

**11.03**

31/07/2018  
VC148

**PLANNING FOR PLACES**

**11.03-1S**03/02/2022  
VC199**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

**Strategies**

Build up activity centres as a focus for high-quality development, activity and living by developing 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 transport.
- Maximises choices in services, employment and social interaction.

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

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

Give clear direction on 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.

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.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

**11.03-1R**

31/07/2018  
VC148

**Activity centres - Metropolitan Melbourne**

**Strategies**

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.
- Are hubs for public transport services.
- Offer good connectivity for a regional catchment.
- Provide high levels of amenity.

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.

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

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

**11.03-1L-01 Activity centres - Monash**

23/05/2024 - / - / -  
 6466mona Proposed C177mona

**Policy application**

This policy applies to all activity centres identified in the Strategic Framework Plan and the Activity Centres Hierarchy Plan in Clause 02.04, except those located within Suburban Rail Loop (SRL) East Structure Plan Areas.

**Objectives**

- To provide the range of civic, retail, recreational, residential, entertainment, health, educational, restaurant and other service requirements of the community.
- To promote more sustainable transport usage within activity centres.
- To encourage public transport, walking and cycling, and by concentrating activities that generate high numbers of trips in highly accessible locations.
- To promote and enhance the unique characteristics of each activity centre to ensure a strong sense of identity and character, including appropriate signage.
- To encourage the provision of appropriate buffers and interface between commercial, residential and industrial land uses to minimise adverse impacts.

**Strategies**

Design development to:

- Provide casual surveillance of open areas.
- Design buildings to address the future amenity of the occupants, visitors and those using public streets by maximising accessibility, passive surveillance and internal amenity.
- Maintain the vibrancy of the street by encouraging “active frontages” with retail, leisure and cultural facilities.
- Encourage hospitality and entertainment precincts in the major activity centres to meet demand and maximise employment opportunities in these industries.
- Incorporate uses with active commercial frontages on the ground floor of a multistorey development where the location of the development is in a core retail or business area of the activity centre.
- Ensure new residential development achieves architectural and urban design outcomes that positively contribute to neighbourhood character.
- Promote residential development above ground floor development and carparks.
- Limit adverse amenity impacts on adjoining residential development and character.

**Clayton, Brandon Park, Mt Waverley Activity Centres**

- Encourage office uses where contiguous retail frontage is not compromised.
- Encourage medium rise residential development within the Centre.

**Neighbourhood Centres**

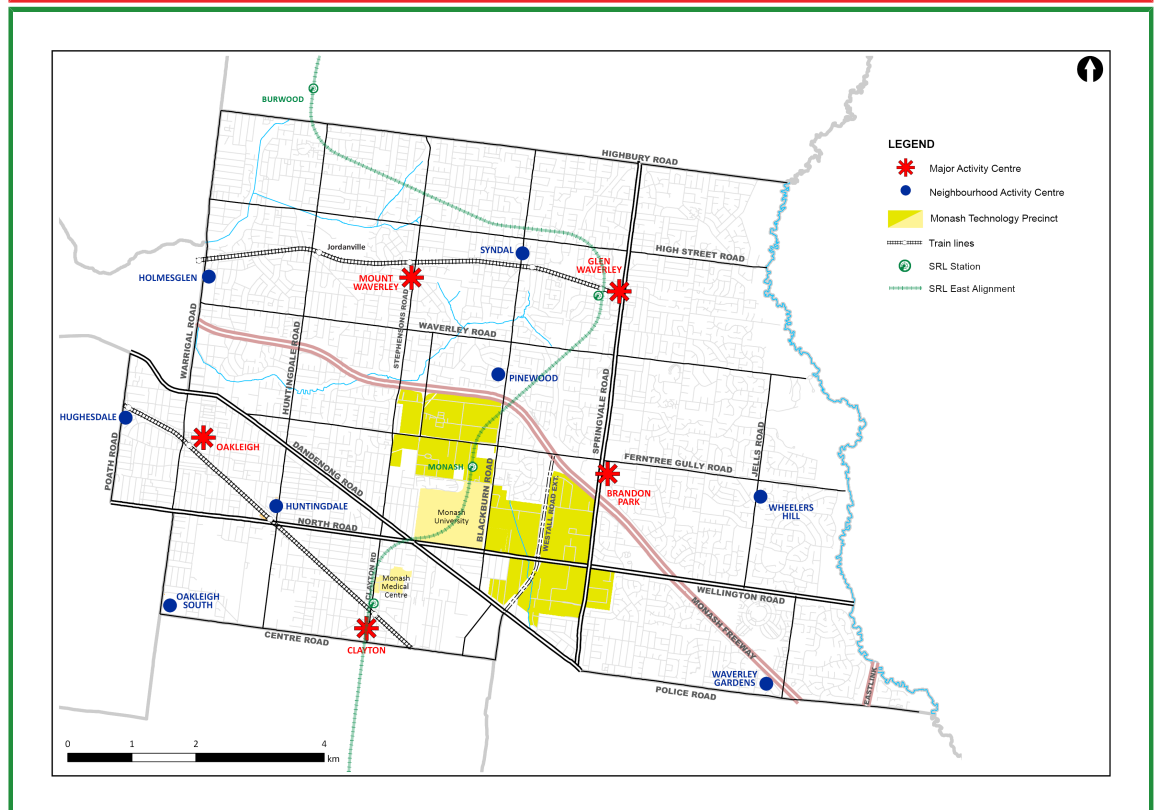
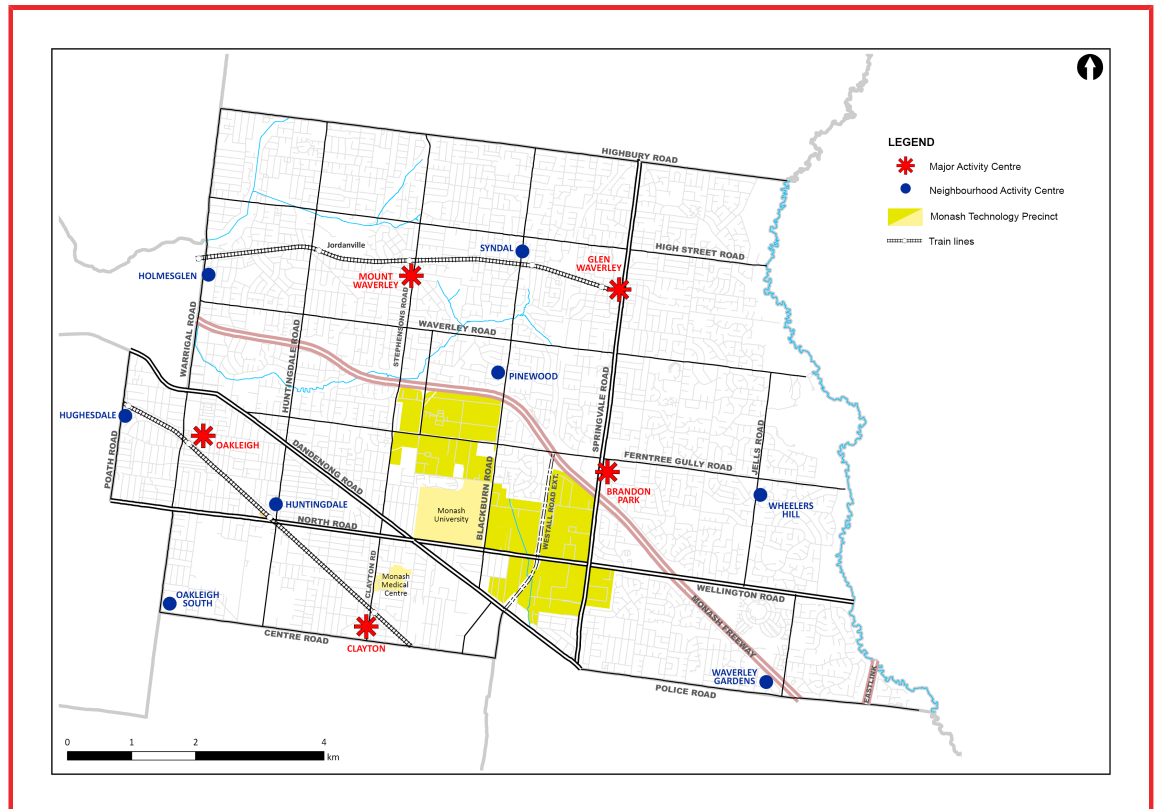
- Encourage a variety of service based facilities to meet local needs.
- Encourage the broadening of the community activities base within the Centre.
- Encourage development within the Centre that is of a moderately higher scale than surrounding residential areas.

