liveability, amenity and diversity and creates a sense of place.

Create communities with opportunity to participate in arts, culture, sport and recreation, encouraging healthy lifestyles.

Support key district towns across the region providing services to surrounding areas.

Maintain a significant settlement break between the region and Melbourne.

Provide for settlement breaks between towns to maintain their unique identities.

Require a settlement boundary for all towns.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-4 Environmental assets

30/05/2014
VC106

Objective

To protect, restore and enhance the region's unique environment.

Strategies

Protect, restore and enhance the quality of land and marine areas, waterways, biodiversity and soils.

Maintain and protect the region's natural assets, including the region's parks and reserves.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-5 Agricultural productivity

30/05/2014
VC106

Objective

To secure food, water and energy resources.

Strategies

Support new opportunities in farming, fisheries and energy in a changing climate.

Support a productive, robust and self sustaining region by harnessing existing energy and natural resources while protecting and enhancing farming and natural assets.

Protect critical agricultural land, energy and earth resources required to support a growing population by focussing development to existing township areas and directing growth to towns which provide rural services.

Provide environmental and liveability benefits through the efficient and effective delivery of water infrastructure and services.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-6 Sustainable communities

30/05/2014
VC106

Objective

To allow communities to live, work and participate locally.

Strategies

Support industries that utilise skills within the region.

Support increased employment diversity.

Support new businesses that provide employment and innovation opportunities in identified employment nodes across the region.

Support key district towns providing key services to surrounding areas.

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-7 A diversified economy

30/05/2014
VC106

Objective

To build the region's economy.

Strategies

Support diversity in the region's economy that builds on its competitive strengths, including tourism and agricultural land resources and economic, social and natural assets.

Recognise and develop a national transport and logistics precinct to the north of Geelong, connecting Avalon Airport, Geelong Port and the Geelong Ring Road Employment Precinct.

Facilitate growth in a range of employment sectors, including health, education and research.

Facilitate revitalising and strengthening Central Geelong as a regional city.

Protect and strengthen existing and planned employment areas and plan for new employment nodes.

Plan for the expansion of industrial employment areas at Colac and Winchelsea.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

11.07-8 Transport

30/05/2014
VC106

Objective

To provide a range of accessible transport choices.

Strategies

Improve transport links that strengthen the connections to Melbourne and adjoining regions.

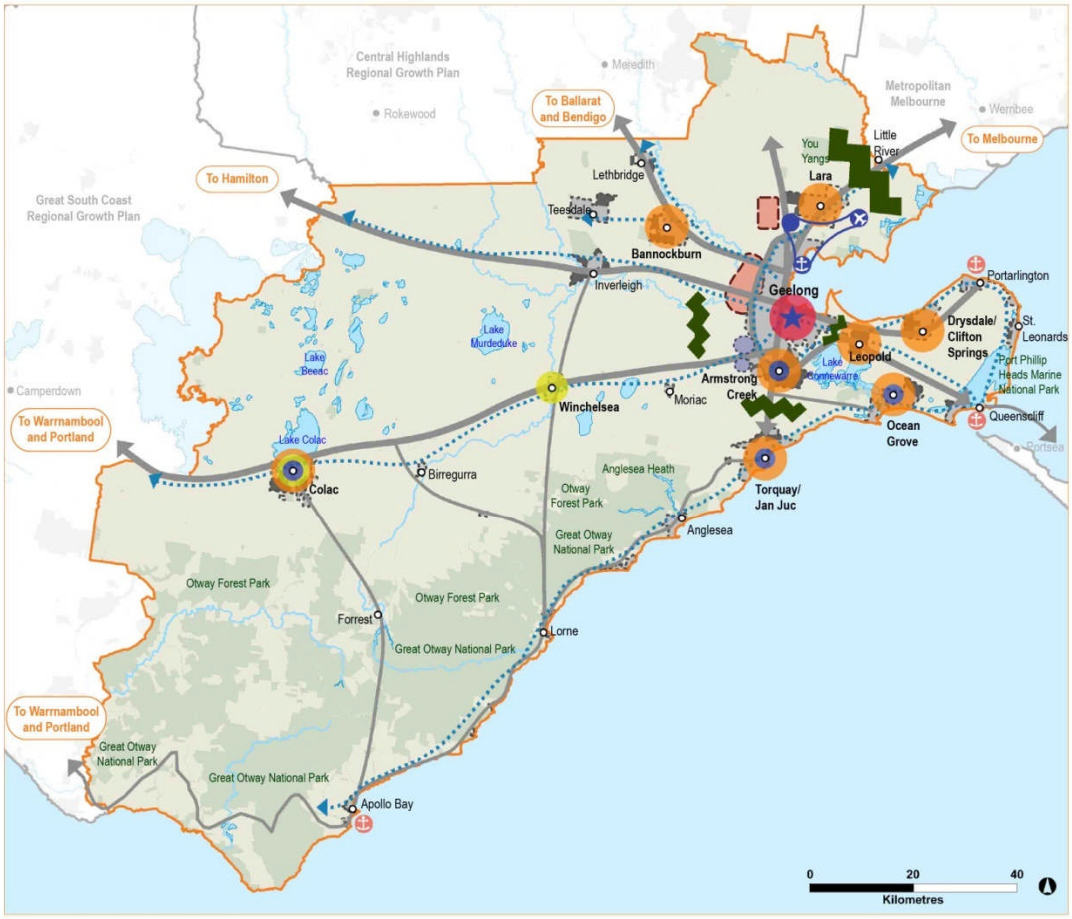
Support improved transit and access within Geelong and the wider region.

Policy guidelines

Planning must consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).

Map 3 – G21 Regional Growth Plan



11.08 Gippsland regional growth

30/05/2014
VC106

11.08-1 A diversified economy

30/05/2014
VC106

Objective

To strengthen economic resilience by growing a more diverse economy and building on the region's traditional strengths through new investment, innovation and value-adding.

Strategies

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Support diverse employment opportunities, including growth in healthcare, retail and professional and technical services.

Support the development of industry sectors with strong prospects for increased employment, particularly knowledge industries, tourism, professional services and industries focussed on growing Asian and other international markets.

Avoid loss of areas of strategic significance (agriculture and forestry).

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

Support transition to a low-carbon economy with renewable energy and greenhouse emission reductions including geothermal, clean coal processing, and carbon capture and storage.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Facilitate and manage access to earth resources where appropriate, including sand and stone, minerals and renewable energy potential.

