

Guidelines for Precinct Structure Planning

in Melbourne's Greenfields

*Draft for Public Engagement
September 2020*





TRADITIONAL OWNER ACKNOWLEDGEMENT

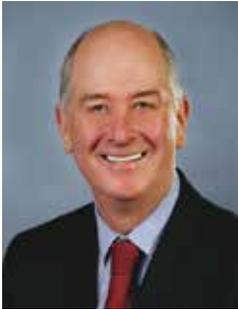
We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victoria and how this enriches us. We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

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FOREWORD – MINISTER FOR PLANNING



Melbourne's population is expected to reach 9 million by 2056. Even with the coronavirus (COVID-19) pandemic factored in, we will still welcome millions of new residents over the next 35 years. To maintain our world-class liveability in a post-coronavirus world, we need to make sure all Melburnians have access to quality places to live and work.

The unprecedented change wrought by the COVID-19 pandemic will have far-reaching changes for Victoria. Now more than ever, planning and developing new communities for a growing state requires flexibility and innovation to respond to evolving challenges and opportunities.

That is why the updated *Guidelines for Precinct Structure Planning in Melbourne's Greenfields* (the Guidelines) are critical for enabling quality and innovative outcomes for Victorian communities.

The main purpose of the Guidelines is to ensure a consistent best-practice approach to planning for Melbourne's greenfields areas. The Victorian Planning Authority and Department of Environment, Land, Water and Planning have developed these guidelines to improve planning processes and outcomes, supported by state and global planning policy and statutory measures.

The 20-minute neighbourhood, a key principle from *Plan Melbourne 2017-2050* provides a durable planning framework for now and into the future. The robust framework that centres on living locally in accessible, walkable, medium-density, mixed-use communities is adaptive and enabling in the face of change. The Guidelines draw off this framework to plan for living locally, living sustainability and social connectedness.

In our new changed environment, the Guidelines offer flexibility for PSPs to adapt to the needs of Victorians. The shift towards working from home on a part- or full-time basis will change what it means to live locally. These Guidelines will ensure that our plans for Melbourne's greenfields can evolve along with our changing lifestyles.

The Guidelines are complimented by the 'PSP 2.0' process which uses lean methodology and a co-design approach to deliver precinct structure plans (PSPs) focused on vision, purpose and place. Reflecting the government's commitment to genuine collaboration with industry and community stakeholders, this approach provides opportunities for stakeholders to participate throughout the development of each plan.

The Guidelines recognise that a one-size-fits-all approach to planning is inadequate. By building innovation into our PSP process we ensure that industry and councils can respond to change without needing to rewrite the PSP.

**The Hon. Richard Wynne MP
Minister for Planning**

The Precinct Structure Plan (PSP) Guidelines will make use of a suite of PSP tools, including plans, diagrams, tables, guidelines and requirements, to give expression to the vision and objectives, and to provide a mechanism to prepare and assess planning permit applications for subdivision, use and development.

FOREWORD - MINISTER FOR PLANNING

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PART

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INTRODUCTION

The *Guidelines for Precinct Structure Planning in Melbourne's Greenfields* (the Guidelines) are a Victorian Government initiative to ensure the Victorian Planning Authority (VPA) and planning authorities prepare plans that enable best practice, liveable communities for Victoria's greenfields.

The practice of planning for new communities is maturing. Planning authorities need to plan communities that respond to new and emerging global and urban challenges while also delivering liveable neighbourhoods. These Guidelines support authorities to create precinct structure plans (PSPs) that are at the forefront of urban planning policy, process and outcomes.

The purpose of the Guidelines is to provide the framework for preparing PSPs that guarantee quality outcomes while also being flexible, responsive and supportive of innovation. The Guidelines are based on planning for 20-minute neighbourhoods, a principle in *Plan Melbourne 2017-2050* (Plan Melbourne) that advocates living locally to ensure accessible, safe and attractive local communities.



DEFINING A PSP

A PSP is a high-level strategic plan that sets out the preferred spatial location of key land uses and infrastructure to guide decisions on staging of development, subdivision permits, building permits and infrastructure delivery.

PSPs are incorporated documents within the Planning Scheme. As such, they have a specific role to address matters within the scope of the planning system, ensuring they are consistent with the regulatory environment that operates in conjunction with the planning system.

The Guidelines were first released in 2009 and revised in 2013. Much has changed since then. This new version of the Guidelines will 'lift the bar' by requiring or encouraging higher standards of design and development in relation to:

- encouraging an open, collaborative and integrated approach to planning by including stakeholders early
 - aligning the outcomes and structure of a PSP around the Plan Melbourne 20-minute neighbourhood framework and the UN Sustainable Development Goals (SDGs)
 - requiring a greater 'purpose and place-based' focus with a clear line of sight from the vision through to implementation.
- articulating general planning principles and setting Performance Targets that deliver improved outcomes in the following ways:
 - » increased densities and the provision of affordable housing
 - » climate resilience and adaptation, including urban greening, integrated water management practices, bushfire management
 - » provision of local employment opportunities and the facilitation of regional, state and nationally-significant employment areas
 - » improving accessibility to high-quality public realm, jobs and services; aligning with hallmarks of 20-minute neighbourhoods
 - » integration of the Movement and Place Framework for designing roads that meet the needs of people and businesses.
 - giving a choice of pathways for PSP preparation: a standard 'coordination pathway' based on compliance with specified performance outcomes, or an 'innovation pathway' to facilitate 'over and above' outcomes through strategic partnerships and innovation.

These draft Guidelines have been prepared with a focus on preparing PSPs for greenfields areas in Melbourne. Targeted engagement will seek to identify how they can be adapted for application in regional areas.

PSP PLANNING IN A POST-COVID WORLD

The unprecedented change wrought by the COVID-19 pandemic will have far-reaching changes for where and how Victorians live and work.

Exactly how these changes will look and over what period remains very uncertain. It seems likely that many more of us will be working from home and when we can't work from home we will be more inclined to work locally.

We may want different housing forms to ensure we can integrate home and work. We may want more services locally, we may seek to use open spaces differently, and we may feel differently about living at high density.

So how can we plan for new communities when we face potentially significant changes in the urban aspirations of tomorrow's Victorians?

The answer is to get the fundamentals right, and keep the options open.

The 20-minute neighbourhood – living locally in accessible walkable medium-density mixed-use communities – is a robust framework that is adaptive and enabling in the face of change. And by building innovation into our PSP process we can ensure that the industry and councils can respond to change without needing to rewrite the PSP.



OVERVIEW

The Guidelines are structured in four parts:

PART 1 PURPOSE AND PLANNING CONTEXT

Provides the context for preparing a PSP, including how the Guidelines ensure a future where Victoria is socially and economically strong, environmentally resilient and engaged with the opportunities of a rapidly changing world.

It outlines the *United Nations Sustainable Development Goals* (UN SDGs) and Plan Melbourne and explains the 20-minute neighbourhood integrating framework and where PSPs fit in the planning hierarchy.

PART 2 PSP PATHWAYS AND PROCESSES (PSP 2.0)

Outlines the process for co-designing a PSP with key stakeholders using the PSP 2.0 approach to develop a shared vision for the precinct and resolve key planning challenges early.

It also outlines two different pathways for the preparation of PSPs, being the coordination and innovation pathways, which achieve the expected outcomes and allow for more innovation.

PART 3 CONSTRUCTING A PSP

Provides specific guidance on the General Principles and Performance Targets to be adopted when preparing a PSP under the coordination pathway.

The principles and targets reflect the aspirations of policies such as Plan Melbourne and UN SDGs. They also reflect broader updates to State Government policies including Department of Transport's *Movement and Place* and Resilient Melbourne's *Living Melbourne – Our Metropolitan Urban Forest*.

Part 3 also provides guidance on how to demonstrate a PSP has achieved its principles and targets, and where the innovation pathway should be considered.

PART 4 PRACTITIONER'S TOOLBOX

Provides guidance on the more detailed aspects of planning for Melbourne's greenfield areas.

The Practitioner's Toolbox is available online and kept up-to-date with the latest tools and practices, including updates and changes to relevant government planning policies, practice notes and guides.

MANAGING VICTORIA'S GROWTH

Victoria's population is expected to reach 11.2 million by 2056 with the population of Melbourne to reach 9 million.

Even when the impact of the COVID-19 pandemic is factored in, Victoria's growth will likely remain strong. It may take slightly longer to reach these numbers, but the growth fundamentals are likely to rebound in a relatively short timeframe.

While a large proportion of this growth will be accommodated within inner and middle ring areas of Melbourne, greenfields - largely undeveloped land identified for the creation of new communities on the fringe of the city - will continue to play an important role in providing homes, employment and local services for Victorians.

As Victoria's regions grow, there is also the opportunity to plan for greenfields areas in regional cities and peri-urban towns.

Planning and developing new communities and neighbourhoods for a growing Victoria requires us to respond to evolving challenges and opportunities.

It requires planners to consider:

- How can Melbourne grow and still maintain its renowned livability?
- How can our new neighbourhoods be resilient and adaptable to the impacts of climate change and other emerging challenges such as COVID-19?
- How can our new communities respond to evolving economic conditions?
- How can we ensure that the changing needs of our communities are met?
- How can planning respond to increased community expectations about the form, character and composition of our new neighbourhoods?

The Victorian Government has sought to respond to these challenges through both policy and practical measures on a range of fronts, many – but not all – of which are reflected in these Guidelines.

There are substantial drivers for being adaptive in how greenfield areas are planned as there is no 'one size fits all' way of creating liveable, diverse and resilient neighbourhoods. The Guidelines provide a contemporary approach to PSP content and preparation to ensure greenfields PSPs focus on better outcomes as well as innovation.

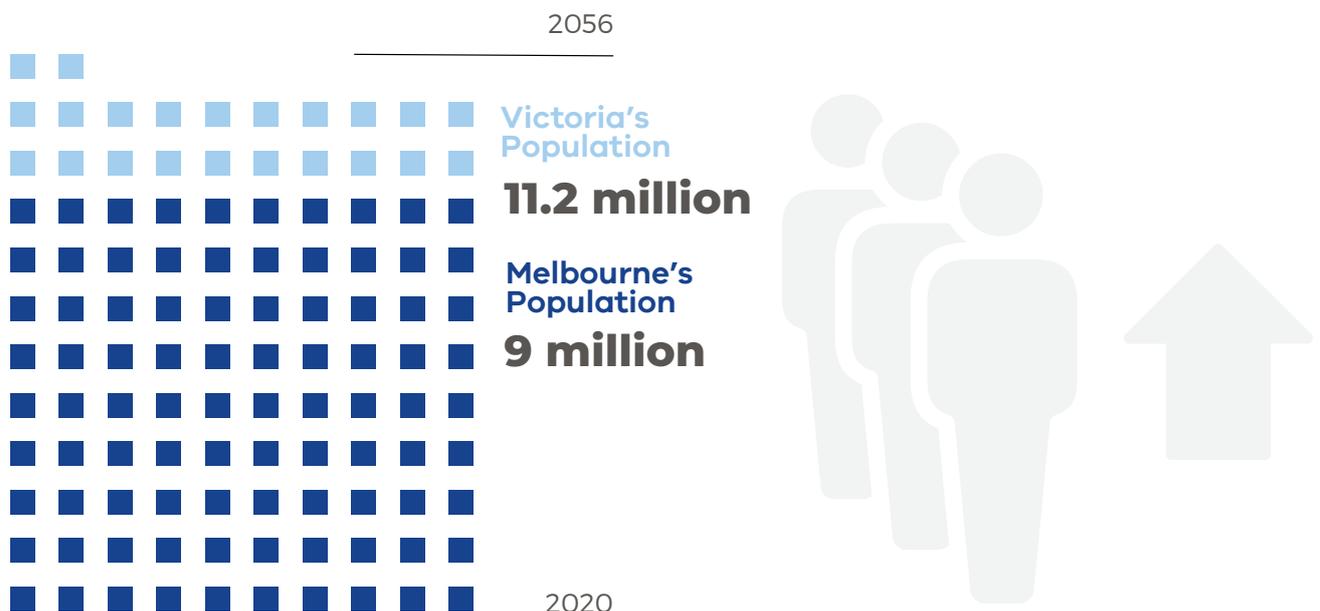


Figure 1. Victoria's projected population growth (Source: Victoria in Future 2019)

PLANNING FOR LIVEABLE GREENFIELD COMMUNITIES

Planners need an adaptive approach to planning new greenfield communities if they are to respond to the challenges of growth and the policy directions set by government.

Our approach also requires a clear recognition of the difference between planning and delivery. A plan is the essential enabler for good delivery. But it is by no means sufficient to guarantee it. Effective oversight and coordination of the plan is required in order to ensure staging of development, provision of infrastructure as trigger points are met, and the activation and curation of vibrant new communities.

LIVEABLE NEIGHBOURHOODS REQUIRE DELIBERATE EFFORT

The Guidelines are aligned with the Plan Melbourne 20-minute neighbourhood framework in recognition that living locally will require changes to the previous approach to planning and development. The urban form in new PSPs needs to adapt to support increasing densities and intensity of activity, while also providing for high amenity and social inclusion.