**Policy Document**

Consider as relevant:

- *Image Enhancement of Main Roads in the City of Waverley, Scenic Spectrums (Godfrey and Spowers Australia, 1992).*

## Activity Centres in Monash



**11.03-1L-02 Brandon Park Major Activity Centre**23/05/2024  
C166mona**Policy application**

This policy applies to land within the Brandon Park Major Activity Centre boundary as shown in the Framework Plan forming part of this clause.

**Objective**

To enhance the structure and function of the Brandon Park Major Activity Centre by supporting its development as a mixed use centre incorporating retail, commercial, cultural, civic, residential, office and industrial uses.

**General strategies**

Promote the Centre as a focus for convenience shopping and community services, primarily serving the local catchment.

Support use and development that contributes to the growth of employment uses in the centre.

Encourage an increase in residential accommodation, including affordable housing.

Provide diversity in choice of housing types and opportunities for housing to meet the needs of existing and future households.

Provide for increased intensity and scale of development while respecting the existing character of adjoining areas.

Create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks.

Support the provision of attractive and safe spaces to enhance community interaction, health and connectedness.

Ensure that publicly accessible spaces are designed to enhance community safety through informal surveillance, lighting and landscaping.

Encourage the configuration and consolidation of land where necessary to create viable development sites that support the optimal development of the centre.

**Precinct 1 – Retail – Brandon Park Shopping Centre**

Support use and development relating to the free standing shopping centre so that it consolidates its function as the retail core of the Centre.

Support the inclusion of other services including medical centre facilities.

**Precinct 2 – Office - Brandon Park Drive Office**

Maintain the precinct as a focus for office development

**Precinct 3 – Residential and education**

Retain mature vegetation, including where possible, trees scattered throughout the site.

**Precinct 4 – Springvale Road mixed use**

Encourage a mix of commercial uses (restricted retail, office etc) that incorporate accommodation in the form of residential hotel rooms.

Discourage the use or development of land for shops.

**Precinct 5: Rosemary Court Industrial**

Maintain the precinct as an employment precinct focusing on industry, service industry and car sales uses.

## Precinct 7 – Brandon Office Park

Encourage office development.

Support residential or medical development only when it is associated with office development.

## Precinct 8 – Service and community

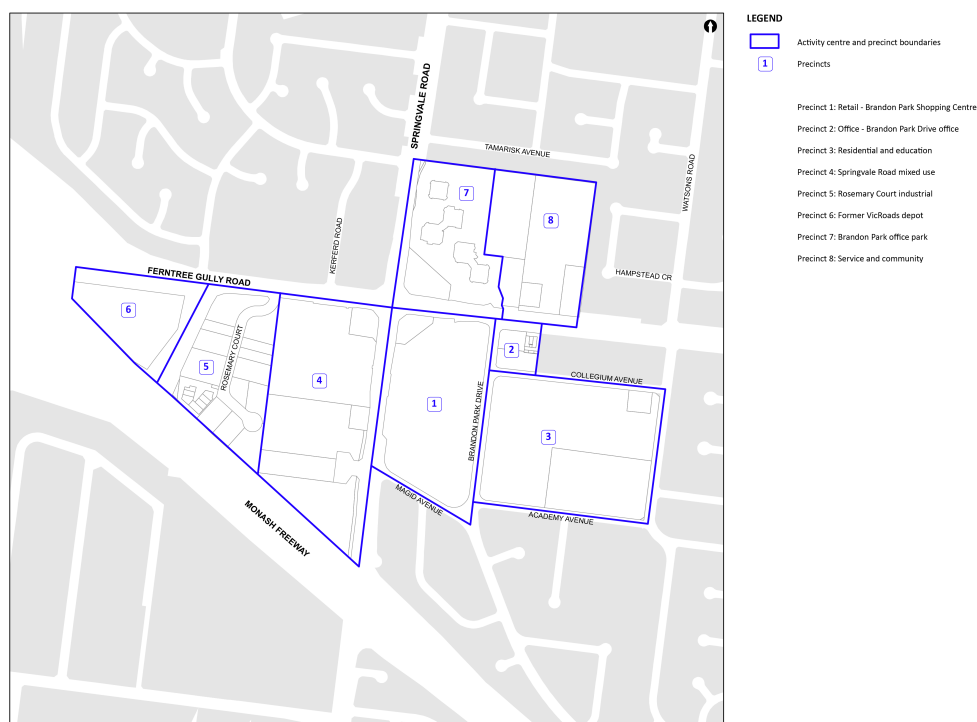
Support use and development that maintains the existing mix of recreation, community and service uses.