Support continuing production from the region's oil and gas fields.

Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank.

Facilitate tourism in strategic tourism investment areas.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

Facilitate opportunities within aviation-related industries.

Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Policy guidelines

Planning must consider as relevant:

- *Gippsland Regional Growth Plan* (Victorian Government, 2014).

11.08-2 Planning for growth

30/05/2014
VC106

Objective

To promote a healthy environment by valuing Gippsland's environmental and heritage assets, and by minimising the region's exposure to natural hazards and risks.

Strategies

Limit the impact of urban growth on the use and security of water resources and minimise risks to the environment.

Support the establishment, protection and reconnection of ecosystems through large-scale native vegetation corridor projects.

Protect significant inland and coastal landscapes, and cultural heritage assets, and reduce the impact of urban growth on high value coastal and waterway assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support climate change mitigation approaches that reduce greenhouse gas emissions.

Policy guidelines

Planning must consider as relevant:

- *Gippsland Regional Growth Plan* (Victorian Government, 2014).

11.08-3 Sustainable communities

30/05/2014
VC106

Objective

To develop sustainable communities through a settlement framework comprising major urban centres offering residents convenient access to jobs, services, infrastructure, and community facilities.

Strategies

Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and sub-region networks of towns.

Support new urban growth fronts in regional centres where natural risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Plan for settlement growth to limit impact on agricultural productivity, natural and earth resources and ecological values.

Plan for increased demand on services and infrastructure in towns with high holiday home ownership.

Support streetscape and redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.

Policy guidelines

Planning must consider as relevant:

- *Gippsland Regional Growth Plan* (Victorian Government, 2014).

11.08-4 Infrastructure

30/05/2014
VC106

Objective

To deliver timely and accessible infrastructure that meets regional needs for transport, utilities and community facilities.

Strategies

Support improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.

Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.

Provide regional social infrastructure in the regional city and regional centres.

Facilitate efficient and reliable access to markets, including to ports, airports and interstate road networks, to support future agricultural, industrial and natural resource-based export opportunities.

Improve access to key freight routes so that regional businesses can enhance their supply chain efficiency.

Support ongoing investment in water infrastructure and management of water resources to enhance security and efficiency of water supply to industry and urban areas.

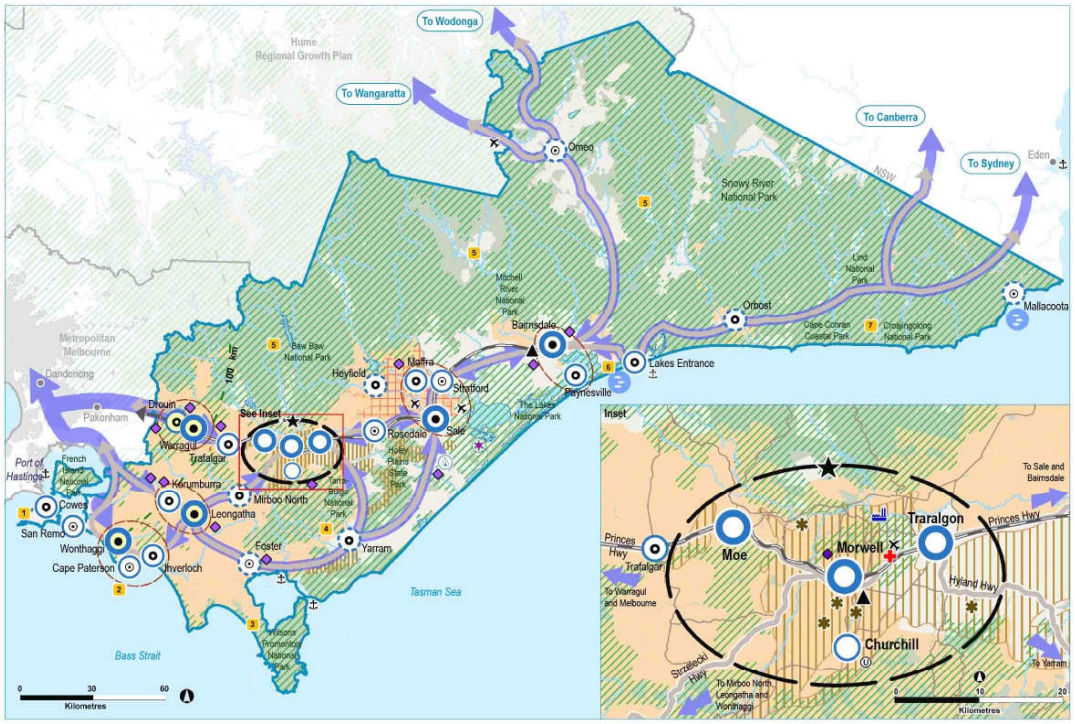
Support the provision of adequate facilities to manage the region's solid waste.

Policy guidelines

Planning must consider as relevant:

- *Gippsland Regional Growth Plan* (Victorian Government, 2014).

Map 4 – Gippsland Regional Growth Plan



SETTLEMENTS

Regional city - Latrobe City* | Regional centre | Town | Small town

*Latrobe City is the grouping of Traralgon, Morwell, Moe and Churchill

Promote growth | Support growth | Sustainable change | Designated identified growth centre in Plan Melbourne(1)

Sub regional network | Areas within 100 km of central Melbourne | Melbourne's urban area

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Warragul/Drouin, Wonthaggi and Leongatha as peri-urban towns with potential to attract housing and population growth out of Melbourne

CONNECTIVITY AND TRANSPORT

Networks supporting movement and access | Potential freight and logistics precincts

Key road corridor | Key rail corridor | Arterial road (insert map only) | Airport | Port

ECONOMIC DEVELOPMENT

Food manufacturing hubs | Key agriculture and forestry land | Macalister Irrigation District

Brown coal reserves | Power station | Longford gas plant | Australian Paper Maryvale

Organic recycling facility | University | Hospital | Fishing port

STRATEGIC TOURISM INVESTMENT AREAS

1 Phillip Island | 2 Bunurong Coast | 3 Wilsons Promontory National Park | 4 Tarra-Bulga National Park

5 Australian Alps | 6 Gippsland Lakes | 7 Croajingolong National Park

ENVIRONMENT

Areas containing high value terrestrial habitat | Public land | Lakes | Rivers

11.09 Great South Coast regional growth

30/05/2014
VC106

11.09-1 A diversified economy

30/05/2014
VC106

Objective

To strengthen the region's economy through increased industry diversification, innovation and development.

