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## **METROPOLITAN MELBOURNE**

### **Policy guidelines**

In considering the policy objectives and strategies for metropolitan Melbourne, planning must consider as relevant: *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land Water and Planning, 2017).

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### **Jobs and investment**

#### **Objective**

To create a city structure that drives productivity, attracts investment, supports innovation and creates jobs.

#### **Strategies**

Support the Central City to become Australia's largest commercial and residential centre by 2050, by planning for office, retail, education, health, entertainment and cultural activity spaces.

Plan for the redevelopment of Major Urban-Renewal Precincts in and around the Central City to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses.

Facilitate the development of National Employment and Innovation Clusters by ensuring they:

- have a high level of amenity to attract businesses and workers.
- are supported by good public transport services and integrated walking and cycling paths.
- maximise investment opportunities for the location of knowledge intensive firms and jobs.

Support the significant employment and servicing role of Health and Education Precincts by:

- focussing on improving access, particularly public transport access.
- encouraging co-location of facilities to better utilise existing infrastructure.
- supporting and facilitating growth of associated businesses and industries.
- reinforcing their specialised economic functions while also providing opportunities for ancillary retail, commercial, accommodation and supporting services.

Support major Transport Gateways as important locations for employment and economic activity by:

- protecting designated ports, airports, freight terminals and their environs from incompatible land uses.
- encouraging adjacent complementary uses and employment generating activities.

Plan for industrial land in suitable locations to support employment and investment opportunities.

Ensure there is sufficient industrial land available for development near Transport Gateways.

Protect State Significant Industrial Precincts from incompatible land uses to allow future growth.

Plan for adequate commercial land across Melbourne.

Improve access to jobs across Melbourne and closer to where people live.

Support the development of a network of activity centres linked by transport.

Support the development and growth of Metropolitan Activity Centres by ensuring they:

- are able to accommodate significant growth for a broad range of land uses.
- are supported with appropriate infrastructure.
- provide high levels of amenity.
- are hubs for public transport services and offer good connectivity for a regional catchment.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Facilitate investment in Melbourne's outer areas to increase local access to employment.

Support the provision of high-quality telecommunications infrastructure in Melbourne's employment, urban renewal and growth areas through early planning for fibre-ready facilities and wireless infrastructure.

Plan for and facilitate the development of urban-renewal precincts as high amenity mixed-use neighbourhoods that offer a range and choice of housing and other services.

Plan for new development and investment opportunities on the existing and planned transport network.

Protect agricultural land and support agricultural production.

Identify and protect extractive resources.

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### **Housing choice**

#### **Objective**

To provide housing choice close to jobs and services.

#### **Strategies**

Manage the supply of new housing in locations that will meet population growth and create a sustainable city.

Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city.

Facilitate increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Support housing growth and diversity in defined housing change areas and redevelopment sites.

Direct new housing to areas with appropriate infrastructure.

Allow for a spectrum of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Provide certainty about the scale of growth in the suburbs by prescribing appropriate height and site coverage provisions for different areas.

Deliver more housing closer to jobs and public transport.

Facilitate well-designed high density residential development in Melbourne's central city that supports a vibrant public realm.

Direct new housing and mixed-use development to urban renewal precincts and sites.

Support new housing in activity centres and other places that offer good access to jobs, services and public transport.

Identify and plan for greyfield areas to deliver a greater mix and diversity of housing, particularly through opportunities for land consolidation.

Require development in the urban growth areas to be sequenced and staged to better link infrastructure delivery to land release.

Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development.

Facilitate diverse housing that offers choice and meets changing household needs through:

- provision of a greater mix of housing types.
- adaptable internal dwelling design.
- universal design.

Provide a range of housing types in growth areas through a variety of lot sizes and housing types.

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## **Integrated transport**

### **Objective**

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

### **Strategies**

Support the establishment of a metro-style rail system.

Facilitate high-quality public transport access to job-rich areas.

Enable improved arterial road connections across Melbourne.

Encourage increased diversity and density of development along the Principal Public Transport Network.

Improve transport in Melbourne's outer suburbs by ensuring land use and transport planning are integrated.

Provide for increased density of development, particularly around transport nodes, to support the viability of services.

Improve the road network in growth areas and outer suburbs to ensure access to jobs and services.

Plan for and deliver public transport in outer suburban areas that is integrated with land use and development.

Improve local travel options for walking and cycling to support 20 minute neighbourhoods.

Create pedestrian friendly neighbourhoods by supporting development of continuous, high-quality walking routes and streets that are safe, pleasant and attractive.

Locate schools and other regional facilities near existing public transport and provide safe walking and cycling routes and drop-off zones.

Ensure suitable sites are provided for intermodal freight terminals at key locations around Metropolitan Melbourne, particularly for the Beveridge Interstate Freight Terminal and the Western Interstate Freight Terminal.

#### **11.06-4**

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### **Place and identity**

#### **Objective**

To create a distinctive and liveable city with quality design and amenity.

#### **Strategies**

Improve the design quality of public spaces and the interfaces between private development and the public domain.