## Policy documents

Consider as relevant:

- *Brandon Park Major Activity Centre Structure Plan* (City of Monash 2017)

## Brandon Park Major Activity Centre framework plan



Precinct 1: Retail - Brandon Park Shopping Centre

Precinct 2: Office - Brandon Park Drive Office

Precinct 3: Residential and Education

Precinct 4: Springvale Road Mixed Use

Precinct 5: Rosemary Court Industrial

Precinct 6: Former VicRoads Depot

Precinct 7: Brandon Office Park

Precinct 8: Service and Community

## 41.03-4L-03 ~~Glen Waverley Major Activity Centre~~

23/05/2024  
6466mona

## Policy application

This policy applies to all land within the Glen Waverley Major Activity Centre (GWAC) as identified in the Glen Waverley Major Activity Centre Precinct Plan forming part of this Clause.

## Objectives

To support and reinforce the GWAC as a major destination for retail, entertainment, office, cultural, medical and civic services meeting both regional and local needs.

To encourage the development of a range of housing types within the GWAC to cater to all ages and circumstances, and meet expected population growth.

To prioritise sustainable transport such as walking, cycling and access to public transport across the GWAC with a convenient, comfortable, safe and connected network.

## Gentle-wide strategies

Locate and combine land uses within the GWAC in accordance with the Glen Waverley Major Activity Centre Land Use Plan.

Encourage major office tenants to locate in the GWAC commercial area.

Encourage a broader range of housing choices to be developed throughout the centre, including higher density housing on key development sites in the commercial area, residential uses above retail and lower scale housing in the surrounding areas.

Encourage opportunities for affordable housing throughout the centre and support the development of adaptable housing to meet the needs of all occupants and visitors.

Support opportunities for incorporating mixed use living and workspaces throughout the centre with residential above ground floor commercial development to promote passive surveillance.

Support the provision of a range of public and civic spaces that promotes community gathering and interaction.

Provide new 'green' public open spaces within the GWAC commercial area to serve existing and future visitors, residents and workers.

Enhance existing laneways and pedestrian arcades through the provision of improved lighting, surfacing and active surveillance.

Strengthen pedestrian links between the railway station, bus interchange, Glen Waverley Secondary College and Kingsway.

Improve pedestrian and cycle links between the GWAC commercial area and surrounding residential areas.

Facilitate the redevelopment of underutilised sites throughout the centre.

Encourage site consolidation where necessary to achieve high amenity and efficient development outcomes.

Encourage medium to high rise development within the Centre.

Encourage a wide range of arts, cultural and entertainment facilities.

Ensure parking is provided to meet the needs of the Centre.

Encourage greater public transport linkages and services.

Ensure new development creates human scaled places that promote visual and pedestrian amenity to enable informal interaction including between neighbours.

Avoid large high massing buildings that dominate streetscapes and open spaces.

Landscape front setbacks adjacent to the future ring road to contribute to visual and pedestrian amenity, and the environmental sustainability of buildings.

Ensure that public spaces in the GWAC are well designed and enhance community safety through informal surveillance, lighting and appropriate landscaping.



### **Precinct 1 – Kingsway**

Encourage opportunities for mixed-use development across the precinct with housing, office or community uses located above ground-level retail and hospitality uses.

Incorporate active frontages across the precinct with fine-grain tenancies providing for a variety of shops and experiences.

Support hospitality and entertainment uses at ground level along Kingsway and support uses that diversify the hospitality experience and cater to new markets.

Encourage additional outdoor dining opportunities throughout the precinct.

Within the Central Car Park site (281 Springvale Road, Glen Waverley), provide for a public square, library and community hub with activated ground-level uses.

Establish a community hub including a library and other community facilities on the Central Car Park site (281 Springvale Road, Glen Waverley) to provide a centrally located civic/community presence, and support the re-use of the existing library for Council administrative services and meeting rooms when a new civic facility is developed.

### **Precinct 2 – Montclair**

Ensure a high level of pedestrian priority along all streets across the precinct.

Increase opportunities for mixed-use office and residential development across the precinct with activated ground-level frontages.

### **Precinct 3 – Transport Interchange & Euneva**

Support suitable short and long-term plans for the transport interchange that aim to improve its amenity and role within the activity centre.

Encourage the redevelopment of the train station and bus interchange to achieve an integrated interchange that enables the development of the ring road.

Encourage mixed-use retail/residential/office development East of Myrtle Street/Euneva Avenue and primarily residential development west.

Support the long-term lowering of the rail line to achieve the ultimate ring road network and provide development opportunities above the transport interchange.

Enhance pedestrian connections between the Glen Waverley Secondary School and the transport interchange.

### **Precinct 4 – Civic**

Encourage civic uses.

Support the development of a public green within the existing library forecourt area.

Ensure new landscaping and buildings are respectful of the heritage significance of the existing Civic Centre.

### **Precinct 5 – The Glen**

Support the expansion of The Glen Shopping Centre as a major retail and employment node in the GWAC, with better integration with the surrounding street network, improved pedestrian connections and active frontages, and improved interfaces with Springvale Road and High Street Road.

Integrate the southern end of The Glen into the surrounding streets, particularly through active and engaging frontages to O'Sullivan Road and Sneddon Drive.

Support development that improves the presentation and interfaces of The Glen to Springvale Road and High Street Road, creating built form outcomes as one of the key gateways to the GWAC.

Provide additional pedestrian access points into The Glen.

Provide landscaping to enhance the Snedden Drive interface.