Strategies

Support agriculture as a primary source of economic prosperity and increase the region's contribution to the nation's food production.

Support higher value-add and diversification of existing industries and opportunities for investment in infrastructure, innovation and research.

Support growth and economic opportunities throughout the region, especially along the north-south and east-west corridors.

Support higher economic and population growth along the east-west primary growth corridor by capitalising and building on existing connections, strengths and infrastructure.

Support rural production and associated economic development opportunities including rural industry, rural sales, accommodation and tourism.

Support and facilitate the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to the regional community.

Plan for and sustainably manage the cumulative impacts of alternative energy development.

Facilitate access to key construction material resources in the region, including on-site quarrying.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-2 Sustainable communities

30/05/2014
VC106

Objective

To attract more people to the region.

Strategies

Support the provision of suitable housing for elderly people to cater for projected demographic change.

Support and promote active and attractive towns through the provision and enhancement of open space, trails, streetscapes and gardens.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-3 Liveable communities

30/05/2014
VC106

Objective

To enhance liveability through improved health, education and standards of living.

Strategies

Create connections between key educational and health institutions and major centres throughout the region.

Support the renewal, maintenance and improvement of health and educational facilities.

Facilitate the development and expansion of the medical, railway station and education precincts at Warrnambool.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-4 Networked settlements

30/05/2014
VC106

Objective

To build on the network of towns and the roles played by them.

Strategies

Create or reinforce settlement boundaries.

Plan for a network of settlements based around Warrnambool, Hamilton, Portland and district towns drawing on proximity to services, affordable living and a variety of lifestyle opportunities.

Support the role of Warrnambool as the key population and employment centre for the region with key links to Geelong and Melbourne and facilitate major development in designated growth areas.

Support Hamilton to service the region's north-west and surrounding areas with expanded research and development, processing and logistics businesses.

Support Portland to service the region's south-west and for the Port of Portland to be a national and international gateway for exports.

Support growth and redevelopment of the Hamilton, Portland and Warrnambool Central Business Districts.

Facilitate the district towns of Allansford, Camperdown, Casterton, Cobden, Coleraine, Dunkeld, Heywood, Koroit, Mortlake, Port Campbell, Port Fairy, Terang and Timboon to support local communities, industry and services.

Support development and investment in small towns that are facing economic and population challenges.

Support rural residential development in locations that:

- Consolidate this form of development to provide servicing efficiencies next to existing townships.
- Are adjacent to towns with limited growth demand to sustain population levels and communities.
- Avoid unmanageable exposure to natural hazards, especially bushfire, flood and coastal hazards.
- Avoid impact on regional assets including highly productive land.
- Are not strategically identified for standard density urban growth.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-5 Agricultural productivity

30/05/2014
VC106

Objective

To manage and utilise strategic assets and support agricultural productivity.

Strategies

Plan for marine development and infrastructure that is sensitive to marine national parks and environmental assets.

Support the sustainable management of key agricultural land.

Provide support and direction on appropriate locations for the establishment of new agricultural industries.

Protect strategically important agricultural and primary production land across the region from encroachment from urban expansion, rural residential and other potentially incompatible uses.

Facilitate changes in agricultural activities over time, encourage diversification and value-adding, and provide appropriately timely infrastructure to realise these opportunities.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-6 Environmental assets

30/05/2014
VC106

Objective

To sustainably manage natural, cultural and environmental assets.

Strategies

Protect significant landscapes and provide vegetation corridors between high value environmental assets.

Provide flexibility and opportunities for a diverse range of tourism development, including an increase in the supply of appropriate accommodation and tourism infrastructure.

Provide for the sustainable management of regionally significant tourism attractions such as the Great Ocean Road, Great Southern Touring Route, national parks, major inland waterways such as Lake Corangamite, key coastal assets including Discovery Bay, and cultural heritage sites.

Protect waterways from the effects of urban and rural land use change and facilitate growth at established settlements where water and wastewater can be managed.

Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.

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

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-7 Infrastructure

30/05/2014
VC106

Objective

To enhance equity of access to infrastructure, facilities and services.

Strategies

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors, and flood storage basins.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-8 Regional links

30/05/2014
VC106

Objective

To strengthen connections to other regions.

Strategies

Plan for improved and flexible freight connections to link areas of production and manufacturing to export markets in and beyond the region.

Support connections to adjacent regional cities and regional centres, including Mt Gambier, Horsham, Ballarat, Colac and Geelong.

Improve road and rail connections between Warrnambool and Geelong and Melbourne to facilitate growth and support increased visitors to the region.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.09-9 Integrated planning

30/05/2014
VC106

Objective

To ensure that the land and infrastructure needed to support growth is identified and appropriately planned.

Strategies

Protect industrial activity from sensitive land uses.

Maintain and enhance key infrastructure, including the Port of Portland, and direct transport links from production, processing and markets.

