

21.02 KEY LAND USE ISSUES

10/12/2015
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There are a number of key land use issues which are important to the future development of Brimbank. These include:

Natural Environment

The municipality has a distinct landscape character that is formed by the Victorian Volcanic Plain Bioregion and contains significant areas of remnant grasslands and escarpment shrubland vegetation providing habitat for threatened species of nationally and State listed fauna and flora.

Poor soils, strong winds and low levels of rainfall create considerable challenges in establishing a sustainable natural landscape setting.

A series of creeks and rivers, comprising of the Maribyrnong River and Kororoit, Jones, Jacksons and Taylors Creeks, traverse the City and function as both habitat corridors and linear recreation parklands. While these open space networks contain areas of attractive settings, there is opportunity to extend the unobstructed linear corridors and provide improvements and connections to parks and other destinations within and outside the municipality.

Built Environment

Throughout the municipality the quality of the built environment, streetscapes and development along our river valleys and escarpments are significant issues. Improving the public realm and creating a sense of identity in the municipality by the community is a priority for Council.

Well-designed development which contributes to the desired neighbourhood character, contributes to the community's sense and pride of place will be encouraged.

High quality urban design is the key to achieving a sustainable future for Brimbank. Quality urban design will be a driving force in the assessment of future development.

A sense of Brimbank's history is reflected in the heritage places that were founded upon the early rural development of the municipality and the later industrial development of Albion and Sunshine. Heritage places dating back to the early 1900s are located throughout the municipality. The recognition, retention, enhancement and preservation of these historic assets are a priority.

Housing

Housing type is generally characterised by Pre-war and Post-war style dwellings in the established suburbs of Sunshine, St Albans and Deer Park and contemporary styles in the recently developed suburbs of Cairnlea, Sydenham, Hillside and Derrimut.

The expected ageing population will create an increased demand for smaller dwellings and aged care accommodation and services.

Housing within Brimbank is expected to increase from approximately 61,411 dwellings in 2006 to 72,570 dwellings in 2026, with the average household size falling from 2.94 to 2.77 residents per household.

There are no greenfield development sites remaining within Brimbank and it is expected that population growth will be contained within infill medium and higher density developments, in activity centres, the General Residential Zone and Residential Growth Zone.

Retailing and Activity Centres

The Sunshine National Employment Cluster occupies a large portion of the municipality, including the Sunshine Metropolitan Activity Centre, St Albans Activity Centre, Sunshine Health/Education Precinct and Sunshine Urban Renewal Corridor. It is a focus for retailing, employment and residential growth and is of regional and metropolitan significance.

In addition, Brimbank supports a number of Activity Centres and Neighbourhood Activity Centres which are of significance to the municipality and support the 20 minute neighbourhood objective of Plan Melbourne. These centres serve as community and economic hubs that provide opportunities for future housing and commercial development.

Industrial Land Use

The City contains significant industrial areas which benefit from the municipality's access to important infrastructure including the CBD, Melbourne Airport, the ports, the Western Ring Road and the Tullamarine and Calder Freeways. Investigations undertaken by Council indicated that there is a 17-23 year supply of vacant land in Brimbank that will result in approximately 7470 jobs in the manufacturing, transport, logistics and distribution, and wholesale trade sectors.

There are also a number of smaller industrial pockets that are either underperforming or isolated from other services. Opportunity exists to redevelop and redefine these areas upon further investigation and consultation.

Transport and Infrastructure

Brimbank has a disconnected public transport system that does not effectively connect the entire municipality.

Bus usage in Brimbank is higher than some neighbouring municipalities. The provision of bus services has lagged behind the development of new residential estates, further compounding the reliance on private vehicles. The rail network is overcrowded and only services a limited area of the municipality.

Council will advocate for more sustainable transport options, including a connected walking and cycling network and reduced reliance on private vehicles.

Council's ageing stormwater and drainage system will need improvement to meet the needs of the expected increase in population.

Community and Leisure Facilities

Brimbank is home to the State Government managed Brimbank Park and the Organ Pipes National Park, which is adjacent to the Council managed Sydenham Park creating a corridor of open space.

Brimbank also comprises a significant open space network of 243 reserves with 107 playgrounds located within the reserves. Most parks in the network are poorly developed and have a low level of landscape and recreational amenity. The partially developed linear parklands along Kororoit Creek, Taylors Creek and the Maribyrnong River provide attractive settings for passive recreation. Opportunities exist to complete these trails and provide connections into adjacent municipalities and the wider regional open space networks.

The open space network will be improved to provide an equitable distribution of quality parks and playgrounds across the city.

BRIMBANK PLANNING SCHEME