OUR NEIGHBOURHOODS NEED TO BE RESILIENT AND ADAPTABLE TO A CHANGING CLIMATE

The State Government's goal (in alignment with the UN SDGs) is to reduce greenhouse gas emissions by living locally, creating resilient communities, planning for infrastructure that can adapt to a changing climate, and providing safe, sustainable and productive water resources and reliable, sustainable and affordable energy services. Success at a PSP level requires leadership in greenfields planning and an openness to doing things differently.

STRONG LEADERSHIP, COLLABORATION AND PARTNERSHIPS DRIVE BETTER OUTCOMES

Planning is a collective endeavour, requiring the input, investment and commitment of government, agencies, industry and community. Preparing a PSP requires a collaborative effort to generate ideas and shape a collective vision unique to each place. PSPs and their pathways will be flexible and outcomes-focused – providing opportunities for strong stakeholder leadership to overcome challenges, or to deliver innovations in planning and development.

VISIONS REQUIRE WHOLE OF GOVERNMENT STRATEGIC THINKING

Planning for new communities is a long-term proposition. It is an opportunity to think creatively and collectively about each place and the unique contribution it makes to our broader city. A whole of government culture to embed collaboration, engagement, strategic thinking and support to establish the vision for each PSP will help individual projects contribute to the long-term plans of each government department and agency.

SUCCESS MEANS ACHIEVING GOOD PLACE-BASED OUTCOMES

Melbourne is made up of diverse and successful neighbourhoods that are experienced differently across the city by locals, visitors, business and industry. Planning greenfield communities that leverage their natural and cultural heritage as well as the unique characteristics of their future land uses and activities, while still ensuring compliance with contemporary standards, will enable the best outcomes to be achieved in each place.

FLEXIBILITY IS ESSENTIAL TO ENABLE INNOVATION

A PSP area usually takes 10-15 years to build, and often longer. It is not possible or desirable for a PSP to attempt to anticipate the changes that will take place over the life of the precinct. Development technologies, product typologies, consumer preferences and economic drivers will all change in ways that we may not expect. So the PSP must 'set the floor' but not the ceiling. Base outcomes must be guaranteed, while encouraging innovation in the way in which they are met – or preferably exceeded. The PSP must be flexible, responsive to change and embrace innovation.

DELIVERY COORDINATION IS AS IMPORTANT AS GETTING THE PLAN RIGHT

Place-based coordination by an on-ground oversight entity is an essential prerequisite to ensuring quality outcomes. In most cases this role is one for the council. The developer also has a key role to play, particularly in relation to masterplanned estates at scale. But once the plan is complete, the real work starts – delivering a PSP can never be 'set and forget'.

Open, flexible and creative thinking along with strong leadership is required to drive innovation in a PSP. The ultimate goal is to achieve better urban development and community outcomes.

THE PLANNING HIERARCHY

Precinct structure planning sits within the Victorian planning hierarchy, which comprises:

The **Planning Policy Framework (the PPF)** which provides overarching policy to guide land use, subdivision and development in Victoria. The PPF is informed by State Government policy including Plan Melbourne.

Plan Melbourne 2017–2050 is the State Government’s strategic vision for the future of greater Melbourne. It sets high-level directions for the growth, protection and change of environments and communities.

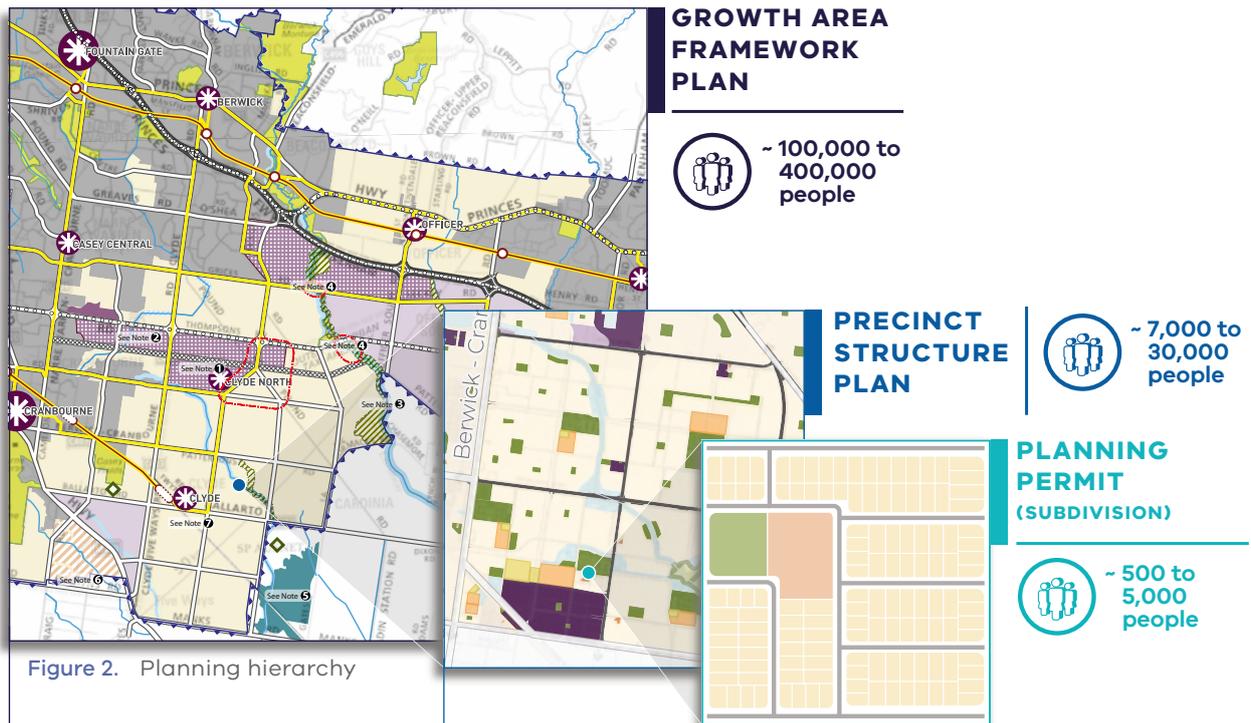


Figure 2. Planning hierarchy

Growth Corridor Plans (for metropolitan Melbourne) – or, where finalised, Land Use Framework Plans are high level integrated land use and transport plans that provide a strategy for the development of Melbourne’s growth corridors and Victoria’s towns and townships.

Precinct Structure Plans set out the future structure of new neighbourhoods and guide the form of subdivision and development of land over the long term. They are incorporated into the relevant local planning scheme.

Planning Permit applications (for subdivisions or use and development) are issued in response to an application to subdivide, develop or use a parcel of land. The planning permit must be generally in accordance with the PSP.

This hierarchy provides a framework for decision making regarding the use and development of land in greenfield areas. These Guidelines seek to provide guidance and flexibility to the preparation of PSPs that will implement the Growth Corridor or Framework Plan and inform subdivision and built-form permits.

Figure 2 outlines how each document in the planning process provides an appropriate balance of guidance and flexibility to achieve exemplary, and where possible, innovative, urban and community outcomes.

Importantly, it is not practical or necessary to resolve every issue or eventuality at the early stages in the hierarchy. PSP preparation can be slowed or blunted by attempts to resolve matters at the PSP stage that would be better resolved at the permit stage. PSPs are not expected to anticipate or resolve every eventuality, but to ensure a robust policy framework that can be used to resolve issues once more detailed investigation is undertaken.

POLICY FRAMEWORK

These Guidelines are part of a broader policy framework that supports greenfields structure planning in Victoria.

UN Sustainable Development Goals

On an international level, the UN SDGs (see Figure 3 below) provide a framework that defines the 2030 agenda for sustainable development. Consistent with the principles of Plan Melbourne, the SDGs provide a framework for PSPs to respond to aspects of sustainability that are not directly covered by the 20-minute neighbourhood framework (for example, water, energy and climate). The UN SDGs align with the objective of planning in Victoria as specified under section 3 of the *Planning and Environment Act 1987* namely, "to provide for the fair, orderly, economic and sustainable use and development of land".

The goals enable planning, to the extent that it can drive and influence outcomes, to reduce greenhouse gas emissions from development and mitigate the effects of climate change. Building resilience to natural hazards and extreme weather events such as bushfire risk, flooding and the urban heat island effect must also be considered.

Integration of the UN SDGs framework connects Victoria's precinct structure planning to the international agenda. This approach allows us to see how our work contributes to a more sustainable world and provides guidance for where we should focus our efforts toward a sustainable future.



Figure 3. The UN Sustainable Development Goals

Plan Melbourne Principles

Plan Melbourne sets policy directions to guide urban planning across the state. Action 20 of Plan Melbourne is to “Update the Precinct Structure Planning Guidelines to incorporate learnings from previous Precincts Structure Plans (PSPs) in growth areas...”. These Guidelines are a direct response to this action.

Plan Melbourne’s vision for Victoria is guided by nine principles. These principles drive the delivery of sustainable outcomes and help to deliver the vision of a global city of opportunity and choice. Principle 5 of Plan Melbourne is the importance of living locally through the 20-minute neighbourhood framework. This is key to structure planning and used as the core component of the overarching framework for these Guidelines



Figure 4. Plan Melbourne principles

POLICY FRAMEWORK *(continued)*

20-Minute Neighbourhood

The 20-minute neighbourhood hallmarks integrated features to plan for living locally, living sustainability and social connectedness.

A 20-minute neighbourhood must:

- be safe, accessible and well connected for pedestrians and cyclists to optimise active transport
- offer high-quality public realm and open space
- provide services and destinations that support local living
- facilitate access to quality public transport that connects people to jobs and higher-order services
- deliver housing/population at densities that make local services and transport viable.

To genuinely create 20-minute neighbourhoods in greenfield communities, the urban form in new PSPs areas will need to:

- adapt to support increasing densities and intensity of activity
- ensure the design of the public realm provides more meaningful opportunities for amenity and social inclusion
- renew the approach to infrastructure and services delivery to adapt and be resilient to a changing climate, evolving social needs and other emerging challenges.

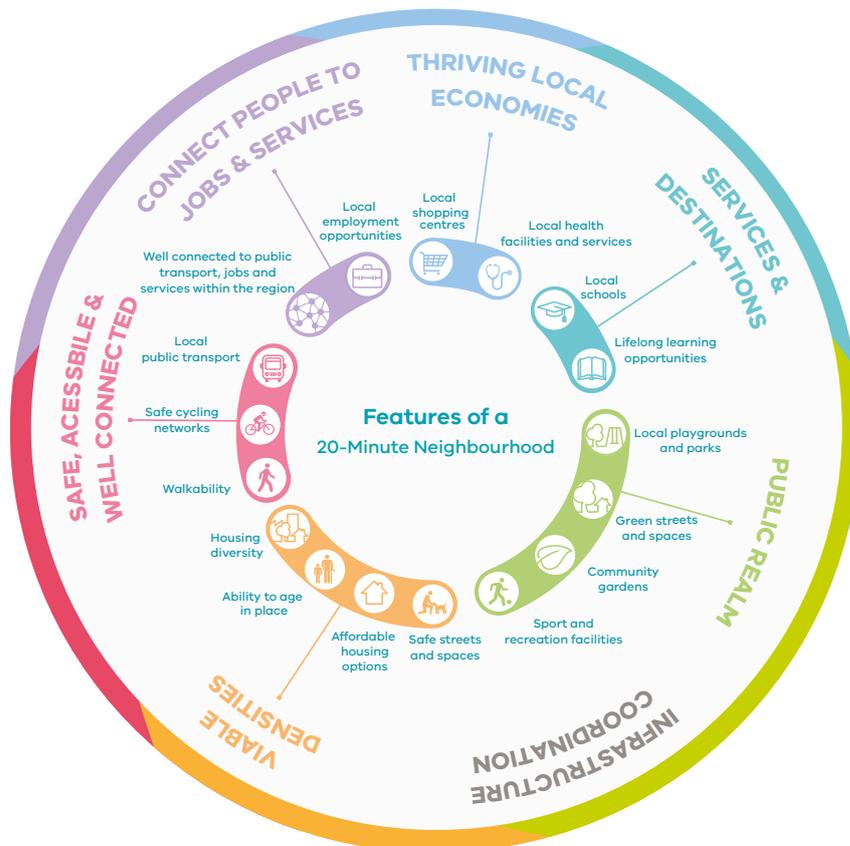


Figure 5. The 20-minute neighbourhood

Integrated Framework

The policy framework implemented by these Guidelines seeks to ensure that state and international best practice policy is applied in Victoria's greenfields. Integrating the Plan Melbourne principles, the 20-minute neighbourhood hallmarks and UN SDGs will support alignment with state and international aspirations.

The figure below demonstrates this alignment.