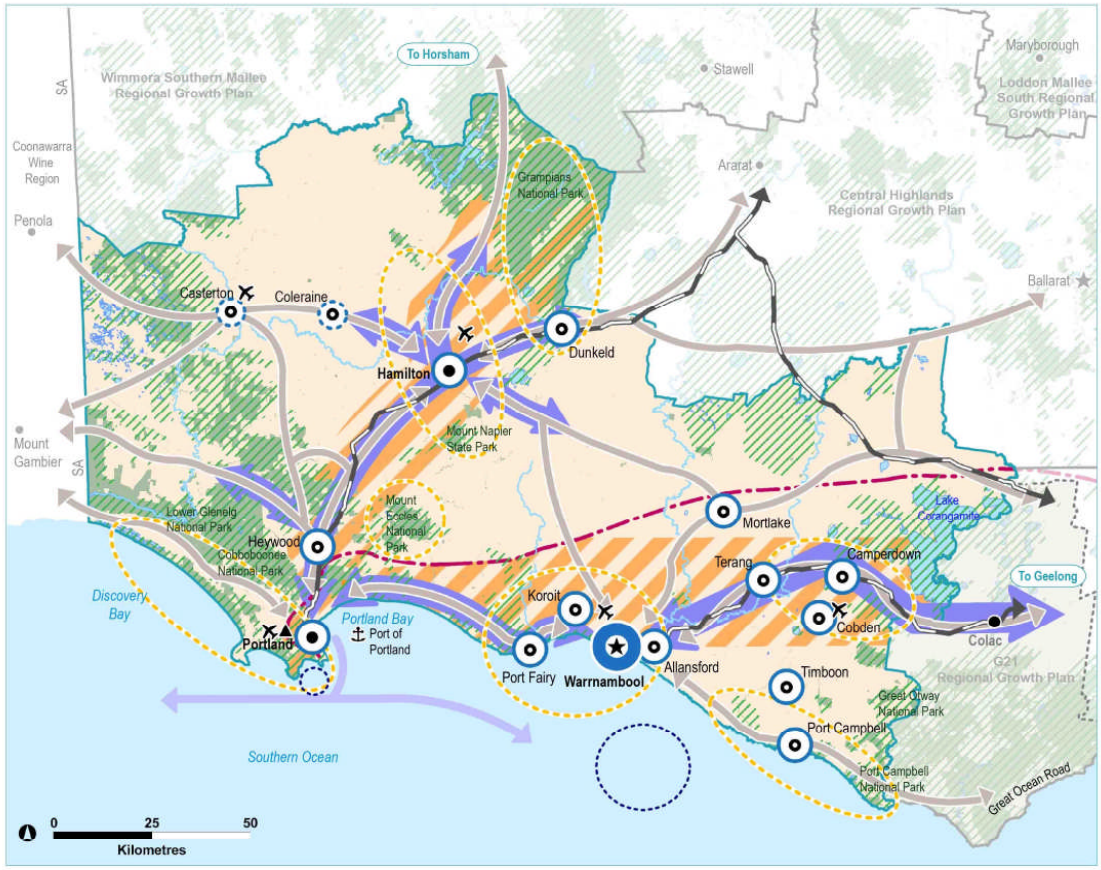
Support the Port of Portland's expansion through appropriate land use planning and overlay controls.

Policy guidelines

Planning must consider as relevant:

- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

Map 5 – Great South Coast Regional Growth Plan



SETTLEMENT ROLE AND GROWTH

Warrnambool - Regional city | Regional centre | District town | Regional city external to the region | Settlement external to the region

Major growth | Medium growth | Sustainable change

CONNECTIVITY

Improved regional connections | Road | Rail | Sea | Airport | Port

ECONOMIC DEVELOPMENT

Primary growth corridor | Agricultural production | Enhance tourism assets | Marine resources

Portland freight and industry gateway | Electricity transmission line (500 kV line)

ENVIRONMENT

Areas containing high value terrestrial habitat | Public land | Lakes and wetlands | Rivers

11.10 Hume regional growth

30/05/2014
VC106

11.10-1 A diversified economy

30/05/2014
VC106

Objective

To develop a more diverse regional economy while managing and enhancing key regional economic assets.

Strategies

Plan for a more diverse and sustainable regional economy by supporting existing economic activity and encouraging appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.

Support tourism activities, including nature-based tourism, that take advantage of environmental and cultural heritage assets and the rural environment without compromising their future.

Support opportunities for nature-based tourism throughout the region, including those arising from the restoration of the Winton Wetlands and other wetlands of national and regional value such as the Barmah Forest and the lower Ovens River.

Support large commercial tourism uses in urban locations or rural areas of lower agricultural value and away from areas identified as strategic agricultural land.

Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation in appropriate locations.

Avoid encroachment from rural residential settlement and other land uses that are non-complementary to agriculture in areas identified as strategic agricultural land and direct proposals for settlement to existing centres and townships.

Support agricultural production through the protection and enhancement of infrastructure and strategic resources such as water and agricultural land, including areas of strategic agricultural land.

Support clustering of intensive rural industries and agricultural production to take advantage of locational opportunities, including access to key infrastructure such as transport, power, water, information and communications technology, and separation from sensitive land uses.

Create renewable energy hubs that support co-location of industries to maximise resource use efficiency and minimise waste generation.

Plan for rural areas by considering the location of earth resources, the potential for their future extraction and how to minimise impacts on sensitive uses and the environment.

Support the availability of construction materials locally and consider measures to facilitate and manage their extraction.

Maintain and develop buffers around mining and quarrying activities to manage potential land use conflicts.

Policy guidelines

Planning must consider as relevant:

- *Hume Regional Growth Plan* (Victorian Government, 2014).

11.10-2 Environmental assets

30/05/2014
VC106

Objective

To protect environmental and heritage assets, and maximise the regional benefit from them, while managing exposure to natural hazards and planning for the potential impacts of climate change.

Strategies

Conserve water and manage waterways and storages as key environmental, social and economic assets to the region.

Protect the Murray River corridor as a key environmental (scenic, biodiversity, riverine), cultural and economic asset.

Policy guidelines

Planning must consider as relevant:

- *Hume Regional Growth Plan* (Victorian Government, 2014).

11.10-3 Planning for growth

30/05/2014
VC106

Objective

To focus growth and development to maximise the strengths of existing settlements.

Strategies

Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta and Wodonga, and in Benalla.

Facilitate and strengthen the economic role of Seymour, while supporting population growth.

Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

Maintain and enhance the distinctive and valued characteristics of settlements in the region, including townships associated with early settlement and the gold rush.

Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Shepparton, Wangaratta, Wodonga, Benalla and Seymour.

Policy guidelines

Planning must consider as relevant:

- *Hume Regional Growth Plan* (Victorian Government, 2014).

11.10-4 Infrastructure

30/05/2014
VC106

Objective

To improve people and freight movements and plan strategically for future infrastructure needs.

Strategies

Plan for freight connectivity to the network that is flexible and adaptable to changes in the mix of commodities and freight logistic operations.

Support improved east-west transport links including those into Gippsland.

Support the region's network of tracks and trails and activities that complement and extend their use.

Support the development of freight and logistics precincts in strategic locations along key regional freight corridors.

Provide for appropriate settlement buffers around sewerage treatment areas, solid waste management and resource recovery facilities and industrial areas to minimise potential impacts on the environment such as noise and odour.

Avoid locating water treatment plants close to development nodes.

Support provision of adequate facilities to manage the region's solid waste, including resource recovery facilities.

Support opportunities to generate renewable energy from waste.