### Precinct 6—Springvale Road

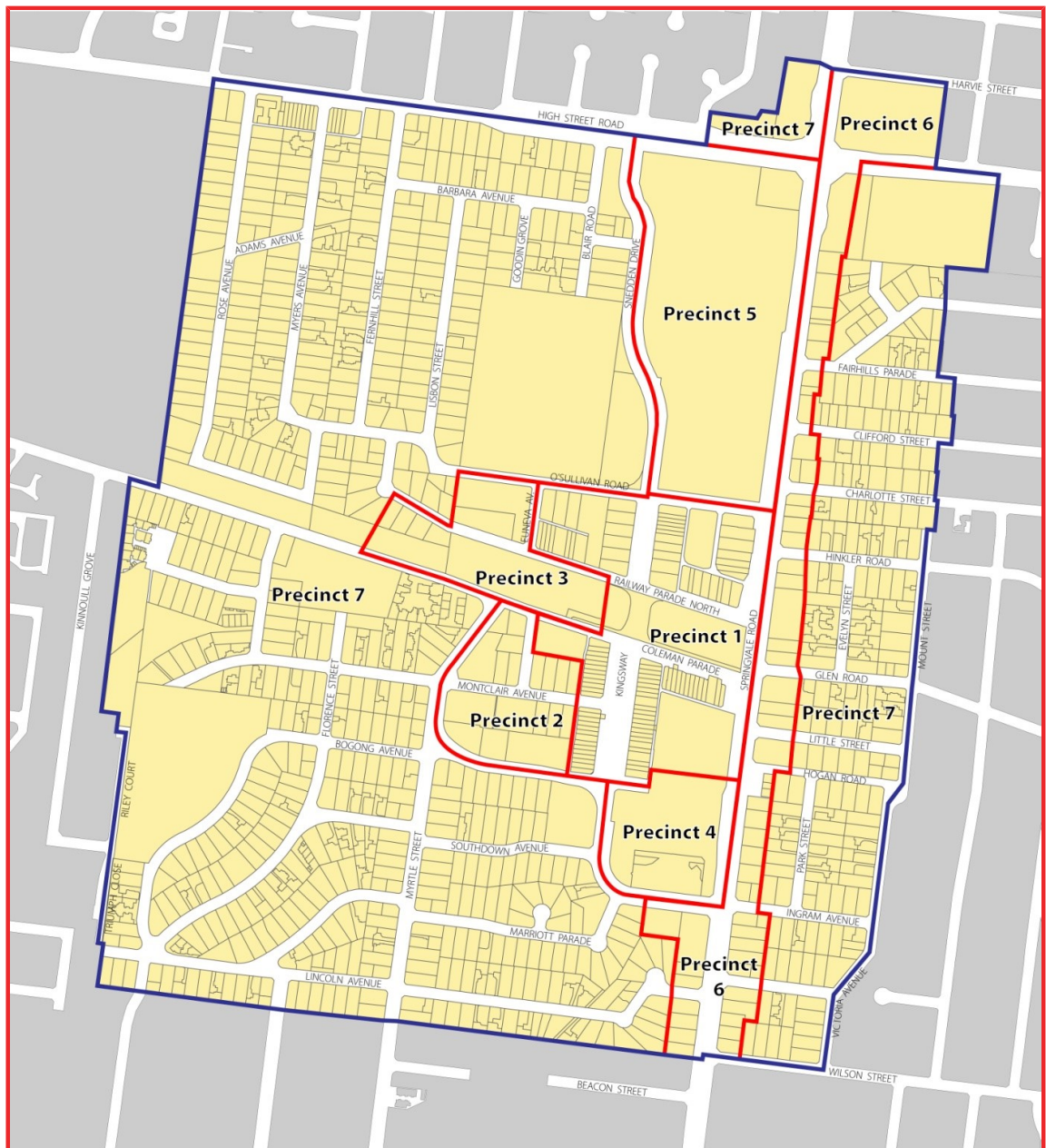
Encourage medical, medical-related office, and residential mixed-use development throughout the precinct.

### Policy documents

Consider as relevant:

- *Glen Waverley Activity Centre Structure Plan* (Traet Consultants, 2016)-
- *Glen Waverley Activity Centre Sustainable Transport Plan* (Traet Consultants, 2014)-

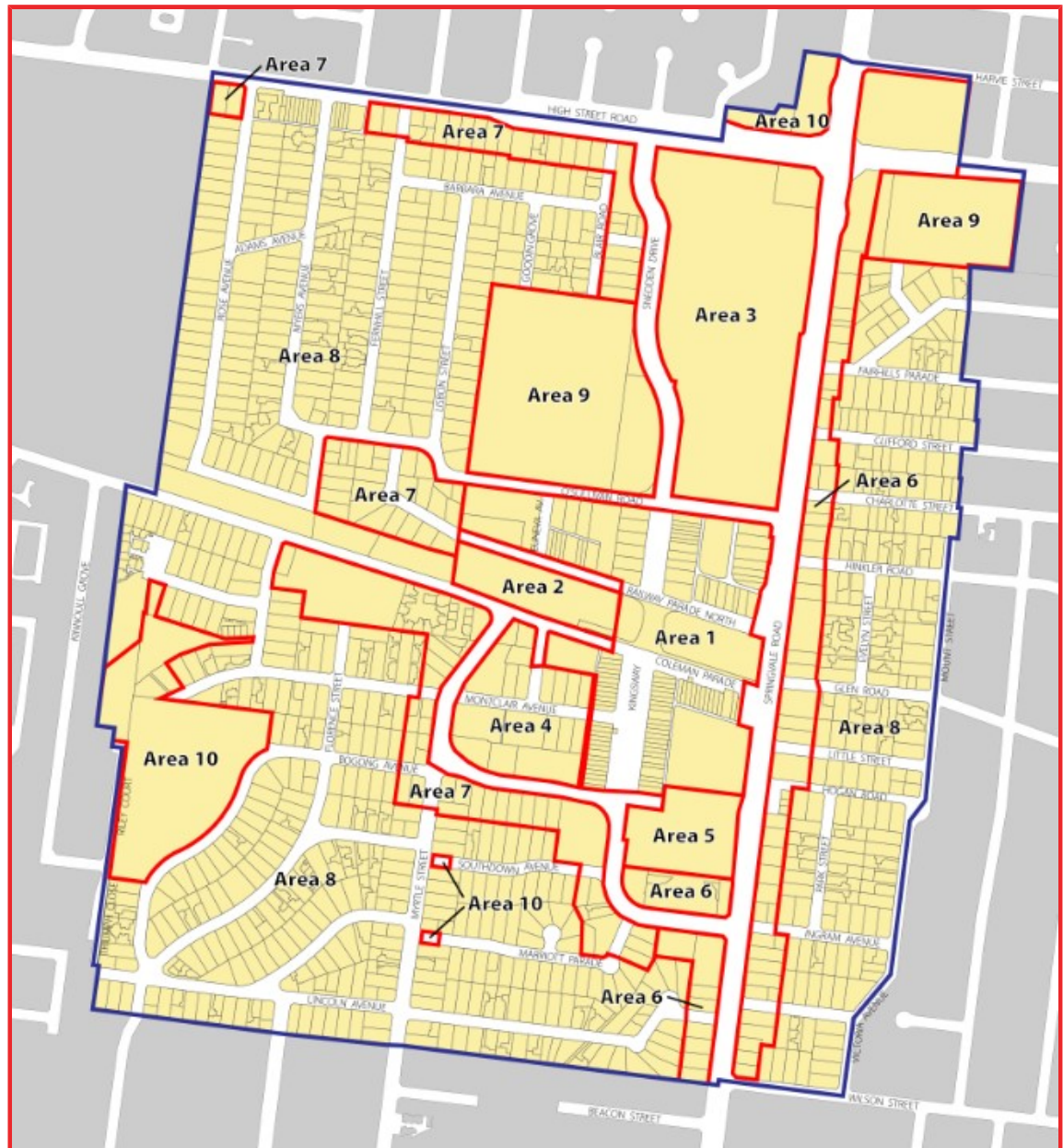
### Glen Waverley Major Activity Centre Precinct Plan-