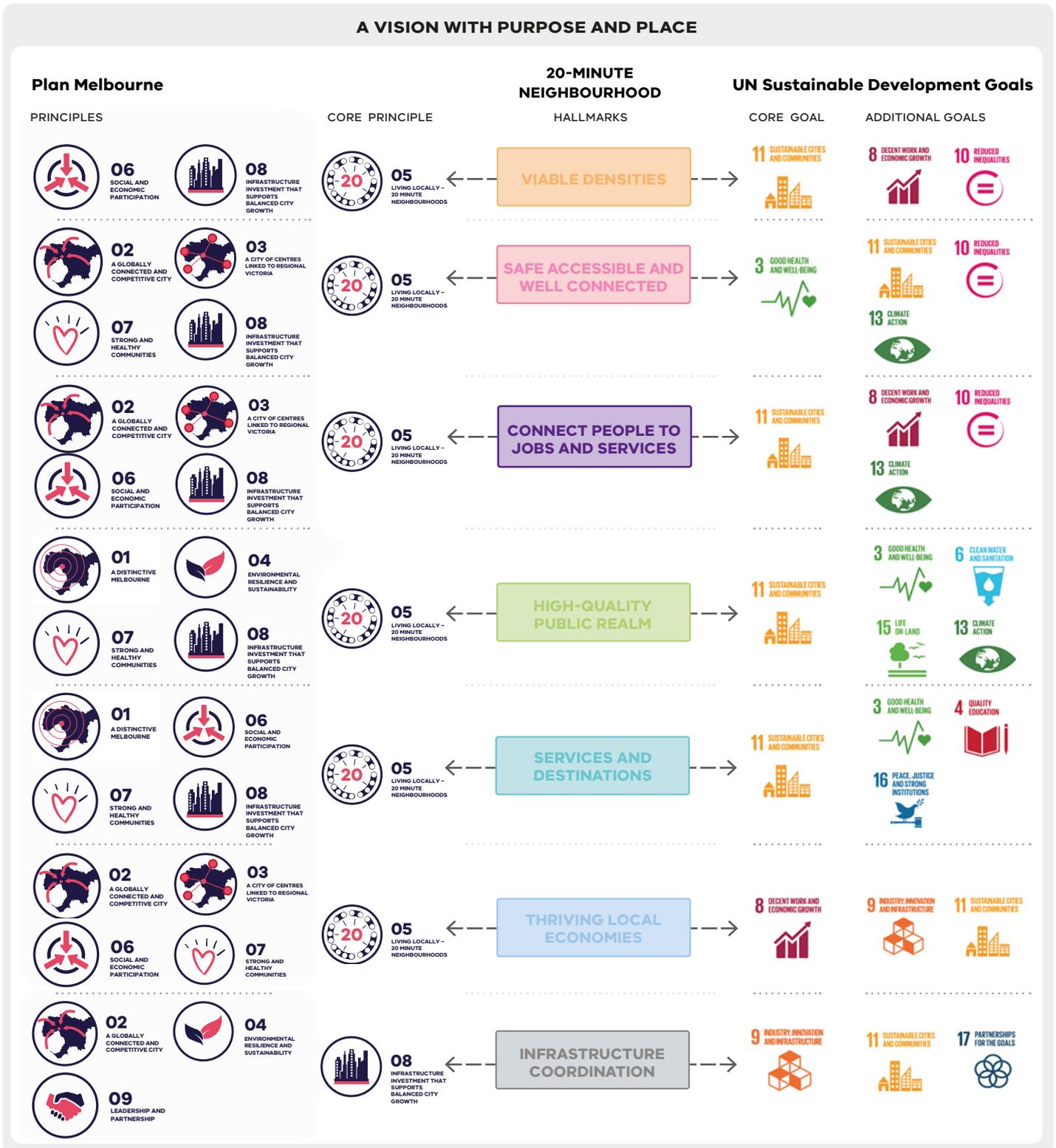


Figure 6. A vision with purpose and place

APPLICATION OF THE GUIDELINES

The Guidelines provide an integrated framework for practitioners and planning authorities to guide preparation of PSPs in greenfield growth areas across Victoria.

In accordance with Ministerial Direction 12 – Urban Growth Areas, all planning authorities must apply the Guidelines unless the Minister of Planning approves otherwise. In metropolitan Melbourne, PSPs are generally prepared by the VPA.

In the regions, PSPs are prepared either by councils or in partnership with the VPA in some circumstances (refer to side bar for guidance about application of the Guidelines in regional Victoria).

APPLICATION TO THE REGIONS

In the regions, the VPA works closely with councils to assist in identifying strategic planning initiatives and processing of planning applications for strategic sites.

Regional cities and towns value their unique identity and local place values. It is vitally important that PSP areas in the regions set frameworks for growth that reflects this identity and values. A unique sense of place can be fostered by a range of urban design approaches, from the precinct to the site level. Planning for greenfield PSP areas in the regions must be carefully adapted to the local context.

The aims, principles and processes of the Guidelines can assist regional planners to formulate structure plans that adopt a collaborative and integrated approach, and a purpose and place-based focus. The Performance Targets outlined in this document need further consideration and adaption by regional planners to address the different strategic contexts of regional cities and towns. Any necessary adaptations should still aim to abide by the 20-minute neighbourhood principle of 'living locally' but take further consideration of what this means for regional communities.

For further details about how to apply these Guidelines in regional areas:



SEE ALSO PRACTITIONER'S TOOLBOX:

Applying the Guidelines to the Regions



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PSP PATHWAYS AND PROCESSES (PSP 2.0)

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OVERVIEW

Part 2 of the Guidelines is structured to provide guidance to practitioners on:

- the purpose of each stage in the PSP preparation process
- key steps in the process and the typical outputs expected
- how to collaborate with stakeholders
- how to select the most appropriate pathway (the Coordination Pathway or the Innovation Pathway) when preparing a PSP.

STREAMLINED APPROACH TO PRECINCT PLANNING

The ‘PSP 2.0’ process was developed by the VPA to establish a lean methodology to deliver outcomes focused on vision, purpose and place in partnership with local communities. PSP 2.0 sets aspirational targets for the VPA in developing PSPs including co-design, streamlining preparation, optimising the PSP product to embrace innovation and delivering government policy.

The co-design approach is key to achieving integrated planning outcomes through the streamlined PSP preparation process. This collaborative and iterative approach provides opportunities for a range of diverse stakeholders to participate in workshops that generate and refine new ideas, and craft, test and deliver meaningful and distinct visions for our new greenfield neighbourhoods and communities.

Figure 7 illustrates how the stages of the PSP process move through cycles of exploring new ideas, translating ideas into a vision for the PSP, developing options for the PSP and then refining options into implementable initiatives. This figure also demonstrates how these PSP stages relate to the VPA’s PSP 2.0 process.

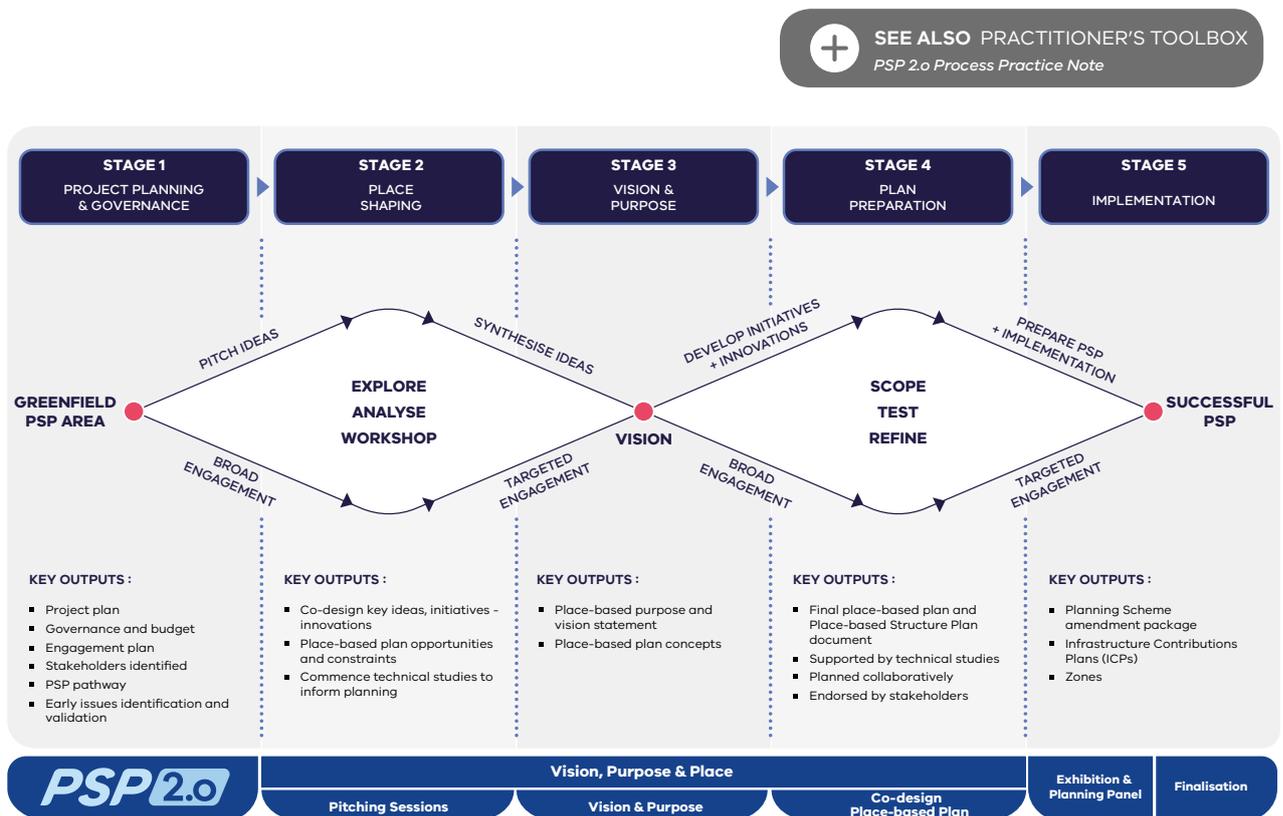


Figure 7. Co-design approach and the stages of the PSP 2.0 process

PSP PATHWAYS

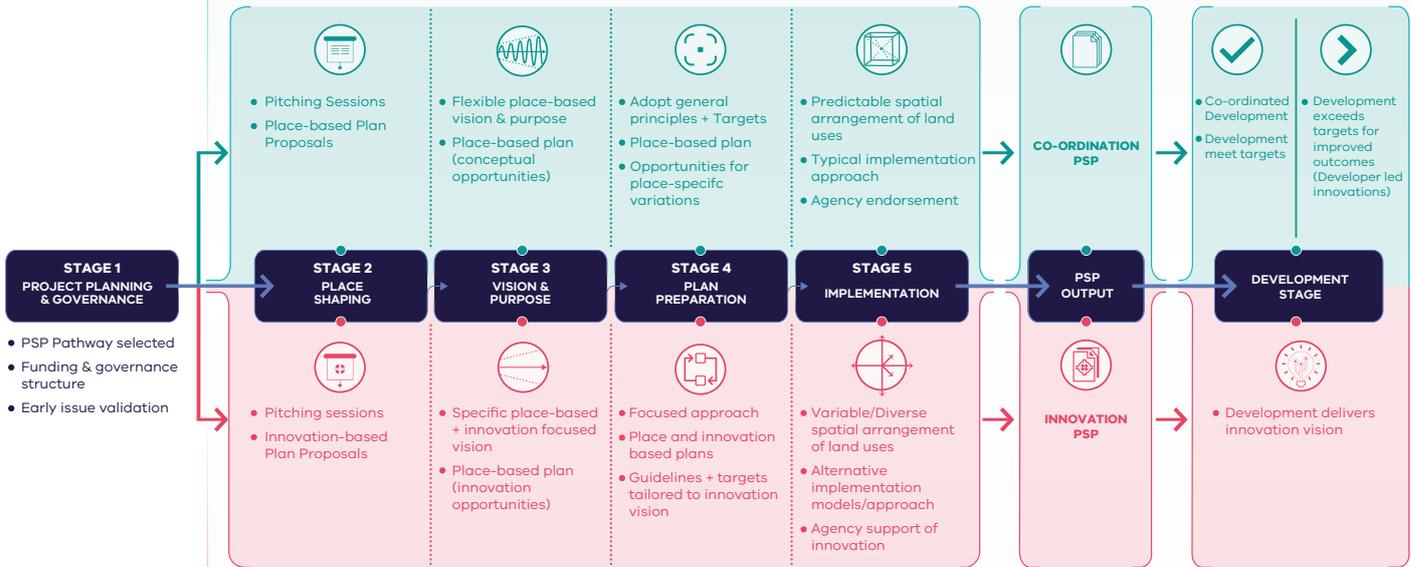
There are two pathways available for preparing a PSP. These two pathways encourage enhanced outcomes in Melbourne’s greenfield neighbourhoods and recognise that a ‘one size fits all’ approach is inadequate.

The most appropriate pathway for a PSP area should be determined during Stage 1: *Project Planning and Governance*. However, this may change after Stage 2: *Place Shaping* should any pitches propose outcomes that warrant a different pathway.

THE COORDINATION PATHWAY WILL BE USED MOST OF THE TIME, PROVIDING A MEANS TO ACHIEVE HIGH-QUALITY AND COORDINATED PLACE-BASED COMMUNITY AND DEVELOPMENT OUTCOMES.

The Coordination Pathway PSP is guided by the General Principles and Performance Targets that will achieve the objectives of 20-minute neighbourhoods. Variations to Performance Targets that respond to the specific place-based vision can be supported where they align with the relevant principles. PSPs prepared under the Coordination Pathway will provide a careful balance between certainty of expected development outcomes, and flexibility for the development industry to deliver creative and innovative outcomes during development.