Support the creation of memorable, well-designed places that are distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards and create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Protect and enhance the metropolitan water's edge parklands from intrusion and encroachment of development that impacts on open space and diminishes their natural landscape setting.

Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.

Plan for regionally significant cultural and sporting facilities.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

Create innovative tourism experiences and encourage investment that meets demand and supports growth in the tourism.

Promote urban design excellence in the built environment and create places that:

- are accessible, safe and diverse
- are enjoyable, engaging and comfortable to be in and move around
- accommodate people of all abilities, ages and cultures
- celebrate of the city's social, cultural and natural heritage.

Recognise the value of heritage by carefully managing the ongoing processes of growth and change in the urban environment.

Respect and protect Melbourne's Aboriginal cultural heritage.

Support the regeneration of heritage assets through adaptive re-use.

Strengthen protection and management of green wedge land.

## **11.06-5**

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## **Neighbourhoods**

### **Objective**

To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.

### **Strategies**

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing, create opportunities for local businesses and jobs and deliver better access to services and facilities.

Support a network of vibrant Neighbourhood Activity Centres.

Create neighbourhoods that support safe communities and healthy lifestyles.

Create neighbourhoods that enable and promote walking and cycling as a part of daily life.

Ensure social infrastructure is designed to be accessible; and in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Create Health and Education Precincts to support neighbourhoods by:

- planning for health precincts to be located in or close to town centres in new suburbs.
- ensuring these precincts are well serviced by public transport and other community services.

Facilitate neighbourhood health and community wellbeing precincts through the co-location of general practitioners, allied health services, community health facilities and not-for-profit health providers.

Facilitate regional health and community wellbeing precincts through the co-location of hospitals, allied health services and not-for-profit health providers.

Identify and protect land for cemeteries and crematoria.

Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.

Support establishing community gardens and productive streetscapes.

## 11.06-6 Sustainability and resilience

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### Objective

To create a more sustainable and resilient city that manages its land, biodiversity, water, energy and waste resources in a more integrated way.

### Strategies

Improve energy, water and waste performance of buildings through environmentally sustainable development and energy efficiency upgrades.

Facilitate the uptake of renewable energy technologies on a site-by-site and neighbourhood level, including through the consideration of renewable energy opportunities during the master planning of new communities and in green wedge and peri-urban areas.

Mitigate exposure to natural hazards and adapt to the impacts of climate change, by:

- identifying at-risk areas using the best available climate change science.
- integrating strategic land use planning with emergency management decision-making in planning for future growth.
- locating new development away from extreme natural hazard risks.
- reducing risks and ensuring planning controls do not prevent risk-mitigation or risk-adaptation strategies from being implemented.

Require climate change risks to be considered in the siting, design and construction of major infrastructure projects so that they withstand natural hazard risks.

Reduce pressure on water supplies by ensuring development makes the best use of all water sources, including stormwater, rainwater, recycled water and drinking water.

Improve alignment between urban water management and planning by adopting an integrated water management approach.

Protect significant water, drainage and sewerage assets from encroaching sensitive and incompatible uses by putting in place appropriate land area buffers.

Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest.

Protect and restore natural habitats by:

- managing the impacts of use and development on wildlife habitats.
- creating a network of green spaces that support biodiversity conservation and opportunities to connect with nature.

Protect and enhance the health of urban waterways by ensuring new urban development minimises the impact of stormwater.

Protect the coastlines and waters of Port Phillip Bay and Western Port by:

- focusing development in areas already developed or in areas that can tolerate more intensive use.
- ensuring development effectively manages stormwater.

Minimise exposure to excessive urban noise and air pollution to safeguard community health and amenity through building and urban design measures and buffer distances between emission sources and sensitive uses.

Encourage design that facilitates improved waste and resource recovery in medium and higher density developments.

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**Green wedges**

**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 state infrastructure and resource assets that serve the wider Victorian community, such as airports and ports with their associated access corridors, water supply dams and water catchments and waste management and recycling facilities.

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

Support existing and potential agribusiness activities, forestry, food production and tourism.

Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.

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

Provide opportunities for renewable energy generation.

**Policy guidelines**

Planning must consider as relevant:

- Upper Yarra Valley and Dandenong Ranges Region - Regional Strategy Plan (1996).

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**Open space network in Metropolitan Melbourne**

**Objective**

To strengthen the integrated metropolitan open space network.

**Strategies**

Ensure major open space corridors are protected and enhanced.

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

- Cardinia Creek Parklands
- Cranbourne Regional Park
- Kororoit Creek Regional Park
- Quarry Hills Regional Park
- Chain of Parks - Sandbelt
- Sunbury Regional Park - Jacksons Creek Valley
- Toolern Creek Regional Park
- Werribee Township Regional Park.

Create continuous open space links and trails along the:

- Frankston parklands (linking existing parks from Carrum to Mornington)
- Maribyrnong River parklands
- Merri Creek parklands (extending to Craigieburn)
- Western Coastal parklands (linking Point Gellibrand, Point Cook and Werribee)
- Yarra River parklands (extending from Warrandyte to the Port Phillip Bay).

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.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

### **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).

11.06-9 Melbourne 2050 plan

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