- Precinct 1: Kingsway-
- Precinct 2: Montclair-
- Precinct 3: Transit Interchange & Euneva-
- Precinct 4: Civic-

- Precinct 5: The Glen
- Precinct 6: Springvale Road Precinct
- Precinct 7: Surrounding Residential

**Glen Waverley Major Activity Centre Land Use Plan**



- Area 1: Central mixed use - Hospitality/entertainment/retail at ground floor with housing/offices/hotel /community uses/library above
- Area 2: Transit interchange - Transport retail at ground floor with housing/offices/community uses above
- Area 3: The Glen - Retail with housing/offices/hotel located above
- Area 4: Offices at ground level with offices/housing located above
- Area 5: Civic and community uses
- Area 6: Medical/hotel/residential uses
- Area 7: Residential intensification
- Area 8: Housing diversity



- ~~Area 9: Schools~~
- ~~Area 10: Existing public open space use~~

### 11.03-1L-04 Monash National Employment and Innovation Cluster

23/05/2024  
C166mona

#### Policy application

#### Strategies

- Encourage uses that support and are consistent with the continued growth and primary function of the Precinct.
- Ensure new uses do not detract from its specialised function nor compete with nearby Major activity and neighbourhood Activity Centres.
- Discourage the establishment of restricted retail.

### 11.03-1L-05 Mount Waverley Activity Centre Structure Plan

13/06/2024  
C167mona

#### Policy Application

This policy applies to all land within the Mount Waverley Activity Centre boundary as defined in Map 1 to this clause.

#### Objectives

To reinforce the role of Mount Waverley Major Activity Centre as a place for the local community to meet their daily and weekly service needs.

To foster and promote the vibrant village character of the centre and strengthen the sense of place.

To support diverse housing choices.

To prioritise easy and safe pedestrian movements through the centre.

#### Land use strategies

Locate and combine land uses within the centre in accordance with Map 1 – Mount Waverley Structure Plan.

Encourage the consolidation of key retail and hospitality activity on the western side of Stephenson's Road to ensure the Centre maintains its convenient and compact nature.

Encourage development of office, commercial, health, wellbeing and fitness uses on the eastern side of Stephenson's Road.

Encourage commercial and residential uses above ground floor within the commercially zoned areas of the centre.

#### Built form strategies

Support a moderate intensification of built form that is well designed and enhances the garden city character where it is in residential areas.

Avoid visual bulk by providing building recesses, setback variations, and articulation of building elevations that are visible from the public realm.

Encourage more housing options to meet the diverse community needs and to attract future residents.

Encourage the development of townhouses, villa units and low scale apartment buildings within the incremental change residential areas shown on Map 1 to this clause.

Encourage greater housing intensification in the intensification area shown on Map 1 to this clause.

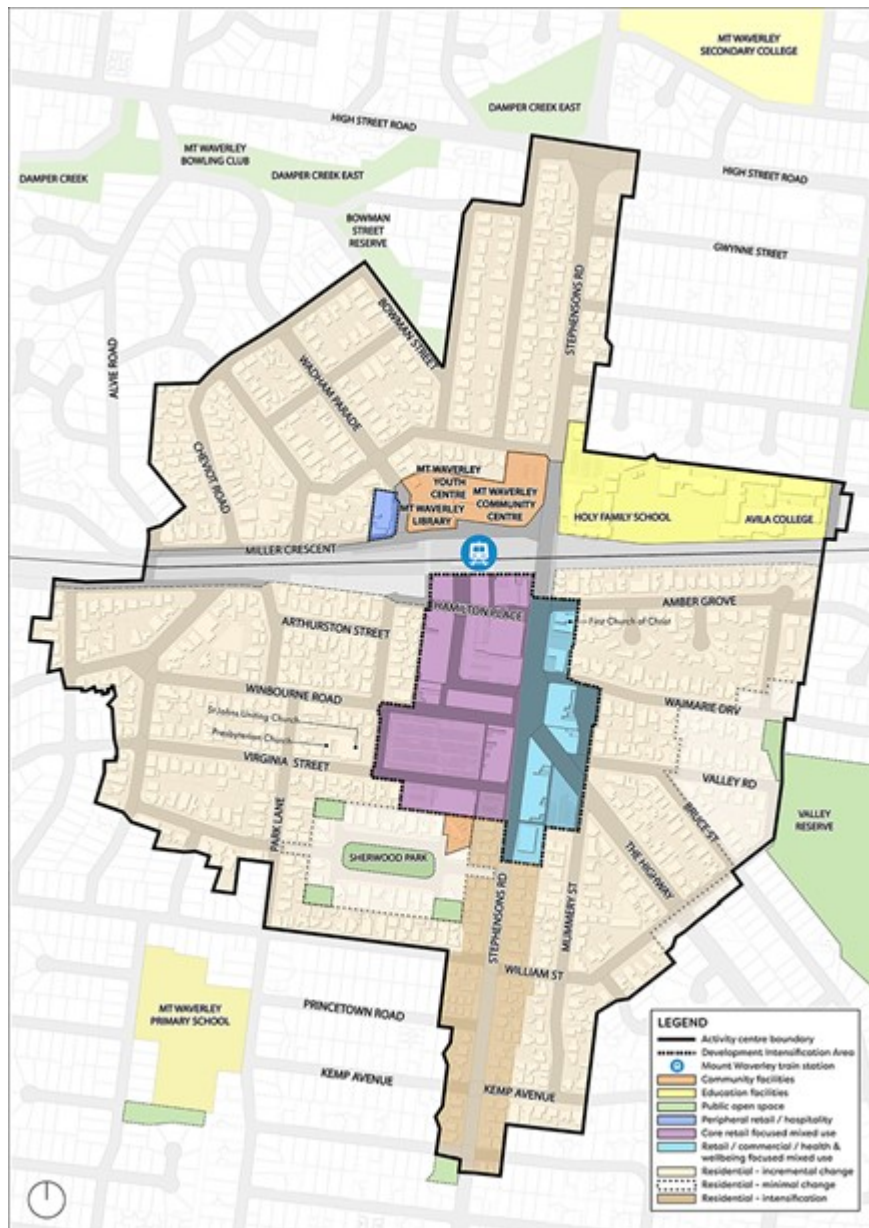
Encourage development of accessible dwellings for people with limited mobility in close proximity to the shops, train station and bus stops