COORDINATION PATHWAY ▼



INNOVATION PATHWAY ▲

THE INNOVATION PATHWAY WILL BE USED WHEN KEY PARTNERS (COUNCIL, PLANNING AUTHORITY, LANDOWNERS) AGREE TO PURSUE A PLACE-SPECIFIC OPPORTUNITY TO DELIVER SIGNIFICANTLY ELEVATED PERFORMANCE IN ONE OR MORE ASPECTS, SUCH AS ENVIRONMENTAL PERFORMANCE, HOUSING AFFORDABILITY AND DIVERSITY, OR COMMUNITY AND INFRASTRUCTURE SERVICE DELIVERY.

Innovation Pathway PSPs will need to demonstrate how they will deliver an overall net increased benefit when compared to the Coordination Pathway and contribute towards the aspirations of 20-minute neighbourhoods and the UN SDGs. They will usually be supported by finer-grain development agreements or contractual arrangements that enable the partners to deliver outcomes beyond those guaranteed solely by the operation of the statutory planning system. And they will often involve the responsible authority waiving or varying selected subsidiary regulatory requirements (for example, by varying street widths or open space standards to foster innovative public realm outcomes).

Figure 8. PSP pathways and outcomes

Examples of circumstances that may lead to use of the Innovation Pathway include:

- **PLACE-SPECIFIC CONDITIONS**
Strategic site or locational advantages.
- **CONSOLIDATED LAND OWNERSHIP**
Offers scale and coordination not available when land is fragmented.
- **STRATEGIC PARTNERSHIPS**
Commitment between public and/or private entities to deliver something special.
- **CATALYST INFRASTRUCTURE OR INVESTMENT**
Forward planning of large-scale investments.

The innovation pathway allows for elevated development outcomes by approaching the process in a different way. The Guidelines Framework should be used as the basis for determining appropriate areas of innovation.

Examples of potential innovations include:

- **CHANGES IN THE URBAN FORM**
Variations to the standard distribution and composition of elements of the urban form such as open space, the movement network and activity centres. These changes should demonstrate elevated performance against one or more of the hallmarks of the 20-minute neighbourhood.
- **HEIGHTENED PERFORMANCE**
Commitments to increased neighbourhood performance and product innovation beyond that required by the Guidelines. For example, greater commitments to sustainability, housing diversity, density and affordability, community development and inclusion, and innovative urban design.
- **ALTERNATIVE DELIVERY MODEL**
An alternative approach to deliver basic and essential infrastructure and services, such as neighbourhood-scale renewable energy or alternative community service delivery models. These alternatives should result in enhanced performance in line with the UN SDGs or other community benefits.

The above list is not exhaustive, and it is likely the outcomes achieved under the innovation pathway will be multifaceted and overlapping. For example, an alternative water management model may change the form of open spaces and result in alternative and improved water security for households.

EXAMPLE

A ZERO-CARBON COMMUNITY THROUGH THE INNOVATION PATHWAY

Development Corp is a developer that controls a large consolidated holding covering the majority of the Gumnut PSP area. Development Corp, with early commitment from the Planning Authority, has forged strategic partnerships with energy and water agencies, and with the local council, to deliver a zero net carbon community with a focus on renewable energy, sustainable waste management and integrated water management. The developer is also committing to use a best practice environmental performance rating tool to ensure sustainability from design through to development, and to embedding this tool as a requirement of all lot purchasers using an instrument that is registered on title.

The design of the waste system means streets no longer need to accommodate garbage trucks, allowing for different street designs. The integrated water management system offers opportunities to create a large-scale connected network of open space, offering an alternative to the standard distribution of local parks. These changes in urban form and service delivery are likely to have flow-on effects to the form of housing and activity centre design; however, the full extent of these effects is not yet known. As such, Development Corp and its strategic partners (agencies and council) will require flexibility to adapt the development in response to the effects of its innovations.

For the proposal to be successful, it will require up-front commitment and leadership from the various partners, which will be confirmed through agreements. It will also require changes to the form and content of the PSP – variation to principles and targets, as well as flexibility to respond to the innovations. And it will require an agreement to rely upon instruments beyond the statutory planning system. Using the Innovation Pathway, the PSP will articulate a vision centred around the proposed innovations and test the broader community benefits of any variations to principles and targets in the context of this vision.

COLLABORATION, ENGAGEMENT AND PARTNERSHIP

Successful implementation of both the coordination and innovation pathways will require significant stakeholder buy-in. In particular, a greater effort and commitment from stakeholders will be required in order to pursue the innovation pathway and demonstrate that desired outcomes will be achieved.

This may include, but is not limited to:

- councils giving less weight to conflicting requirements (for example, various local planning provisions or detailed engineering standards) to successfully prepare a PSP under the innovation pathway
- developers/landowners entering into agreement(s) with council and/or state agencies to deliver outcomes above and beyond what structure plans can require
- state government agencies entering into agreement(s) with councils to deliver opportunities for co-location and/or integration of services
- state government agencies and utility providers committing to delivering agreed outcomes, especially through subsequent referral and detailed processes.

Progressing a PSP through the innovation pathway will generally require support from the planning authority, responsible authority, major landowners and, in some cases, the Minister for Planning. The PSP 2.0 process emphasis on early, open and transparent collaboration and engagement with key stakeholders and the community supports the level of partnership to progress either pathway.

Early collaboration and co-design ensures key issues and options for their resolution can be considered effectively. This also supports the goal to engage broadly on the PSPs and to embed relevant opportunities and constraints in the preparation phases.

Different stakeholders will have differing interests and degrees of influence in the PSP process, which are summarised in Table 1.

Table 1. Stakeholder types and their likely interest and influence in the PSP process

TYPE	INTEREST	INFLUENCE	WHO
<ul style="list-style-type: none"> ▪ Government Stakeholders 	<ul style="list-style-type: none"> ▪ State planning and environmental policy, planning key government infrastructure and investment. 	<ul style="list-style-type: none"> ▪ Ensure that planning outcomes are in accordance with Victorian State and local policy. 	<ul style="list-style-type: none"> ▪ Victorian Planning Authority ▪ State Government departments ▪ Local government
<ul style="list-style-type: none"> ▪ Implementing Stakeholders 	<ul style="list-style-type: none"> ▪ Aligning the vision and plans for a place, with feasible means to deliver and maintain. 	<ul style="list-style-type: none"> ▪ Responsible for delivering and/or maintaining the 'on the ground' components of a neighbourhood – infrastructure, services, assets and housing – that contribute to the place. 	<ul style="list-style-type: none"> ▪ Developers/builders ▪ Service agencies ▪ Infrastructure utilities ▪ Local government ▪ Community organisations
<ul style="list-style-type: none"> ▪ Community Stakeholders 	<ul style="list-style-type: none"> ▪ Understanding and communicating the existing and future purpose and value of each place. 	<ul style="list-style-type: none"> ▪ A community collectively contributes to the creation and activation of the new neighbourhood. 	<ul style="list-style-type: none"> ▪ Residents and users ▪ Community groups ▪ Businesses ▪ Traditional owners and Registered Aboriginal Parties ▪ Non-government organisations

This list is not exhaustive and there will likely be other stakeholders that should be identified and engaged throughout the process. Collaboration and engagement must be undertaken transparently and equitably without affording undue influence to any party.

Early and meaningful engagement with different types of stakeholders will identify strategic opportunities and partnerships that could deliver improved and innovative outcomes in our new greenfield neighbourhoods.

 **SEE ALSO PRACTITIONER'S TOOLBOX**
Engagement Practice Note



PART

3

CONSTRUCTING A PSP

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OVERVIEW

Part 3 of the Guidelines focusses on the outcomes of a final PSP and the process of achieving them. Figure 9 illustrates how best practice inputs identified through the PSP process feed into the PSP Guidelines Integrated Framework to deliver a PSP.

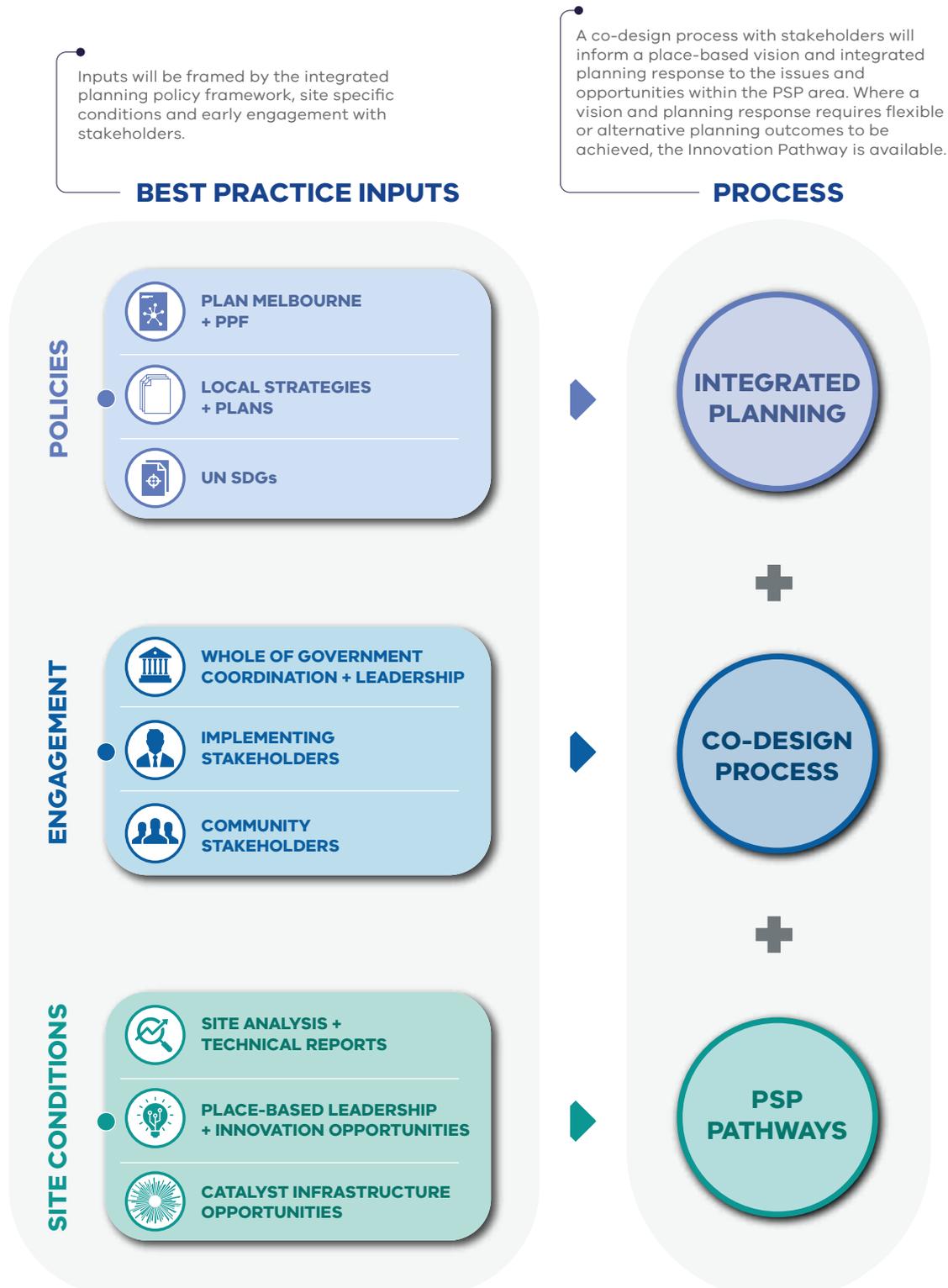


Figure 9. Framework for delivering PSPs

PSP tools for Coordination Pathway PSPs will generally follow the format shown in the Template Compact PSP (see Practitioner's Toolbox).