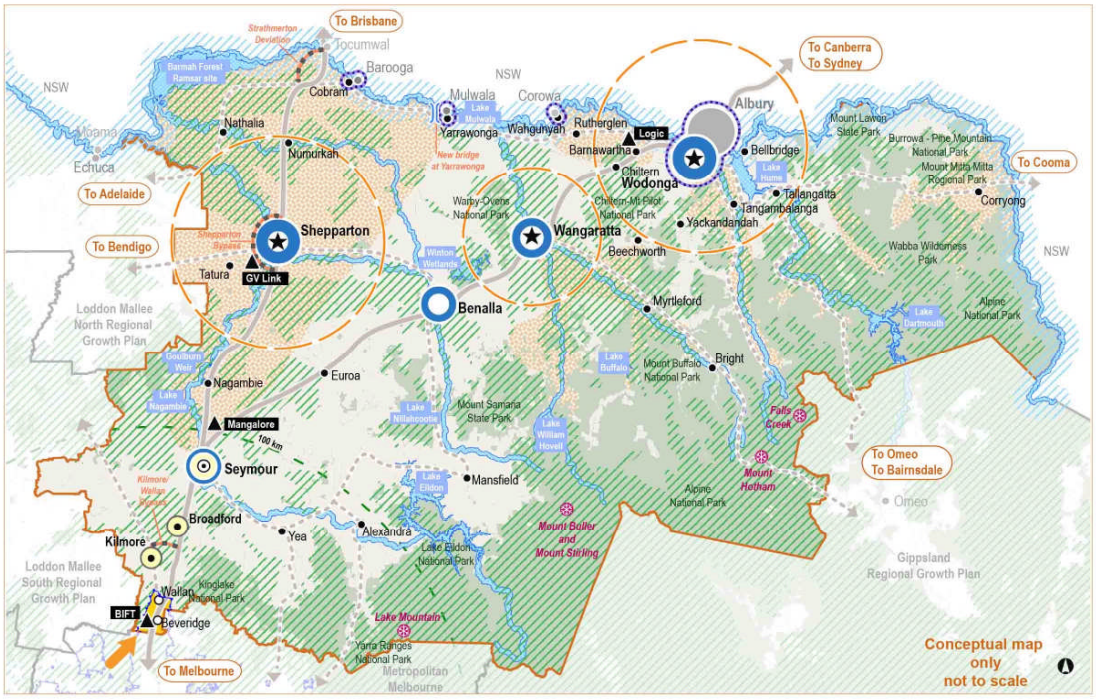
Facilitate coordinated development of growth areas to ensure required land, infrastructure and services, including education and health services, are provided in a timely manner.

Policy guidelines

Planning must consider as relevant:

- *Hume Regional Growth Plan* (Victorian Government, 2014).

Map 6 – Hume Regional Growth Plan



SETTLEMENT NETWORK

- Major growth location
- Medium to high growth location
- Significant change location
- Designated identified growth centre in Plan Melbourne (1)
- Locations identified as 'Regional Cities' in a statewide context

OTHER KEY URBAN SETTLEMENTS

[1]Plan Melbourne (Chapter 6 – State of Cities) identifies Broadford, Kilmore and Seymour as peri-urban towns with potential to attract housing and population growth out of Melbourne

- Cross-border settlements
- Support growth in these urban locations, and lifestyle opportunities
- Towns and areas in the Hume Region within Melbourne's Urban Growth Boundary
- Settlements external to the region

URBAN GROWTH AND HINTERLAND INFLUENCE

- Hinterland influence
- Areas within 100 km of central Melbourne

CONNECTIVITY

- National transport corridor (road and rail)
- Other major transport link
- Improved future transport link
- Freight and logistics precinct
- Melbourne metropolitan growth into the Hume Region

ECONOMIC DEVELOPMENT

- Strategic agricultural land

ENVIRONMENT

- Alpine resort
- Areas containing high value terrestrial habitat
- Public land
- Key water and tourism assets
- Murray River corridor

11.11 Loddon Mallee North regional growth

30/05/2014
VC106

11.11-1 Planning for growth

30/05/2014
VC106

Objective

To align population and economic growth.

Strategies

Provide a suitable range of commercial and industrial precincts in the regional city, regional centres and towns recognising each settlement's role in their community of interest, including cross-border and inter-regional access for economic development.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-2 A diversified economy

30/05/2014
VC106

Objective

To realise opportunities to strengthen and diversify the economy.

Strategies

Support further diversification of the primary production, service, manufacturing and tourism industries.

Support growth and adaptation of agriculture.

Support emerging agribusinesses and location clusters, including intensive animal industries.

Support production and processing that adds value to local agricultural and other primary products.

Support investment in infrastructure, freight and logistics and increased availability of natural gas.

Support emerging and potential growth sectors such as nature-based tourism, mining and renewable energy generation and protect these activities from urban encroachment.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-3 Agricultural productivity

30/05/2014
VC106

Objective

To support and manage rural landscapes.

Strategies

Protect areas of strategic significance for agriculture.

Support adaptation of the agricultural sector to embrace opportunities and respond to the potential risks arising from climate change.

Facilitate ongoing agricultural productivity and investment in high value agriculture.

Protect and maintain productive land and irrigation assets necessary to help grow the region as an important food bowl for domestic and international exports.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-4 Environmental assets

30/05/2014
VC106

Objective

To manage the region's environmental and cultural heritage assets and minimise exposure to natural hazards.

Strategies

Support the establishment, protection and reconnection of ecosystems through large scale native vegetation corridors.

Protect the region's environmental assets and values, particularly those associated with significant wetlands and the Murray River.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-5 Sustainable communities

30/05/2014
VC106

Objective

To protect and provide local sense of place.

Strategies

Facilitate growth of Mildura as the regional city, through planned development incorporating the nearby settlements of Red Cliffs, Irymple and Merbein, and encourage urban consolidation, particularly in the Central Business District.

Avoid growth and development in Mildura that may compromise the future operation or potential for expansion of Mildura Airport.

Plan for and facilitate growth of Echuca and Swan Hill as regional centres and important tourism destinations while considering population change and settlement planning in New South Wales.

Support incremental expansion of Swan Hill and the provision of infrastructure to facilitate growth, including improvements to transport infrastructure to service regional industries.

Provide opportunities for economic growth in Ouyen by supporting infrastructure improvements for the expansion of mineral sands mining, agriculture, tourism and other economic diversification opportunities.

Plan strategically for the most appropriate locations for rural residential growth in the hinterland areas of Mildura, Swan Hill and Echuca.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-6 Networked settlements

30/05/2014
VC106

Objective

To develop a living network of towns.