## Policy Documents

Consider as relevant:

*Mount Waverley Activity Centre Structure Plan* (Tract Consultants, March 2021)

### Map 1 - Mount Waverley Activity Centre Structure Plan



## 11.03-1L-06 Oakleigh Major Activity Centre

13/06/2024  
C167mona

### Policy application

This policy applies to land within the Oakleigh Major Activity Centre boundary as shown in the Oakleigh Major Activity Centre framework plan forming part of this Clause.

### Objective

To promote the Activity Centre as a focus for convenience, multi-cultural dining, shopping and community services serving both the local and wider catchments.

To increase residential accommodation that provides housing diversity and choice, including affordable housing, within the centre.

To provide for a mix of land uses, including health, fitness, medical services and a wide range of arts, cultural, leisure, social and entertainment facilities, that support the strategic role of the activity centre.

To maintain a strong retail focus for the centre.

### **All precincts strategies**

Encourage the development of integrated shopping, offices, housing, recreation and community services, that provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus.

Encourage increased employment opportunities within the activity centre.

Encourage the expansion and enhancement of education facilities located on the periphery of the Activity Centre.

Facilitate use and development within the Oakleigh Major Activity Centre that:

- Promotes the Centre as a focal point for the community, fostering its social and cultural development.
- Increases diversity and density of dwellings.

Consolidate Precinct 1 and 2 as the retail core of the Oakleigh Major Activity Centre.

Support the location of major retail developments that may serve a wider catchment area in the retail core of the Oakleigh Major Activity Centre.

Encourage commercial, residential and mixed use development within and adjacent to the retail core.

Provide adequate new car parking spaces for any new use or development replacing the existing public car park spaces so that the total number of public car parking spaces within the Oakleigh Major Activity Centre is not reduced.

Encourage the configuration and consolidation of land where necessary to create viable development sites and optimal development of the centre.

Avoid the fragmentation of land through subdivision that would undermine the development objectives for the Centre

### **Precinct 1 - Oakleigh Village strategies**

Facilitate use and development within the Oakleigh Major Activity Centre that supports the existing strong sense of identity and the traditional/cultural character of Precinct 1 – Oakleigh Village.

Encourage redevelopment of large sites to include higher density residential dwellings.

Encourage the establishment of larger retail premises abutting Hanover Street to strengthen the competitiveness of the Activity Centre and to better meet the needs of residents.

Encourage new development of high quality-built form and public realm design that conserves and enhances the valued urban character of the Oakleigh Village.

### **Precinct 2 - Oakleigh Centro strategies**

Encourage development with active retail frontages at ground floor, and activated frontages at upper floors.

### **Precinct 3 - Commercial periphery strategies**

Encourage larger retail premises fronting Hanover Street in Sub-Precinct 3B.

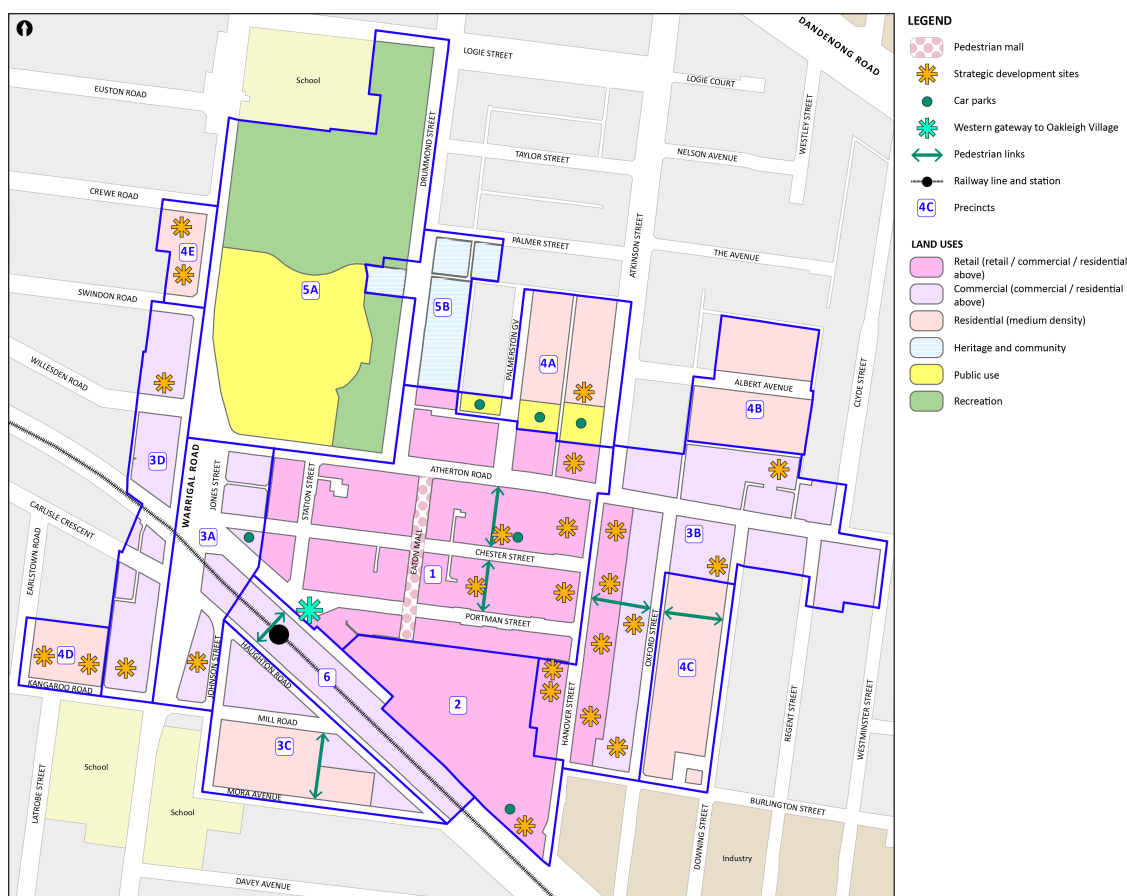
Discourage retail shop uses in Sub-Precincts 3C and 3D.