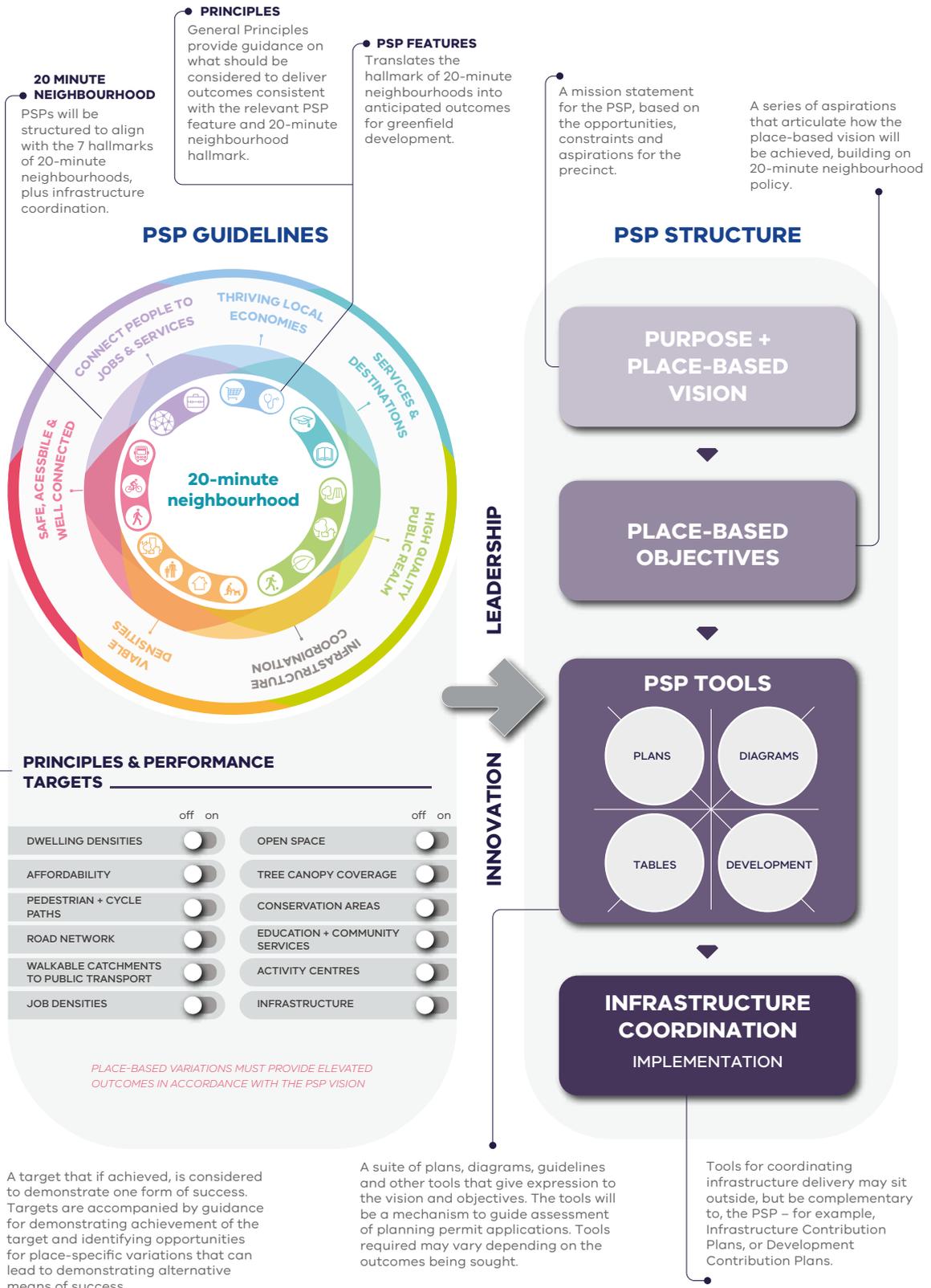
Guidelines within the PSP will comprise General Guidelines (applicable to all PSPs) and site-specific guidelines that will implement the PSP's vision and objectives.

PSP tools for Innovation Pathway PSPs will need to be adapted to give expression and effect to the innovation vision. This may require modification to the format of the plan, diagrams and guidelines, and the level of detail included.



SEE ALSO PRACTITIONER'S TOOLBOX

Template Compact PSP + General Guidelines



A VISION WITH PURPOSE AND PLACE

Building on the context and conditions of the area, a vision gives purpose to a PSP and a unique identity to the place that the PSP addresses. The vision and its supporting objectives establish a mission statement for the PSP, based on the opportunities, constraints and aspirations for the precinct.

The vision that is developed during the co-design workshops should be a short document that may include a combination of words, drawings, examples, targets, commitments and partnerships.

In the final PSP, the vision should then be refined into a short vision statement (see example). The place-based objectives contained in the PSP will then be used to give a greater understanding of how the vision will be achieved in the context of a 20-minute neighbourhood.



SEE ALSO PRACTITIONER'S TOOLBOX
Compact PSP Example

EXAMPLE

CRAIGIEBURN WEST PSP VISION STATEMENT

This PSP in Melbourne's north-west is an unusual linear shape with an interface to semi-rural land. As PSPs have been prepared for much of the surrounding land, a network of open space has been established, but is incomplete. During the co-design workshops, it was agreed that this PSP represents an opportunity to complete the open space network, complemented by a mixed-use north-south spine. This is articulated through the vision statement:

Leveraging its unusual linear form, Craigieburn West's series of walkable neighbourhoods; diverse and active land uses; and open space links will be arranged or connected to its strategic north-south spine.

Providing the 'final piece of the puzzle' for Craigieburn, this PSP will complete green links for the wider open space network; fill any catchment gaps for larger activity centres beyond the PSP boundaries; and provide the interface needed to address potential conflicts with rural land west of Mickleham Road.



PSP Features

In greenfield areas, PSPs will facilitate and support the development of neighbourhoods in accordance with:

V.1

A place-based vision and purpose that is distinct in its character and identity, reflects the values of the existing and future community, and provides a context for a community to live a full, sustainable and healthy life.

GENERAL PRINCIPLES

V 1.1

A vision should articulate what the PSP aims to achieve and the PSP's purpose and reason for creation. It should include aspirational elements that differentiate the precinct and align it with the PPF, Plan Melbourne, the 20-minute neighbourhood policy, the UN SDGs and any other relevant state planning policy.

The vision should be tailored to the selected PSP Pathway:

COORDINATION PATHWAY ▼

The vision should provide sufficient flexibility to enable an outcomes-based approach to achieving the objectives that implement the vision.

INNOVATION PATHWAY ▼

The vision should articulate the specific objectives and achievement of higher targets that will result from activation of the innovation vision.

V 1.2

The vision should address the place, including existing site conditions such as landscape, topography, waterways, vistas, views and historical/cultural places, features, sensitive interfaces and/or characteristics of significance that can be recognised and celebrated where appropriate.

The vision should support interpretation of a place's significance to traditional owners and promote important cultural values.

V 1.3

The vision and objectives should provide a clear direction on the future of the place and how to get there. The objectives should detail place-specific actions, ideas or initiatives that activate the vision, and give the PSP its unique identity, sense of place and liveability.

HOW TO APPLY IN A PSP

Establish the vision during Stage 1: Place shaping. The vision may be expressed in words, drawings, examples, targets, commitments, partnerships, etc.

Write the vision and objectives as a mission statement for the PSP.

The vision may seek to focus attention on one or more 'hallmarks' and set the context for place-based objectives that may require variations to Performance Targets.

The vision should be co-designed and endorsed by the stakeholders responsible for implementation of the PSP.

Tailor the vision to the selected PSP Pathway.

Incorporate input from community stakeholders, in particular relevant Registered Aboriginal Parties.

The vision should identify how these conditions will be meaningfully incorporated into an urban context.

The vision and objectives must be clear, concise and place-specific.

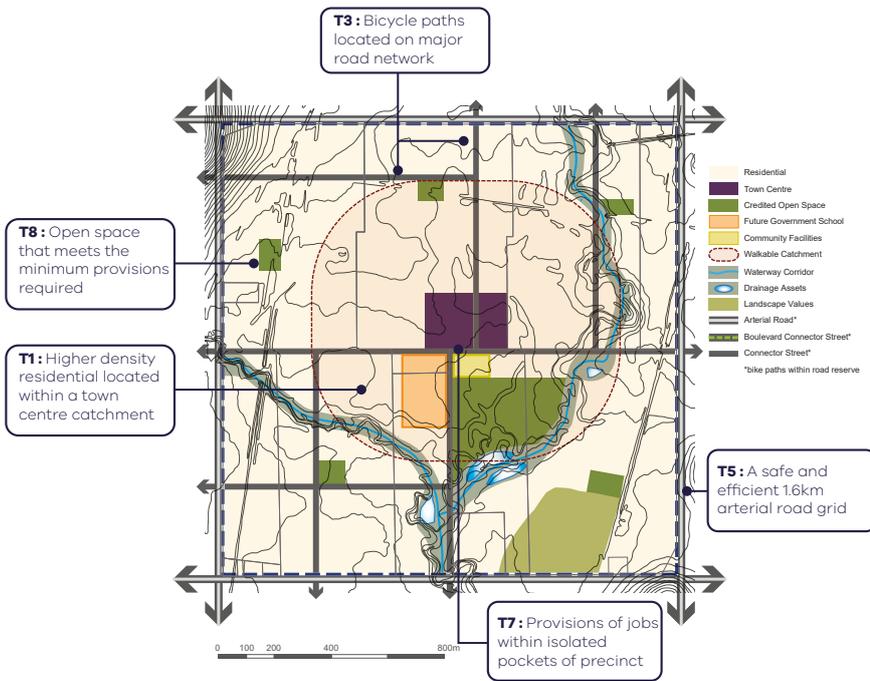
The objectives should not reiterate the aspirations of the 20-minute neighbourhood hallmarks and features or the General Principles of a PSP.

Table 2. Preparing a Place-based Vision

PLACE-SPECIFIC VARIATIONS

10A

Predictable arrangement of land uses following the Guidelines principles and targets.



By following the General Principles and Performance Targets of the Guidelines, each PSP should achieve the hallmarks of a 20-minute neighbourhood. In general, the spatial allocation of land uses will follow a predictable pattern that meets targets and enables the new community to live locally in a high amenity neighbourhood (refer to Figure 10A).

The Guidelines encourage a place-specific vision that will create a distinct identity and character and deliver enhanced outcomes through initiatives that are derived from local conditions, values and aspirations. These initiatives, if justified by the vision and local conditions, may require variations to the General Principles or Performance Targets contained in the Guidelines. The result may be a PSP that is less predictable in its form and spatial arrangement of land uses (refer to Figure 10B).

10B

Varied arrangement of land uses incorporating place-specific initiatives to achieve a purpose and place-based vision.

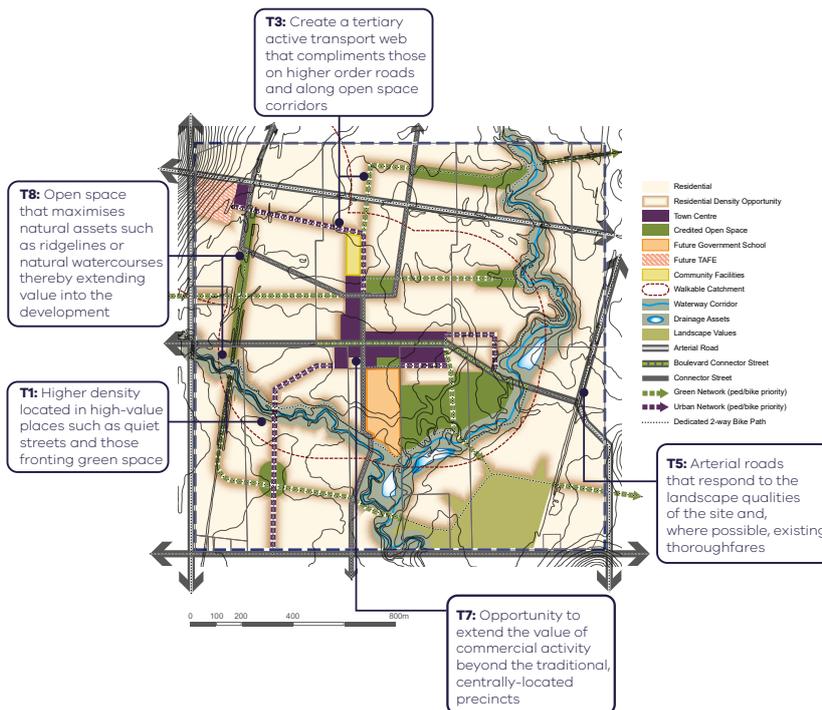


Figure 10. Example representation of potential place-specific variations in a PSP

VIABLE DENSITIES

Opportunity + Challenge

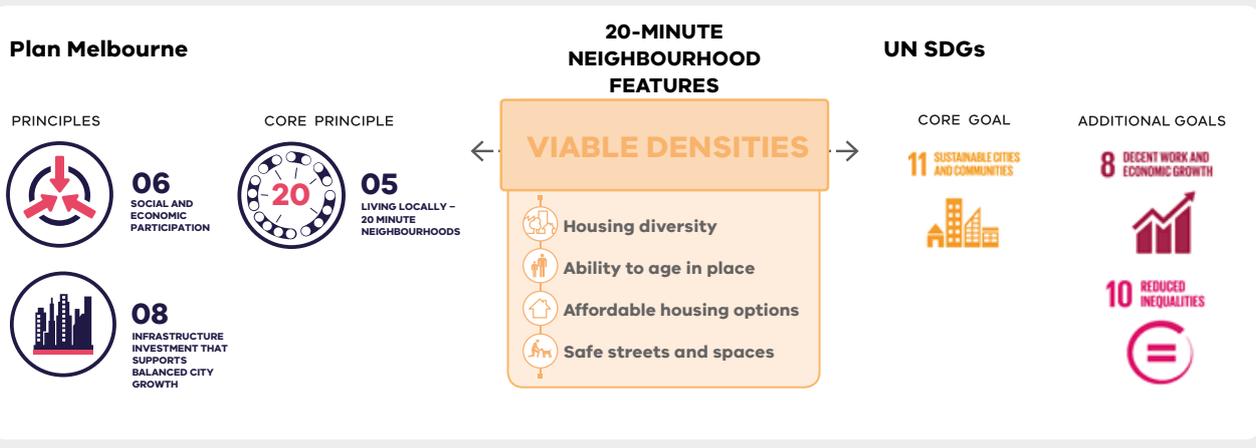
Housing diversity, including an increase in density in key locations, is critical to supporting the overall viability of a 20-minute neighbourhood. A PSP provides the framework for the development of housing in a greenfield setting and the opportunity to plan for greater diversity of housing through typology, affordability and tenure options.

As Victoria's population grows, the challenge for planning is to ensure that all people have affordable and accessible housing choices close to where they want to live, which is suitable to their needs at different stages of life. Addressing this challenge requires a change to the types of housing being delivered, but also presents an opportunity to change the form of streets and neighbourhoods to support different subdivision designs and housing forms (refer to Figure 11B).