Strategies

Support stronger relationships between the region and communities of interest in southern New South Wales, South Australia and adjoining Victorian regions.

Support the role of rural settlements to act as commuter towns within the wider network and for neighbouring regions.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-7 Community infrastructure

30/05/2014
VC106

Objective

To enable healthy lifestyles.

Strategies

Protect the operation of existing and planned health and education facilities from conflicting land uses.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

11.11-8 Integrated planning

30/05/2014
VC106

Objective

To retain, renew and build infrastructure to support growth and enable healthy and supportive communities.

Strategies

Support the supply of natural gas to Mildura and other centres and towns.

Support development that increases the use of recycled water and reduces demand for potable water.

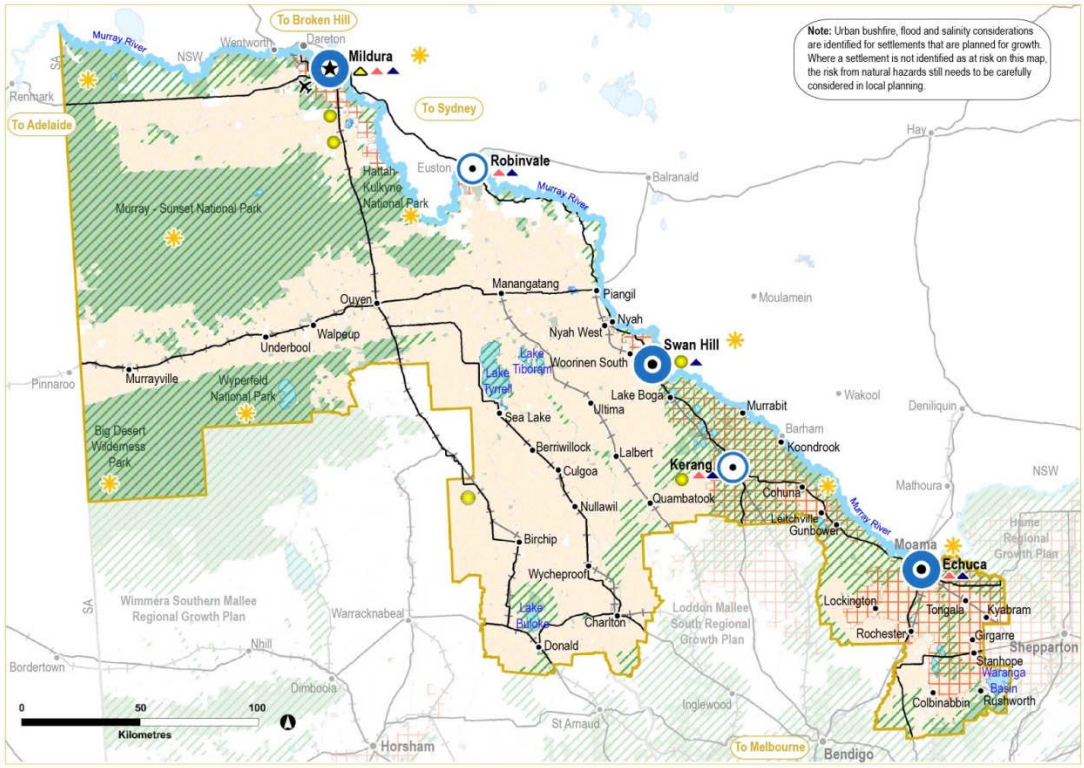
Support opportunities for industry to develop new waste and resource recovery processes.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014).

Map 7 – Loddon Mallee North Regional Growth Plan



11.12 Loddon Mallee South regional growth

30/05/2014
VC106

11.12-1 Planning for growth

30/05/2014
VC106

Objective

To manage population growth and settlements.

Strategies

Support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services.

Manage and support growth in Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities within the region.

Support sustainable growth and expansion in Inglewood, Bridgewater, Marong and Harcourt to capitalise on their proximity to Bendigo.

Facilitate increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).

11.12-2 Strengthened communities

30/05/2014
VC106

Objective

To strengthen communities especially in small towns.

Strategies

Support the ongoing role and contribution of the region's small towns, settlements and non-urban areas through investment and diversification of their economies.

Plan for facilities and infrastructure needed to deliver education and training that supports growth.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).

11.12-3 A diversified economy

30/05/2014
VC106

Objective

To strengthen and diversify the economy.

Strategies

Support expansion of the region's diverse economy to enable residents to work and participate in the region.

Facilitate greater employment and investment outcomes from growth sectors such as health, education and professional services.

Support and develop emerging and potential growth sectors such as tourism, renewable energy, resource recovery and other green industries.

Facilitate new manufacturing and food processing industries that build on supply chains and take advantage of well located and affordable land.

Maintain and develop buffers around mining and quarrying activities.

Facilitate access to natural resources where appropriate, including sand and stone, minerals, timber and renewable energy potential.

Support the development and expansion of tourism infrastructure in Bendigo.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).

11.12-4 Infrastructure

30/05/2014
VC106

Objective

To improve infrastructure.

Strategies

Provide adequate waste and resource recovery infrastructure and services to support new development and population growth.

Minimise the impact of urban development on the current and future operation of major infrastructure of national, state and regional significance, including highways, railways, airports, communication networks and energy generation and distribution systems.

Support upgrades at Bendigo Airport that improve access and infrastructure to support emergency services.

Maintain and strengthen passenger and freight transport networks and explore opportunities to develop freight-related activities in Marong and Maryborough.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).

11.12-5 Natural and built environment

30/05/2014
VC106

Objective

To protect and enhance the natural and built environment.

Strategies

Protect and improve the condition of the region's important environmental assets such as forests, wetlands and rivers.

Maintain non-urban breaks between settlements.

Support the designation of Castlemaine Diggings National Heritage Park as a World Heritage place to underpin tourism.

Facilitate tourism opportunities in appropriate locations near heritage places and natural environments.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).

11.12-6 Agricultural productivity

30/05/2014
VC106

Objective

To ensure food, water and energy security.

Strategies

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate new opportunities in agriculture that respond to the potential impacts of climate change.

Support and facilitate development in renewable energy, waste to energy, carbon sequestration and other new energy opportunities.