## Policy documents

Consider as relevant:

- *Oakleigh Major Activity Centre Structure Plan* (City of Monash, 2012)

## Oakleigh Major Activity Centre framework plan



- Precinct 1 – Oakleigh Village
- Precinct 2 – Oakleigh Centro
- Precinct 3 – Commercial Periphery [Sub-Precincts 3A, 3B, 3C, 3D]
- Precinct 4 – Residential Periphery [Sub-Precincts 4A, 4B, 4C, 4D, 4E]
- Precinct 5 – Civic, Warrawee Park and Heritage [Sub-Precincts 5A, 5B]
- Precinct 6 – Station and Railway

## 11.03-1L-07 Wheelers Hill Neighbourhood Activity Centre

13/06/2024  
C167mona

### Policy application

This policy applies to land within the precincts shown on the Wheelers Hill Neighbourhood Activity Centre map forming part of this clause.

### Objectives

To provide for the daily and weekly convenience needs and a limited range of professional services, employment opportunities entertainment and health facilities that primarily serves the local community.

To increase housing choice to meet community needs.

To ensure development is respectful of the garden city character of Wheelers Hill and enhances the intersection as a focal point in the Neighbourhood Activity Centre.

To ensure long distance views of the precinct are not dominated by the built form.

### **All precincts strategies**

Support residential accommodation that increases residential diversity and housing choice.

Provide employment opportunities in enterprises that primarily serve the local community.

Encourage leisure and social facilities serving both the local and wider catchments.

Encourage non - specialist health, fitness and medical services particularly where they serve the local community.

Support non-residential uses in residential zones where:

- They provide services to the local community.
- Are located on main roads.
- Do not detrimentally affect the residential amenity.

### **Precinct 1 - The Ridge strategies**

Encourage development of residential apartments and aged accommodation to increase residential choice.

Support the provision of a limited range of entertainment, health activities and related facilities to meet local community needs.

### **Precinct 2 - The Shopping Centre strategies**

Encourage development that provides a range of convenience shopping and services that meets the needs of the local community.

Encourage development that comprises smaller retail and commercial tenancies, capable of providing a more diverse mix of uses.

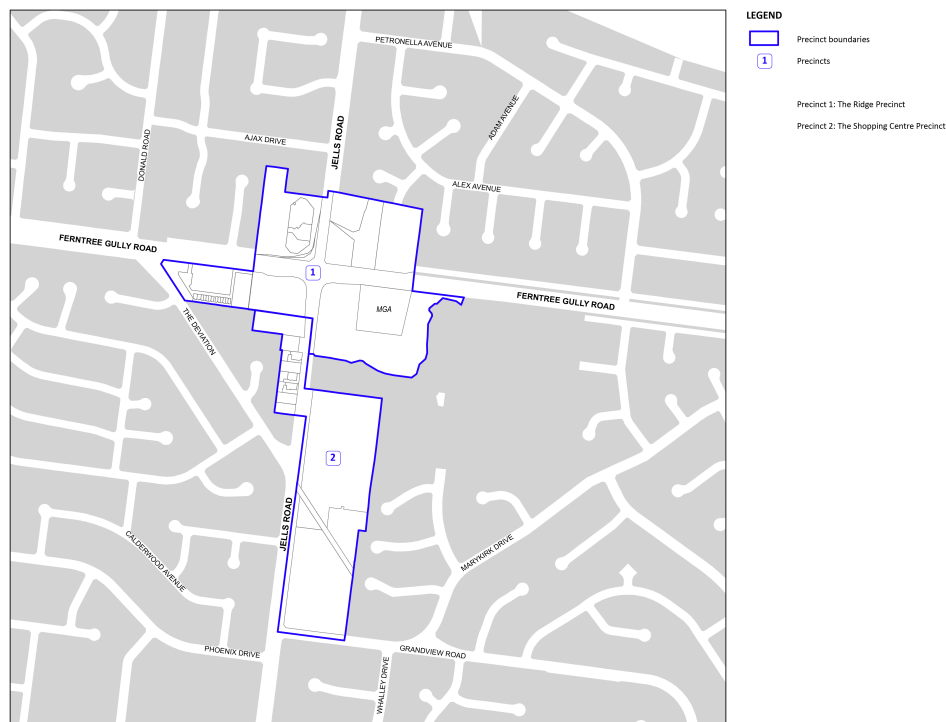
### **Policy documents**

Consider as relevant:

- *Wheelers Hill Neighbourhood Activity Centre Structure Plan* (The PLanning Group, 2007)



## Wheelers Hill Neighbourhood Activity Centre map



11.03-2S

04/05/2022  
VC210

### Growth areas

#### Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits 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 in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, 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 that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

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.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.

- 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 constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) 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 documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

**11.03-3S**

31/07/2018  
VC148

**Peri-urban areas**

**Objective**

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

**Strategies**

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

**11.03-4S**20/03/2023  
VC229**Coastal settlement****Objective**

To plan for sustainable coastal development.

**Strategies**

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

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

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

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

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

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

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

Prevent the development of new residential canal estates.

**Policy documents**

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

**11.03-5S**30/04/2021  
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

**Strategies**

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

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

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

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

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 documents**

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

**11.03-6S**

31/07/2018  
VC148

**Regional and local places**

**Objective**

To facilitate integrated place-based planning.

**Strategies**

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

**11.03-6L-01 SRL East Structure Plan Areas**

Proposed C177mona

**Policy application**

This policy applies to land within the SRL East Structure Plan Areas shown in the Strategic Framework Plan in Clause 02.04-1.

**Objective**

To support urban intensification within a walkable catchment of SRL stations to facilitate new housing and economic growth opportunities.