While much of the actual urban form is defined at the planning permit stage, the role of the PSP is to encourage a more nuanced approach to urban and streetscape design that supports diverse and viable densities. The PSP 2.0 co-design approach provides the context for exploring changes to the urban form to support housing density, diversity and affordability options.

The form of the PSP needs to acknowledge that opportunities for delivery of different housing types will evolve over time in response to market demand and developer readiness to supply.

Deliver housing/population at densities that make local services and transport viable.



PSP Features

In greenfield areas, PSPs facilitate and support the development of neighbourhoods that have the following features:



F.1 Housing diversity

Diversity of housing – including lot size and built form – to meet community needs, increased housing densities and integrated housing located close to existing and/or proposed services, transport and jobs.



F.2 Ability to age in place

Accessible housing and specialised housing that enables people to ‘age in place’.



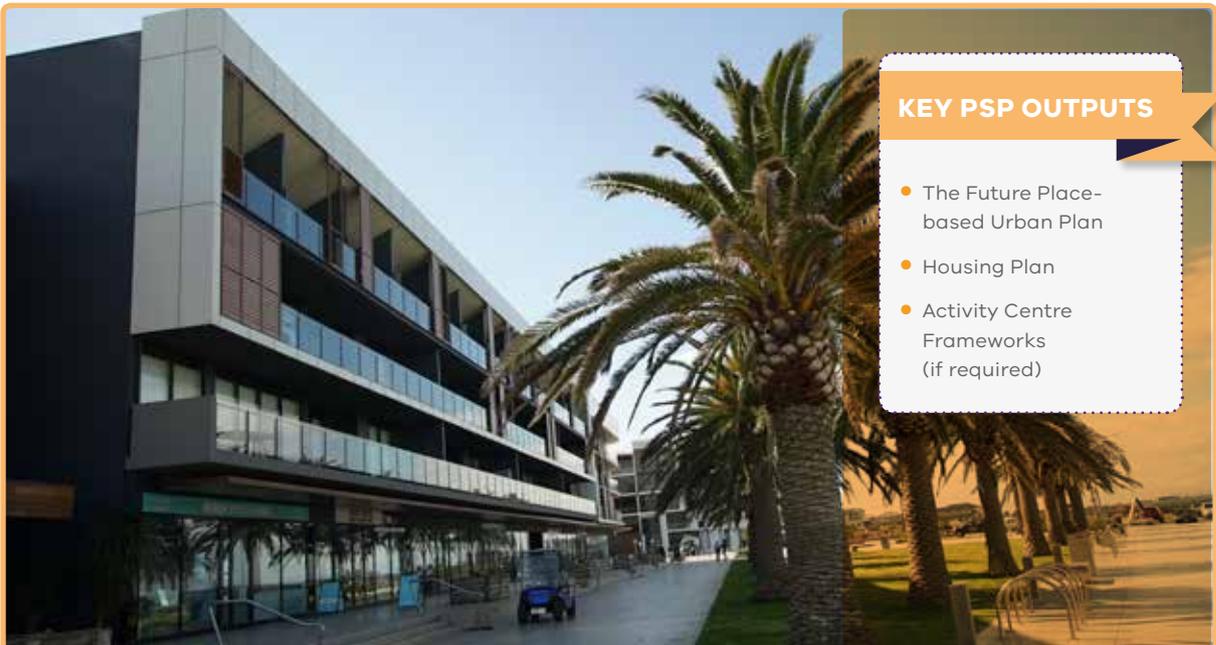
F.3 Affordable housing options

Affordable housing options – including social housing – that provide choices for very low, low and moderate-income households.



F.4 Safe streets and spaces

Diverse streetscapes and neighbourhoods that support the type of density and housing preferred in the local area.



KEY PSP OUTPUTS

- The Future Place-based Urban Plan
- Housing Plan
- Activity Centre Frameworks (if required)

Application to a PSP



F.1 Housing diversity

Diversity of housing, including lot size and built form, to meet community needs, increased housing densities and integrated housing located close to existing and/or proposed services, transport and jobs.

GENERAL PRINCIPLES

F 1.1 Residential density should achieve higher densities closer to existing or proposed jobs, services and high-quality public transport.

F 1.2 Target densities should be achieved in the long term. The arrangement of residential densities should be cognisant of likely development staging and market acceptance of proposed densities in the short-to-medium term.

F 1.3 Different types of housing needed to meet the current and future demands of the community, municipality and region should be encouraged. Housing types should consider the physical form of housing (detached housing, terraces, apartments, etc.), the type of housing (single family, group accommodation, retirement living, etc.), tenure options (freehold, rental, social housing, etc.) and size/composition (scale, number of bedrooms, etc.).

F 1.4 Small office/ home office/ live-work housing (home-based businesses) should be supported within residential areas.

HOW TO APPLY IN A PSP

Prepare a Housing Needs Assessment as part of Stage 4: Plan Preparation.

The Future Place-based Urban Plan and Housing Plan should identify preferred location for higher densities and quantify likely yield.

Explore opportunities to maximise housing densities and diversities through a range of implementation measures, including a variety of residential and mixed-use zones/applied zones and the Small Lot Housing Code.



**KEY INNOVATION
PATHWAY OPPORTUNITY**



SEE ALSO PRACTITIONER'S TOOLBOX
Urban Growth Zone + Applied Zones

The Future Place-based Urban Plan and Housing Plan should be informed by likely development staging.

Place-specific Guidelines should identify how and where diverse housing forms will be supported.

Consider nominating locations of preferred housing forms on the Housing Plan where appropriate.

Consider how zones/applied zones and the Small Lot Housing Code can be used to encourage diverse housing outcomes.



**KEY INNOVATION
PATHWAY OPPORTUNITY**



SEE ALSO PRACTITIONER'S TOOLBOX
Urban Growth Zone + Applied Zones

Housing Plan and Guidelines to identify locations or parameters where the housing forms are encouraged to be designed to support home-based business.

TRADITIONAL SUBDIVISION APPROACH

11A Previous density targets (17-20 dwellings/NDHA)



SUBDIVISION APPROACH WITH INCREASED DENSITY

11B Density targets to achieve a 20-minute neighbourhood (20-30 dwellings/NDHA)

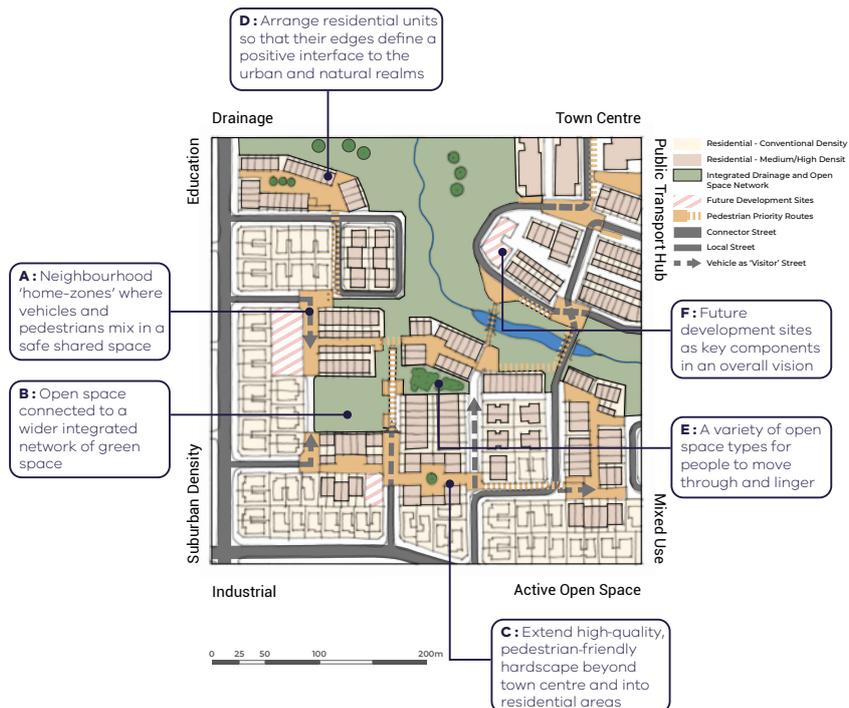


Figure 11. Examples of changes to urban form to support viable densities

Application to a PSP



F.2 Ability to age in place

Accessible housing and specialised housing that enables people to 'age in place'.

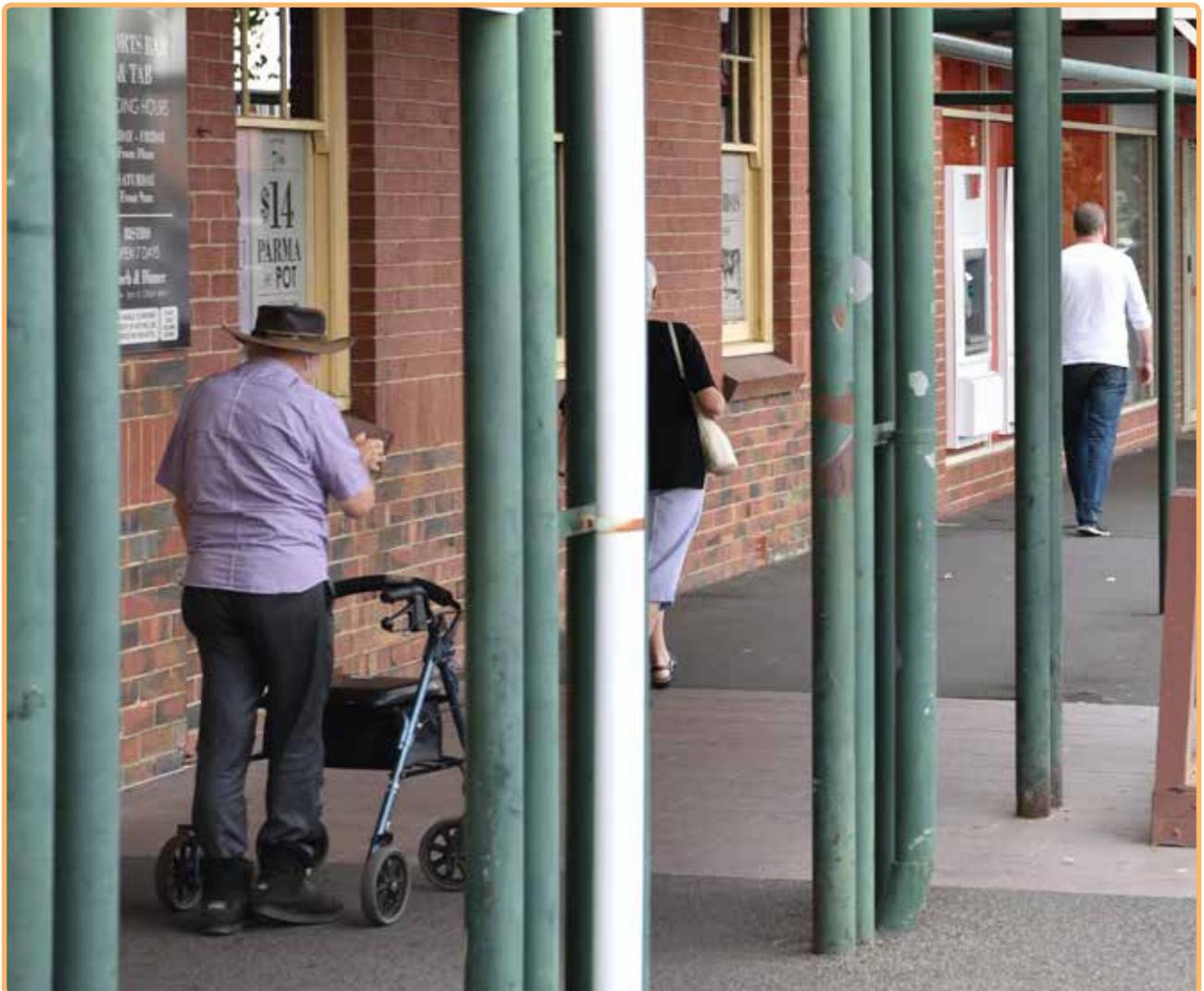
GENERAL PRINCIPLES

- F 2.1** Retirement villages or residential aged care facilities should have safe and convenient access to commercial and community facilities, services and public transport.

HOW TO APPLY IN A PSP

Housing Plan and Place-specific Guidelines should nominate preferred locations or specific parameters regarding villages/facilities where known or appropriate.

Encourage the creation of super lots with incentives to deliver affordable and accessible retirement or residential aged care housing. (e.g. Section 173 agreement supporting greater densities to offset cost/risk of providing specific housing type).



F.1 Housing diversity

PERFORMANCE TARGETS

T1 PSP should facilitate increased densities with a minimum of 30 dwellings or more per Net Developable Hectare (NDHA) where located within an 800m walkable catchment of an activity centre, train station or Principal Public Transport Network (PPTN) (or similar).

*Source: VPA target (density)
Clause 56.04-1 (walkable catchments)*

T2 PSP should facilitate increased densities with a minimum of 20 dwellings or more per NDHA across the entire PSP area.

Source: Clause 11.03-2S

HOW TO 'TEST' ACHIEVEMENT IN A PSP

Housing Plan to identify walkable catchments to activity centres, train stations and PPTN.

