



# A Strategic Framework for Creating Liveable New Communities

The Framework at a glance...

Prepared for the Growth Areas Authority

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LIVEABILITY GOAL ONE	RELATED PRECINCT STRUCTURE PLAN OBJECTIVES	PRIORITIES FOR PLANNING LIVEABLE NEW COMMUNITIES	INDICATORS
High quality job opportunities and a thriving local economy	Objective 6: To boost employment and commercial activity	A mix of well linked, mutually supportive industries and businesses	<p>The ratio of industry/ business land and residential land zoning, will meet Victorian standards. (An appropriate benchmark is yet to be developed).</p> <p>Local employment opportunities will be connected to where people live through the planning and early provision of cycle, pedestrian and public transport links.</p> <p>The plan is underpinned by a rigorous economic impact assessment undertaken with the involvement of all key stakeholders and includes targets for local employment. (An appropriate benchmark for local employment is yet to be developed and an appropriate scope and objectives for social economic impact assessments require further development.)</p>
	Objective 3: To provide sustainable transport networks	High quality education and training opportunities and a well skilled workforce  High quality and integrated infrastructure	<p>Education and training opportunities are identified in neighbouring communities to assess gaps and plan for future provision.</p> <p>Partnerships are established to plan for, and secure, the timely provision of educational facilities and lifelong learning opportunities (including child care, early learning, schools, community and vocational education and locally relevant specialist education).</p> <p>The infrastructure needed for fast broadband internet and up to date telecommunications services for homes, organizations/ schools and businesses has been planned.</p> <p>Accessible and well linked roads will be provided and the early delivery of public transport has been planned.</p> <p>Good connections will be provided to adjacent communities, services, employment and retail areas for pedestrians, cyclists and public transport.</p>

LIVEABILITY GOAL TWO	RELATED PRECINCT STRUCTURE PLAN OBJECTIVES	PRIORITIES FOR PLANNING LIVEABLE NEW COMMUNITIES	INDICATORS
Healthy, safe and well connected communities	<p>Objective 2: To develop vibrant, well serviced activity centres</p> <p>Objective 4: To deliver accessible community facilities and infrastructure</p>	<p><b>A well serviced community</b></p> <p><b>Attractive, well designed and well connected buildings, facilities and open spaces</b></p> <p><b>Community pride and belonging</b></p>	<p>The Precinct Structure Plan is underpinned by a ‘Community Plan’ that includes:</p> <ul style="list-style-type: none"> <li>Demographic projections and needs analysis.</li> <li>Regional and local social impact assessment.</li> <li>Consultation with community, service providers, government agencies and the private sector.</li> <li>A plan for the timely delivery of accessible, well integrated and flexible community services and social infrastructure including meeting spaces.</li> <li>Costs, delivery timeframes, governance and implementation responsibilities.</li> <li>Identification of (funding and other) partners.</li> </ul> <p>(An appropriate scope and objectives for community plans and social impact assessments require further development.)</p> <p>The Infrastructure and Services Plan is linked to priority social and community needs identified in the Community Plan.</p> <p>Planned activity centres will respond to the diverse needs of new residents and are well located and integrated into the development in terms of pedestrians, cyclists and public transport.</p> <p>An interconnected network of pedestrian paths and on and off street bicycle paths will be provided throughout the community with easy and convenient access to key locations and destinations (especially schools) in the community and adjacent neighbourhoods.</p> <p>Active and passive surveillance over the public realm has been taken into account.</p> <p>Planning of community facilities and open space will be consistent with agreed standards and models that reflect local and state government benchmarks, strategies and policies?</p> <p>The development of a “local identity” will reflect the physical and cultural values of the existing land and community.</p> <p>People in communities surrounding or near the Precinct site have been engaged in the Precinct Structure Plan development process, as well as future residents, where possible.</p> <p>The design is road and rail sensitive and transport management systems foster safe vehicle, pedestrian, cycle movement and public transport whilst ensuring that the quality of pedestrian realm is not overly compromised.</p>

LIVEABILITY GOAL THREE	RELATED PRECINCT STRUCTURE PLAN OBJECTIVES	PRIORITIES FOR PLANNING LIVEABLE NEW COMMUNITIES	INDICATORS
Affordable living	Objective 1: To ensure greater housing choice, diversity and affordability	<p><b>Affordable housing</b></p> <p><b>Access to affordable transport</b></p> <p><b>Access to affordable food, water and other household essentials</b></p>	<p>A diversity of lot sizes are planned (prior to land purchase if required) to support housing diversity, a mix of densities with increased density near activity centres.</p> <p>The proportion of housing lots planned to be delivered to the market at an affordable purchase price for low income households meets the Victorian growth area standards. (An appropriate benchmark is yet to be developed)</p> <p>Affordable housing has been planned in consultation with key stakeholders (including all level of governments) and includes:</p> <ul style="list-style-type: none"> <li>• An assessment of projected housing affordability.</li> <li>• Plans for social housing provision.</li> </ul> <p>(An appropriate scope and objectives for affordable housing plans require further development)</p> <p>The provision of public transport has been planned to maximise efficient delivery, affordability, access and connectedness for people.</p> <p>Inter-modal exchanges will provide access to key regional services.</p> <p>Regional facilities and services will be accessible by people with no or limited access to a car.</p> <p>People will have the opportunity to shop locally for fresh fruit and vegetables and other household essentials.</p> <p>People will have the opportunity to grow, produce and sell local foods.</p>

LIVEABILITY GOAL FOUR	RELATED PRECINCT STRUCTURE PLAN OBJECTIVES	PRIORITIES FOR PLANNING LIVEABLE NEW COMMUNITIES	INDICATORS
Sustainable natural and built environments	<p>Objective 7: To increase environmental sustainability</p> <p>Objective 5: To create multi-use, linked open space networks</p>	<p><b>Healthy urban design</b></p> <p><b>Sustainable water use</b></p> <p><b>Sustainable energy use and waste management</b></p>	<p>Local destinations (activity centres, schools and community facilities and public transport) will be spread around the community providing several destinations within a 400m distance of every residence.</p> <p>A variety of open spaces (parks, gardens, plazas, reserves) each with its own distinctive range of uses, will be evenly spread around the community with all residences within a short walk to at least one natural public open space.</p> <p>Sustainable water use has been planned for including:</p> <ul style="list-style-type: none"> <li>An overall layout that supports on-site water use especially for public purposes,</li> <li>Domestic and business water recycling.</li> <li>Public open space irrigation to be supplied by alternative water sources.</li> <li>On site retardation of storm water and stormwater treatment to achieve pollutant load reductions</li> <li>Building design guidelines encourage sustainable living e.g. Lochiel Park.</li> </ul> <p>The carbon footprint of the developments infrastructure will be minimised and carbon emissions and reduction targets have been established.</p> <p>Initial and maintenance urban design includes a strategy to maximize tree planting and native vegetation use in open spaces.</p> <p>Requirements of builders will include the reuse and recycling of their waste when appropriate.</p>