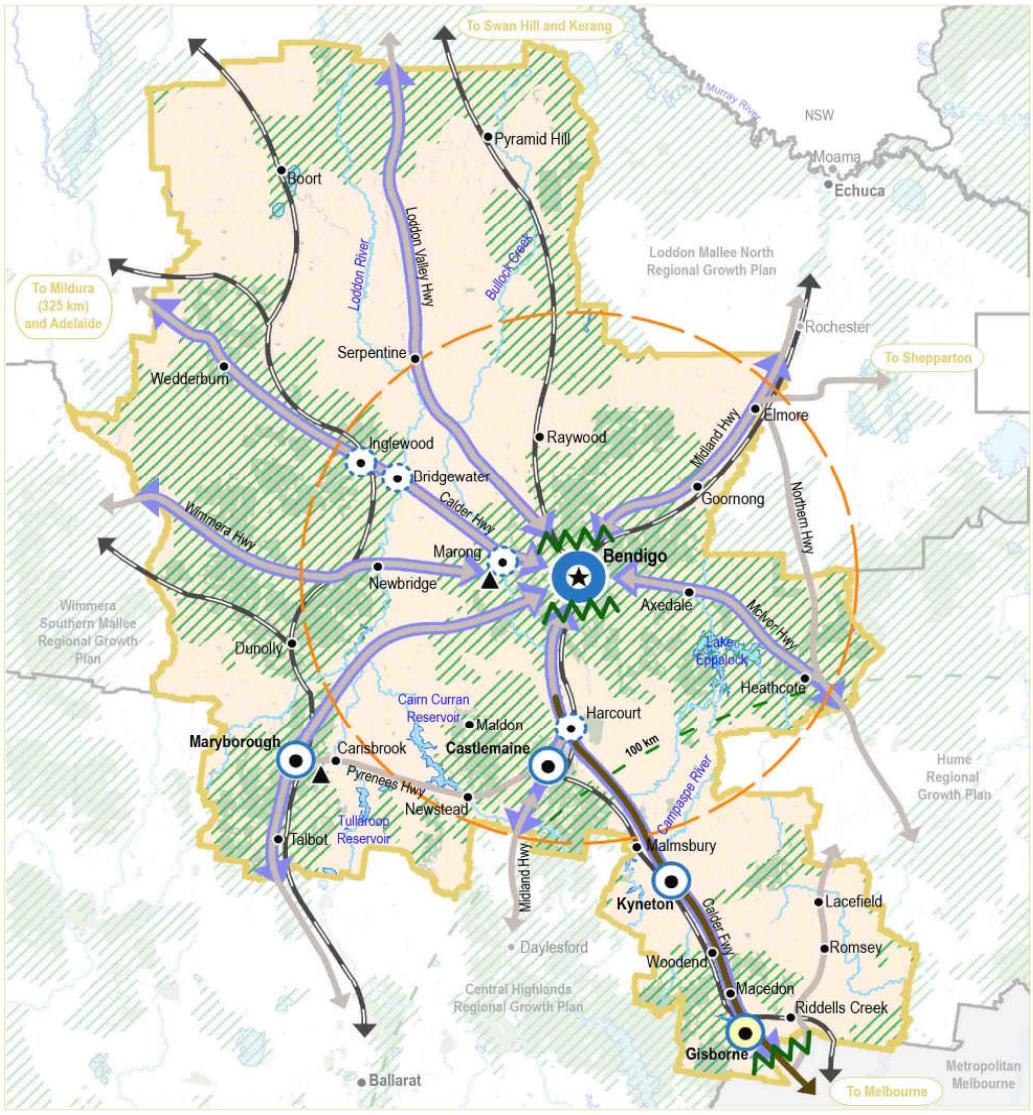
Support ongoing investment in water infrastructure and management of water resources to enhance security and efficiency of water supply to irrigators, farms and urban areas.

Policy guidelines

Planning must consider as relevant:

- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014).

Map 8 – Loddon Mallee South Regional Growth Plan



11.13 Wimmera Southern Mallee regional growth

30/05/2014
VC106

11.13-1 Networked settlements

30/05/2014
VC106

Objective

To encourage growth throughout the region and create a network of integrated and prosperous settlements.

Strategies

Support a highly connected network of settlements based on communities of interest.

Recognise the close relationship between Stawell and Ararat and plan for these towns as a cohesive sub-regional cluster of housing, employment and services.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-2 Planning for growth

30/05/2014
VC106

Objective

To manage population change and access to services by making key centres a focus.

Strategies

Support the role of Horsham as the key population and employment centre for the region.

Support the ongoing growth and development of Edenhope, Hopetoun, Nhill, St Arnaud, Stawell and Warracknabeal as the key service hubs within their sub-regional communities of interest.

Support the regional role of Horsham Central Activities District in providing higher order commercial and retail services.

Provide local and some sub-regional services in Dimboola, Kaniva and Murtoa.

Provide an ongoing supply of infill and greenfield residential land, particularly in Horsham and district towns.

Support investment in higher order services and facilities at Horsham that cater for a regional catchment.

Support regeneration of Horsham North through better access, community infrastructure and housing.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-3 Environmental assets

30/05/2014
VC106

Objective

To enhance ecological health and rural landscapes.

Strategies

Facilitate greater connectivity between areas of medium to high natural value to improve ecosystem resilience.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-4 Agricultural productivity

30/05/2014
VC106

Objective

To protect key agricultural resources, maintain productivity and support the development of industry.

Strategies

Protect land and environmental resources which make a significant contribution to the region's agricultural productivity.

Support local industries, activities and infrastructure which complement and enhance the region's agricultural sector.

Facilitate agricultural diversification and value adding that takes advantage of natural assets, and provide appropriate and timely infrastructure to realise these opportunities.

Facilitate intensive agriculture in appropriate locations.

Protect and manage environmental assets as cropping expands in the southern parts of the region.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-5 A diversified economy

30/05/2014
VC106

Objective

To use the region's assets to facilitate the diversification of the economy and build a resilient community.

Strategies

Facilitate diversification of the regional economy and capitalise on economic development opportunities through building on the region's assets, particularly agriculture, energy, mining and tourism.

Create a regional freight and industry gateway in and around Horsham to capitalise on the Wimmera Intermodal Freight Terminal and value adding from the agricultural industry.

Provide an ongoing supply of industrial land, particularly in Horsham and district towns.