OPPORTUNITY

Variations to walkable catchment distances if there is a compelling land use or strategic reasons to do so.

Housing Plan to identify density 'target' within each area of the plan, achieving the overall target density across the PSP.

Housing table to quantify likely housing yield.

OPPORTUNITY

Density targets may be more nuanced to provide greater diversity of housing outcomes (e.g. opportunities for higher densities within immediate catchment of activity centres or on strategic sites, and opportunities for lower densities to respond to landform or other place-specific objectives) and to respond to likely timing of delivery (i.e. a market-sensitive response).

Application to a PSP



F.3 Affordable housing options

Affordable housing options – including social housing – that provide choices for very low, low and moderate-income households.

GENERAL PRINCIPLES

- F 3.1** Affordable housing should be located in areas that have convenient access to commercial and community facilities, services and public transport.

Source: Clause 56.04-1

- F 3.2** The PSP should support existing planning mechanisms to support delivery of affordable housing (e.g. Section 173 agreements).

- F 3.3** The PSP should identify land that has been or will be designated for social housing by the State Government.

HOW TO APPLY IN A PSP

Affordable housing needs and likely affordability conditions should be investigated during Stage 3 and 4 technical reporting.

The housing table should quantify the likely proportion of housing that will meet the affordability definition (refer to T3).

Activity Centre Frameworks (where applicable) should provide guidance on the provision of affordable housing.



KEY INNOVATION PATHWAY OPPORTUNITY



SEE ALSO PRACTITIONER'S TOOLBOX *Affordable Housing Practice Note*

Place-specific Guidelines should identify the preferred approach to entering into voluntary Affordable Housing Agreements, if appropriate. This approach should then be implemented via the zone schedule.

Consult with relevant government departments, agencies and community organisations during co-design phase.

Sites should be nominated on the Housing Plan where appropriate.



F.3 Affordable housing options

PERFORMANCE TARGETS

T3 Set a minimum target in accordance with the Affordable Housing Practice Note.

Source: VPA



HOW TO 'TEST' ACHIEVEMENT IN A PSP

Housing table to quantify likely proportion of affordable housing (refer to 3.1).

OPPORTUNITY

Engagement with community and social housing providers should explore opportunities for the provision of affordable housing, including opportunities for integration of affordable housing with community infrastructure.

Landholders willing to enter into voluntary agreements (refer to 3.2), may negotiate to deliver affordable housing in key locations as part of a broader vision.

Meeting the affordable housing targets should not render the proposed development economically unviable or negatively impact the affordability of other housing.



Application to a PSP



F.4 Safe streets and spaces

Diverse streetscapes and neighbourhoods that support the type of density and housing preferred in the local area.

GENERAL PRINCIPLES

F 4.1 Nominated densities are supported by appropriately scaled and composed streets, blocks and open spaces.

Source: Clause 56.04-1



SEE ALSO PSP HALLMARK

A High-Quality Public Realm and Open Space

F 4.2 The design of the public realm should ensure these spaces feel safe and are inviting to pedestrians and cyclists.

F 4.3 Permeability of the street network for pedestrians and cyclists over vehicles should be prioritised in areas where a higher intensity and density of land uses are proposed.

F 4.4 Large-format ancillary uses, such as large sporting reserves and parks, should be located outside or towards the edge of the walkable catchment of local centres.

Source: Clause 56.04-4

HOW TO APPLY IN A PSP

A Future Place-based Urban Plan should consider variations to urban form and the scale and composition of streets to support diverse housing and increased densities.

Consider using illustrative diagrams, cross-sections, land budget, yield analysis and Place-specific Guidelines to illustratively depict the preferred density and subdivision design outcomes to align with the vision.

Refer to the relevant practice note within the Practitioner's Toolbox for guidance on implementing the Movement and Place Framework and developing a Future Place-based Plan and Housing Plan.



KEY INNOVATION PATHWAY OPPORTUNITY

Consider using illustrative diagrams and Place-specific Guidelines to express preferred public realm outcomes.

Consider using illustrative diagrams and Place-specific Guidelines to express options to enhance permeability at the local neighbourhood scale.

Nominate uses on the Future Place-based Structure Plan.

Land budget/yield analysis should demonstrate the efficiency of residential opportunities within walkable catchments of local centres.





VIABLE DENSITIES



SAFE, ACCESSIBLE & WELL CONNECTED

Opportunity + Challenge

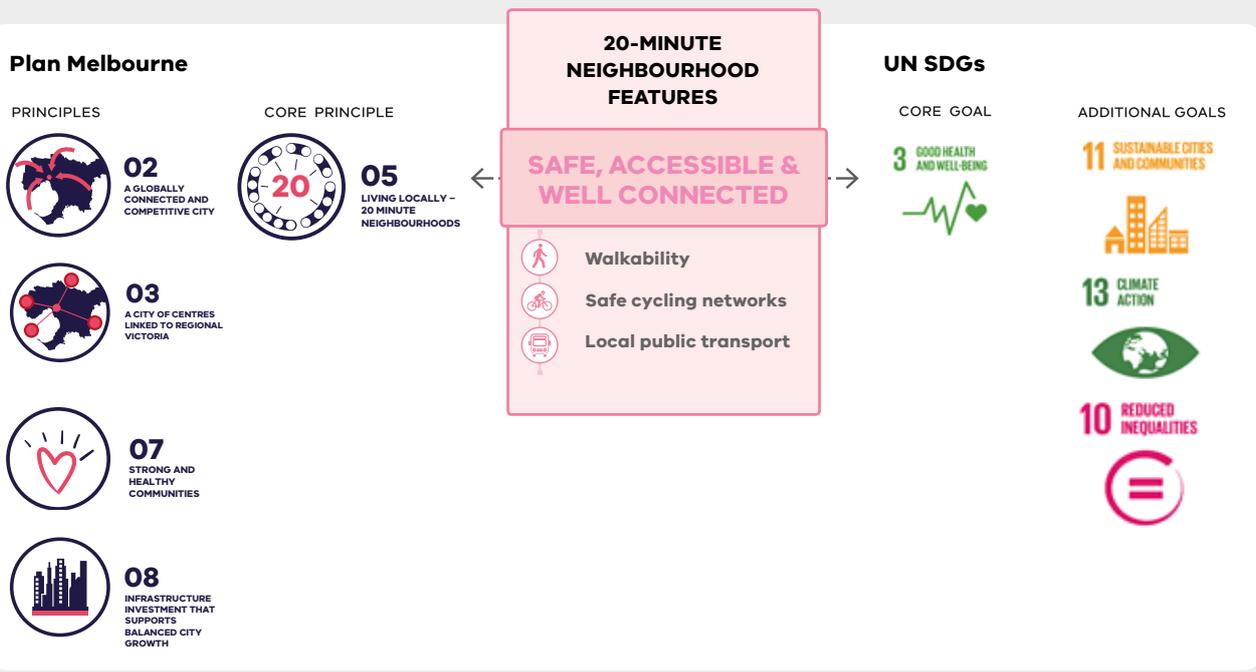
Walkable neighbourhoods – where access by pedestrians, cyclists and public transport is prioritised – are a focus of the 20-minute neighbourhood integrating framework. Walkable neighbourhoods better support diverse and more intensive land uses, foster a sense of community and social cohesion, reduce greenhouse gases and household transport costs, and support healthy and active lifestyles.

In order to prioritise active transport modes, pedestrian and cycle routes and public transport connections need to be safe, direct and pleasant to use, and accessible to people with mobility limitations and parents with prams. The importance of the movement network in creating a sense of place will also need to be considered by carefully balancing the multiple functions of streets.

As we move to higher-density neighbourhoods, there will be increasing competition for space in the street. Parking will need to be carefully considered, ensuring that on-street parking and driveway cross-overs do not compromise the amenity of the street through loss of tree-planting opportunities.



Be safe, accessible and well connected for pedestrians and cyclists to optimise active transport.





SAFE, ACCESSIBLE & WELL CONNECTED

PSP Features

In greenfield areas, PSPs will facilitate the development of neighbourhoods that have the following features:



F.5 Walkability and safe cycling networks

A high amenity, safe, accessible, direct and comfortable walking and cycling environment.



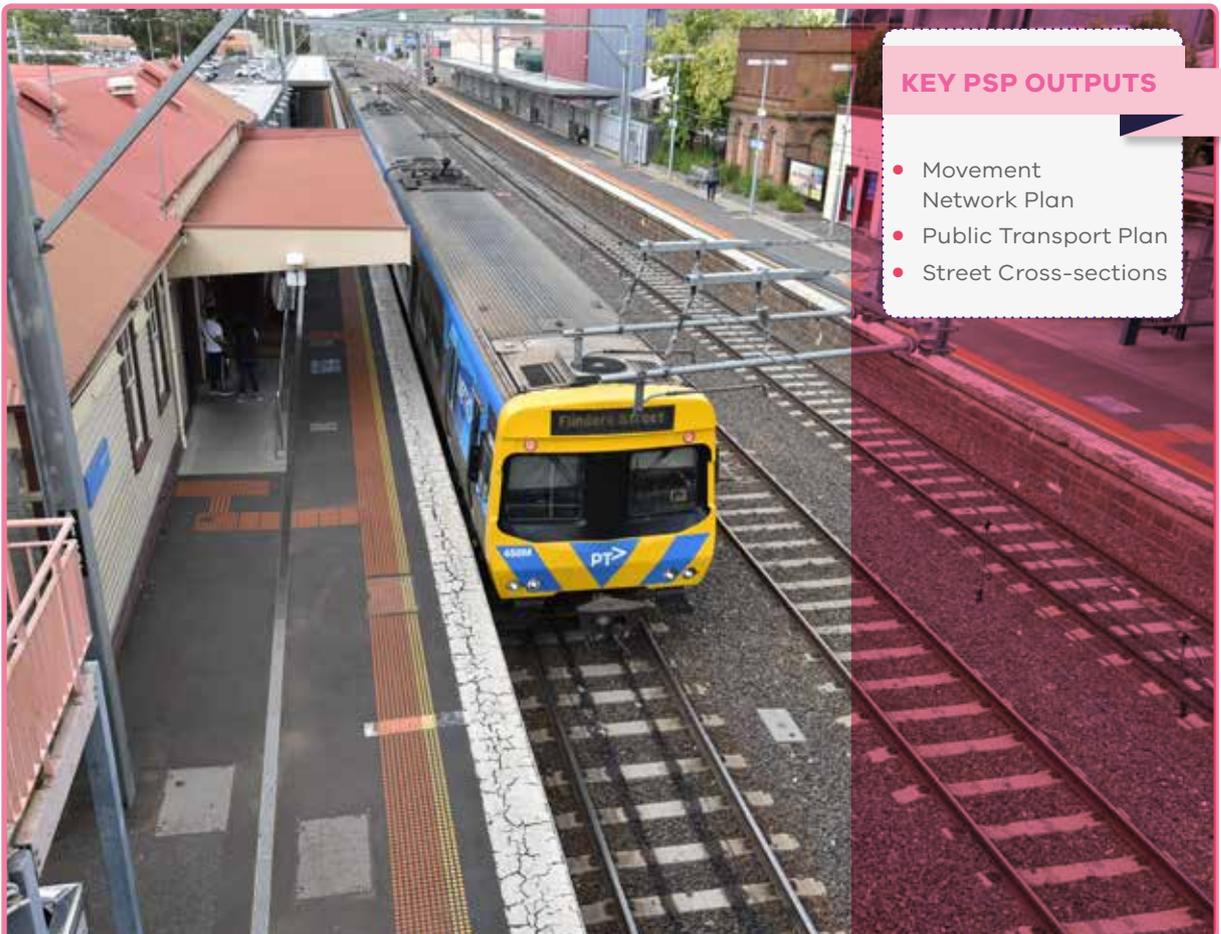
F.6 Movement and place

A transport and movement network that effectively balances the role of movement and place.



F.7 Local public transport

A public transport network that is supported by high-intensity uses and connectivity between key destinations



KEY PSP OUTPUTS

- Movement Network Plan
- Public Transport Plan
- Street Cross-sections

Application to a PSP

F.5 Walkability and safe cycling networks

A high amenity, safe, accessible, direct and comfortable walking and cycling environment.

GENERAL PRINCIPLES

F 5.1 Streets should be carefully and deliberately designed (in terms of their scale, design speeds, configuration and landscaping treatments) to respond to the site context (e.g. topography, natural features), proposed land use context (e.g. future urban form, intensity of activity) and to support early habits for walking and cycling.

This includes:

- » Direct, comfortable and legible off-road walking and cycling paths that connect open spaces and key destinations.
- » Pedestrian crossings on key pedestrian routes, all legs of signalised intersections in activity centres, and at appropriate bus stops.
- » Minimal impediments to safe and comfortable pedestrian and cyclist movement (such as slip lanes, cross-overs and roundabouts) on high volume routes.
- » Greater access to walking and cycling options in areas of higher-intensity activity.