**Housing strategies**

Encourage lot consolidation to facilitate more efficient and sustainable design outcomes and to increase the supply of larger sites for residential development.

Prioritise the delivery of a variety of dwelling sizes and types to provide housing choice for a range of households.

Support the delivery of new and emerging housing models to foster a diverse housing market.

Discourage development that does not align with the Structure Plan Area outcomes, development objectives and built form requirements for the area.

**Affordable housing strategies**

Encourage the provision of well designed affordable housing.

Incentivise the provision of affordable housing on strategic sites, areas identified for significant and high preferred built form scale and areas prioritised for commercial and health uses.

**Affordable housing policy guidelines**

Consider as relevant:

- Affordable housing should be designed so that it:
  - .. Is a mix of one, two and three bedrooms that reflects the overall dwelling composition of the building.
  - .. Is externally indistinguishable from other dwellings.
- Where affordable housing is provided:
  - .. Encourage provision to a range of households.
  - .. Require the delivery and ongoing management of the affordable housing, or the transfer of the affordable housing to an agency, a body or a person which provides affordable housing, including but not limited to;
    - Registered Housing Agencies; or
    - Rental Housing Agencies' or
    - Being held in an Affordable Housing trust and managed for the sole purpose of affordable housing; or
    - Other bodies established or recognised under the *Housing Act 1983*; or
    - Any other model that provides for affordable housing, subject to the approval of the Responsible Authority.

**Strategic sites strategies**

Plan strategic sites to make a significant contribution to accommodate residential and employment growth projections.

Encourage strategic sites to capitalise on their potential for redevelopment, intensification and opportunities to deliver public benefit outcomes, including public realm improvements, affordable housing, and new open space or public links.

#### **Public benefit uplift framework objective**

To support the delivery of public benefits that are aligned with social, economic and environmental outcomes, including the provision of affordable housing, public realm improvements, and strategic land uses, consistent with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework* (Suburban Rail Loop Authority, 2025 and as updated from time to time).

#### **Public benefit uplift framework strategy**

Ensure the public benefit considers the management and maintenance of the public benefit.

#### **Public benefit uplift framework policy guidelines**

Consider as relevant:

- Whether the public benefit(s) is consistent with policy, strategic initiatives and relevant guidelines.
- Whether the proposed public benefit is capable of being maintained for a reasonable period of time.

#### **Public benefit uplift framework policy document**

Consider as relevant:

- *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework* (Suburban Rail Loop Authority, 2025 and as updated from time to time).

#### **Built environment strategies**

Encourage indigenous planting to strengthen cultural connections to place.

Encourage the consideration of Aboriginal cultural needs in the design of institutional buildings, social and affordable housing, and student accommodation.

Encourage lot consolidation to support the scale of change anticipated within the SRL East Structure Plan Areas.

#### **Sustainable transport objective**

To establish an integrated public transport network connecting the SRL station with key destinations enabling a shift towards more sustainable transport modes.

#### **Sustainable transport strategies**

Deliver specific links along the alignments shown on the Structure Plan Area maps within this clause, and indicative links in locations that support safe and easily navigable through-block connections that improve neighbourhood connectivity.

Encourage new development to incorporate sustainable transport initiatives such as micro-mobility, car share, cycle hire infrastructure and last mile parcel collection lockers where appropriate.

Encourage new developments to promote and support active transport options.

### **11.03-6L-04 Glen Waverley SRL East Structure Plan Area**

Proposed C177mona

#### **Policy application**

This policy applies to land within the Structure Plan Area shown on the map within this clause.



## Objectives

To deliver a vibrant and diverse precinct centred around a high-rise core and a lively people-focused shopping strip along Kingsway, thriving employment areas to the south of the core and more housing to support residents at all stages of life.

## Housing strategies

Encourage residential growth through increased built form scale, with significant housing growth around the SRL station and on strategic sites, high housing growth along Springvale Road, High Street Road and Waverley Road with medium housing growth on residential land elsewhere.

Support the delivery of residential aged care and independent living facilities proximate to Central Glen Waverley Neighbourhood.

## Economic development objective

To support and reinforce Glen Waverley as a major destination for office, retail, entertainment, cultural, medical and civic services through increased floorspace focused around a revitalised town centre.

## Economic development strategies

In the Central Glen Waverley Neighbourhood, encourage:

- Activated retail and hospitality uses at ground level and office floorspace above to provide for forecast employment growth.
- Retention and enhancement of the fine-grain retail and hospitality uses along Kingsway and adjoining streets.
- Uses that contribute to a vibrant night-time environment.
- Comprehensive redevelopment of strategic sites to deliver integrated mixed-use developments that include fine-grain retail and hospitality uses at ground level.
- Small-format commercial office space above ground floor level along Kingsway South.
- The anchor role of The Glen Shopping Centre as the major regional destination for shopping and entertainment.
- Ground level health-related uses on the eastern side of Springvale Road between Clifford Street and Ingram Avenue with offices or apartments above.

Encourage the intensification of the Aristoc Road employment area to support employment generating uses, such as light industrial, office, advanced manufacturing and service industries.

Support amenities for workers such as hospitality uses and gyms within the Aristoc Road employment area.

Encourage ground floor activation through fine grain retail, commercial and small-scale office uses with residential above within the local activity centres on High Street Road and Springvale Road without compromising the primary employment function of the Central Glen Waverley Neighbourhood.

## Built environment strategies

Direct the greatest built form scale to the Central Glen Waverley Neighbourhood.

Encourage continuous mid-rise buildings along High Street Road, Waverley Road and Springvale Road to frame these corridors.

Encourage low to mid-rise apartment buildings in a landscaped setting to promote housing diversity in medium residential built form scale areas in the Bogong Neighbourhood, Glen Waverley North Neighbourhood, Springvale Road East Neighbourhood and Waverley Road Neighbourhood.

## Sustainable transport strategies

Promote consolidation of car parking within key nodes at Bogong Avenue, Euneva Avenue and The Glen Shopping Centre, freeing up space within the Central Glen Waverley Neighbourhood for development.

## Policy documents

Consider as relevant:

- *SRL East Structure Plan – Glen Waverley* (Suburban Rail Loop Authority, 2025)
- *SRL East Structure Plan – Glen Waverley Implementation Plan* (Suburban Rail Loop Authority, 2025)

## Glen Waverley SRL East Structure Plan Area Map