Support a diverse range of tourism development on private land, particularly in designated locations where it will:

- Have access to settlements, transport infrastructure and other services.
- Be compatible with environmental and cultural assets and values.
- Link with nearby environmental assets.
- Not be exposed to unacceptable bushfire hazards.
- Operate in conjunction with agricultural activities and be located away from intensive agriculture and mining.

Avoid residential growth in areas where tourism developments should be given priority to support the local economy.

Facilitate further development of tourism related to the wine industry at Great Western and nature-based tourism around key attractions such as the Grampians National Park, Little Desert National Park, major lakes and cultural heritage sites.

Support the development of Halls Gap as a resort town and tourism focal point for the region.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-6 Resilient communities

30/05/2014
VC106

Objective

To support planning for adaptation to changes in climate.

Strategies

Provide for flexible approaches to rural land use and infrastructure which support a transition of agricultural activities over time.

Support the development of locally generated renewable energy, including bioenergy clusters.

Facilitate the use of secure water supplies to develop the region's economy.

Facilitate the economic opportunities presented by the Wimmera Mallee Pipeline taking advantage of water security to encourage more intensive agriculture and industry and tourism based on the region's wetlands and lakes.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-7 Liveable communities

30/05/2014
VC106

Objective

To support development of distinct settlements to create healthy, attractive and liveable communities.

Strategies

Provide for easy access to housing, education, employment and community facilities, particularly in Horsham and district towns.

Maintain and enhance social and community facilities in key service centres, particularly district towns, to ensure they are sustainable and can continue to attract new residents.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

11.13-8 Infrastructure

30/05/2014
VC106

Objective

To identify infrastructure required to support growth.

Strategies

Plan for freight and passenger transport to be integrated with land use.

Provide for the expansion of energy supply infrastructure where it is feasible and would support the establishment of new industry or the expansion of existing industry.

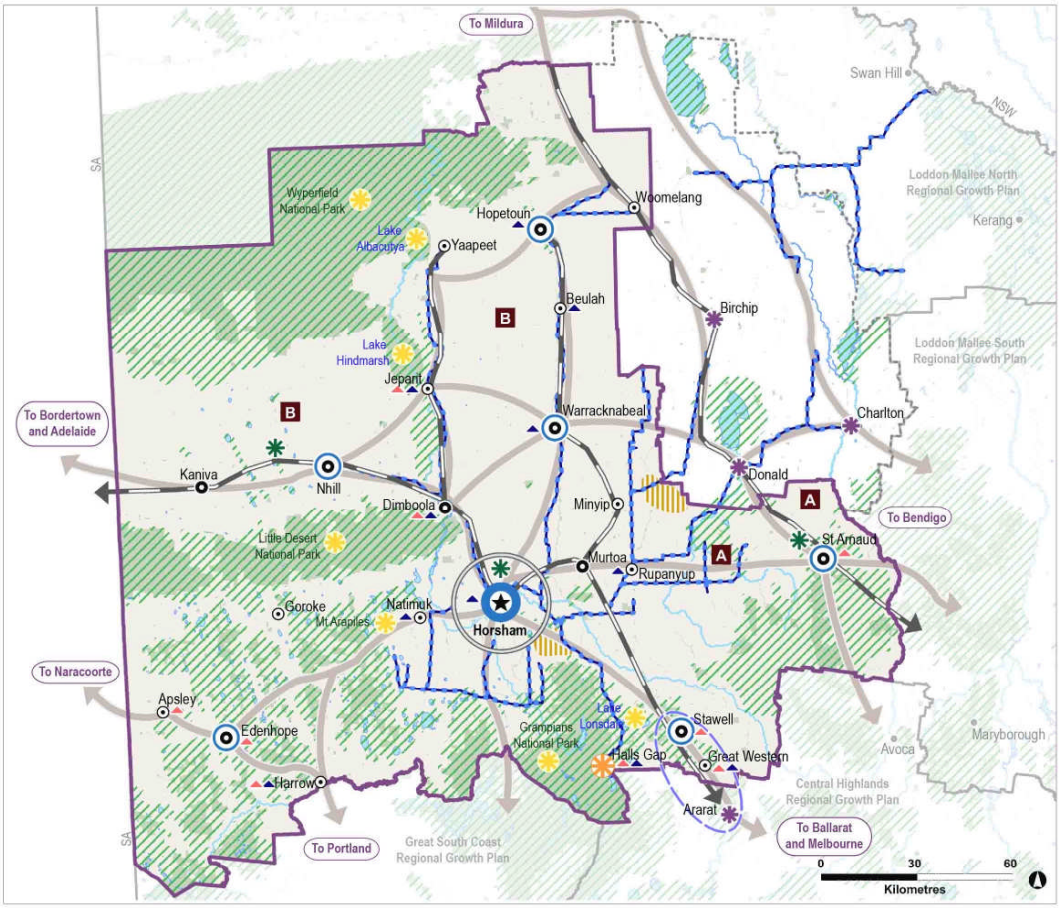
Facilitate local energy generation to help diversify the local economy and improve sustainability outcomes.

Policy guidelines

Planning must consider as relevant:

- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014).

Map 9 – Wimmera Southern Mallee Regional Growth Plan



SETTLEMENT NETWORK

Horsham - Regional city - Promote growth

District town

Town

Small settlement

Stawell-Ararat relationship

Halls Gap - tourism hub

Key hubs external to the region

Partner council

INFRASTRUCTURE

Key road corridor

Key rail corridor

Wimmera Mallee Pipeline trunk routes

ECONOMIC DEVELOPMENT

A — Preferred location for medium-large piggery and broiler farm intensive agriculture

B — Preferred location for medium-large cattle and lamb feedlot intensive agriculture

Freight and industry gateway

Mineral sands mining proposal

Bioenergy cluster

Key tourism asset

ENVIRONMENT

Areas containing high value terrestrial habitat

Public land

Lakes

Rivers

Urban flood considerations(1)

Urban bushfire considerations(2)

(1) Urban flood considerations are based on existing overlays

(2) Bushfire considerations may be based on one or more of the following: existing overlays, advice from CFA or Regional Bushfire Planning Assessments. Does not include Bushfire Prone Areas.

11.14 Planning for identified distinctive areas

08/10/2015
VC128

11.14-1 Localised planning statements

08/10/2015
VC128

Objective

To protect and enhance the valued attributes of the distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.

Strategies

Recognise the significant geographic and physical features of these areas.

Protect the identified key values and activities of these areas.

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

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

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 guidelines

Planning must consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015).
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014).