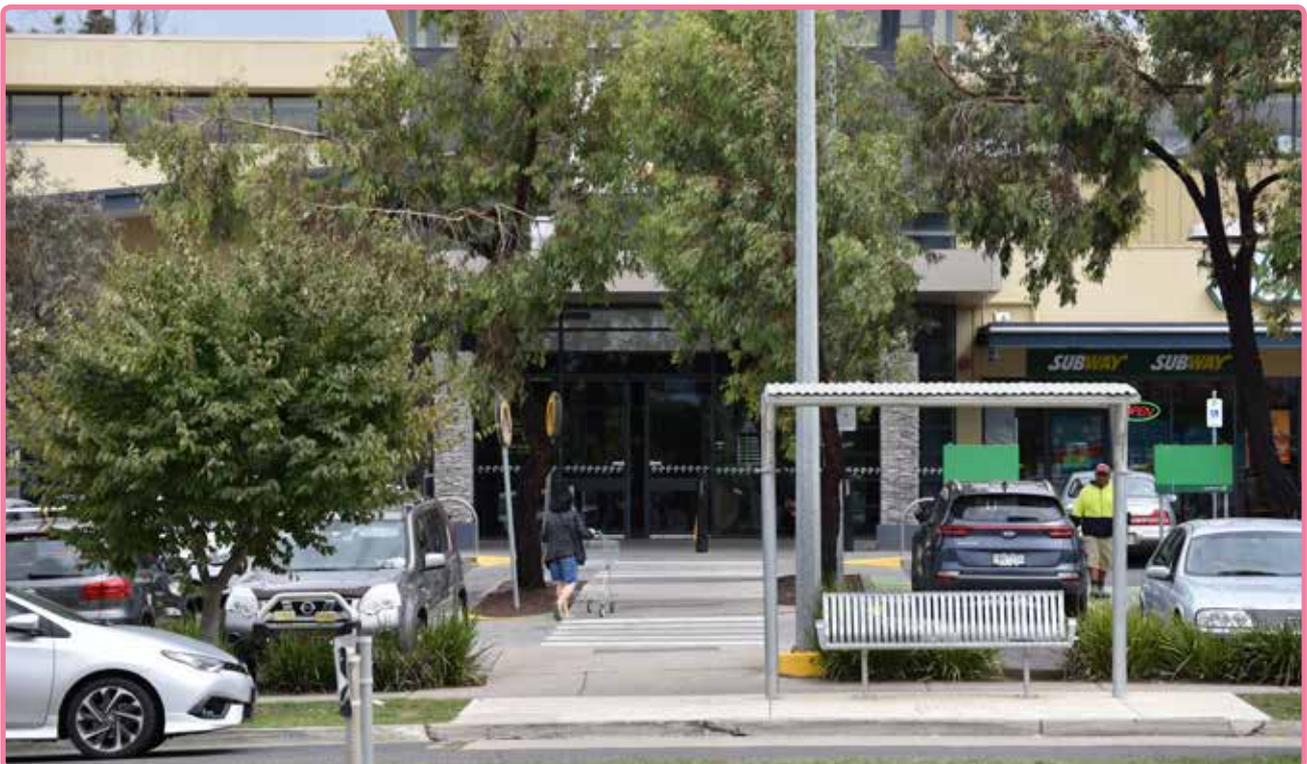
Source: Clause 56-06-1, 56-06-2, 56-06-5

HOW TO APPLY IN A PSP

A Movement Network Plan should show routes, connections, crossings and categories of path types such as off-road, shared, etc.

A greater intensity of walking and cycling options should be shown in areas of higher activity.

Street cross-sections should show path dimensions and how the street environment will support walking and cycling.





F.5 Walkability and safe cycling networks

PERFORMANCE TARGETS

T4 Bicycle Movement
 Off road bicycle paths should be provided on all connector streets and arterial roads, connecting where possible with off-road trails within open spaces and the surrounding bicycle network.
Source: Clause 56.06-2

T5 Street Design
 All streets should have footpaths on both sides of the reservation.
Source: Clause 56-06-5

T6 Pedestrian and cyclist crossings provided every 400-800m along arterial roads, rail lines, waterways and any other accessibility barriers.

HOW TO 'TEST' ACHIEVEMENT IN A PSP

Cross-sections and the Movement Network Plan demonstrate the provision of paths on all connector and arterial streets, as well as connections to off-road trails.

OPPORTUNITY

Diversity in both streetscape and user experience should be considered when determining the configuration of bike paths in cross-sections and their routes through neighbourhoods.

The purpose of the place and the character of the urban form may offer opportunities for alternative approaches to providing a direct and connected bicycle network (for example, shared zones in highly urbanised spaces).

All street cross-sections show pedestrian paths.

OPPORTUNITY

The purpose of the place and the character of the urban form may be suitable for alternative path approaches (for example, low-density areas may be better suited to a more rural style cross-section, with different path provision).

Movement Network Plan shows the distances between crossings.

OPPORTUNITY

Variations where crossing is unfeasible or results in unacceptable environmental impacts, or where the connection offers limited practical community use.



Application to a PSP



F.6 Movement and place

A transport and movement network that effectively balances the role of movement and place.

GENERAL PRINCIPLES

F 6.1 Adopt a 'Movement and Place' approach to identifying an arterial and connector road network that provides a supportive context for the proposed type and intensity of land uses.

The transport and movement network should:

- » provide a road hierarchy that supports the purpose of the place and preferred urban form
- » prioritise the needs of pedestrians and cyclists
- » facilitate access to public transport modes and emergency services
- » balance the access needs of waste collection vehicles with the amenity impacts on the place.

Source: *Movement and Place in Victoria, February 2019, Clause 56-06-8, Clause 56-06-7*

F 6.2 Land should be planned and reserved for the future expansion of road and public transport network needs. The minimum appropriate number and width of traffic lanes should be provided based on safety, traffic volumes and speed, and should have regard to the 'place' role of the network.

HOW TO APPLY IN A PSP

Prepare a Movement and Place Assessment during Stage 4: Plan Preparation.

Show application of the Movement and Place assessment on the Movement Network Plan (including a road hierarchy) and other supporting diagrams and cross-sections.

Prepare cross-sections that demonstrate effective application of the Movement and Place approach.

Land required in the future should be identified in the Precinct Infrastructure Plan.





F.6 Movement and place

PERFORMANCE TARGETS

T7 The arterial road network should provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.

Source: Clause 56.06-4



HOW TO 'TEST' ACHIEVEMENT IN A PSP

Movement Network Plan demonstrates the distances between arterial roads.

OPPORTUNITY

A 'Movement and Place' approach may identify opportunities to vary this requirement to enhance the role of streets as places without compromising their ability to facilitate movement.

Emerging technology may influence changes in the movement network by encouraging behaviour changes, increased efficiencies and alternative infrastructure needs. Variations to targets may be explored where these technologies can be confidently harnessed.

SEE ALSO MOVEMENT AND PLACE IN VICTORIA
Victorian Government, February 2019



WHAT IS?

WHAT IS MOVEMENT AND PLACE?

Recognising that streets perform multiple functions is fundamental to movement-and-place thinking. Transport links not only move people from A to B, they also serve as key places and destinations in their own right.

The Movement and Place Framework supports how Victoria's government will plan for the road and transport network while balancing the needs of people and communities. The Framework defines a new common language for use by those that plan and design movement networks and those that plan and design places to support meaningful engagement. It also promotes greater consistency in Victoria's approach to planning.

Application to a PSP



F.7 Local public transport

A public transport network that is supported by high-intensity uses and connectivity between key destinations

GENERAL PRINCIPLES

F 7.1 The public transport network identifies public transport as the preferred means of transport, when cycling or walking is not possible or practical (i.e. distance or physical mobility).

This includes:

- » high-quality public transport in areas of high land use intensity, along high-trafficked routes, and connecting to key destinations internal and external to PSP area, such as major activity centres and employment areas
- » local public transport routes through all neighbourhoods (e.g. on bus-capable connector streets).

Source: Clause 56.03-3, 56-06-6

F 7.2 Provision and timing of the public transport network should consider:

- » the likely development staging of the PSP area; and
- » its role in facilitating higher intensity uses.

Source: Clause 11.02-3

HOW TO APPLY IN A PSP

The Public Transport Plan identifies:

- » high capacity connections to key destinations internal and external to the PSP area
- » prioritisation measures along high capacity routes (which could be illustrated in cross sections)
- » existing and proposed public transport networks surrounding the PSP area
- » routes that should be further explored to address service gaps and better connect key destinations
- » barriers to walking/cycling within PPTN walkable catchments (e.g. large areas of carparking) and measures to overcome access limitations
- » potential staging of public transport provision where appropriate.

Consultation must be undertaken with public transport providers and likely developers during all stages of PSP preparation.

A Public Infrastructure Plan should identify indicative timeframes for delivery.





F.7 Local public transport

PERFORMANCE TARGETS

T8 95% of dwellings should be located within either of the following walking distances:

- 800m to a train station
- 600m to a tram stop; or
- 400m to a future bus route.

Source: Clause 56.04-1

HOW TO 'TEST' ACHIEVEMENT IN A PSP

Movement and Network Plan maps out the walkable distances from train stations and bus/tram routes and tabulates the number of dwellings within these distances.

Walkable distances consider barriers, for example large expanses of carparking surrounding stations.

Percentage of dwellings as an indicator of the density of neighbourhoods.



OPPORTUNITY

The public transport network should consider emerging technologies and behaviour change, which may allow for more flexibility in the location and provision of high-quality public transport services.

SEE ALSO MOVEMENT AND PLACE IN VICTORIA
Victorian Government, February 2019



CONNECT PEOPLE TO JOBS & HIGHER ORDER SERVICES

Opportunity + Challenge

Connecting people to jobs is a vital component of a successful 20-minute neighbourhood. In the past, PSPs have focused on connecting people to centralised key employment areas and higher order services by car.

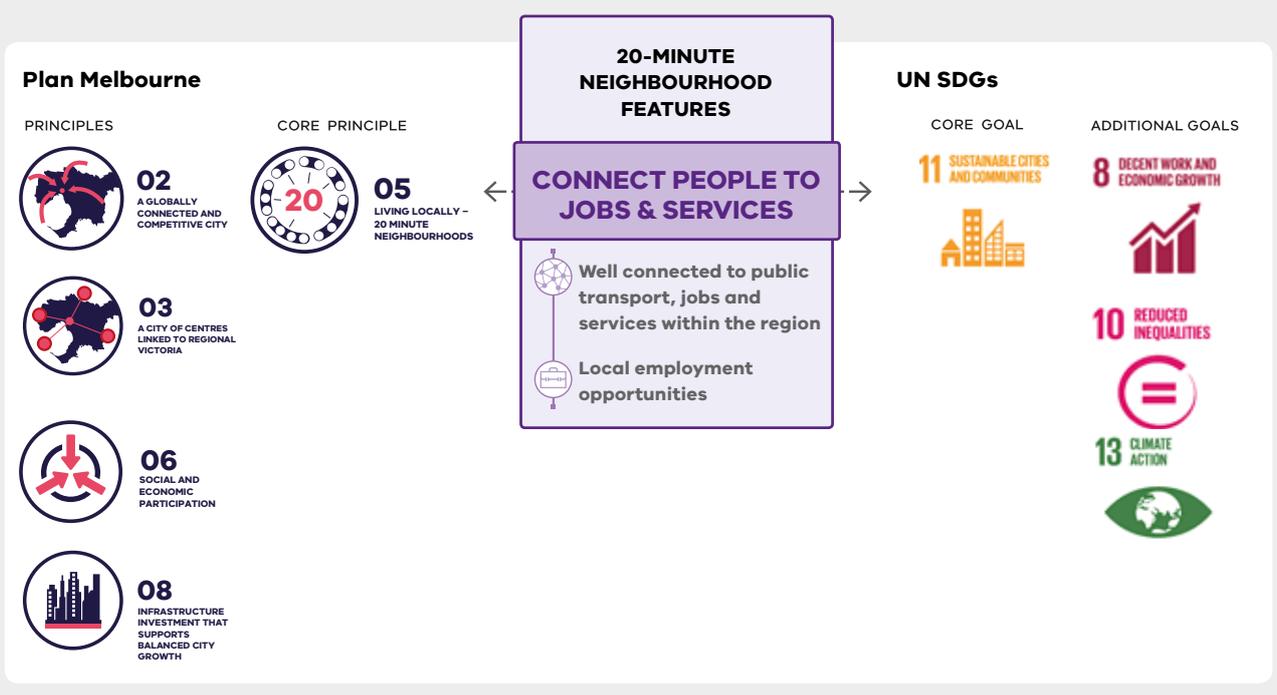
Under a 20-minute neighbourhood framework, PSPs will plan for people to live close to jobs by dispersing employment areas and providing a high degree of pedestrian and cycling connectivity. Opportunities for local economic activity help to anchor and increase the vibrancy of activity centres and provide more opportunities for social cohesion. Providing access to employment and services via a short walk or bike ride is a key way to reduce greenhouse gas emissions, social isolation and household affordability costs.

Despite this, cars will still be required to access jobs in some cases and the PSP needs to allow for good access to these through arterial and freeway networks.

Commercial and industrial precincts, in particular State Significant Industrial Precincts, will continue to play an important employment role by providing strategically located land for major industrial development linked to the Principal Freight Network and transport gateways. Planning around these areas will need to consider protection from incompatible land uses to allow continual growth in freight, logistics and manufacturing investment.

Plan Melbourne identifies Metropolitan Activity Centres and local town centres planned within PSPs to play an important role in providing employment opportunities to communities in greenfield areas.

Facilitate access to quality public transport that connects people to jobs and higher order services.



PSP Features

In greenfield areas, PSPs will facilitate and support the development of neighbourhoods that have the following features:



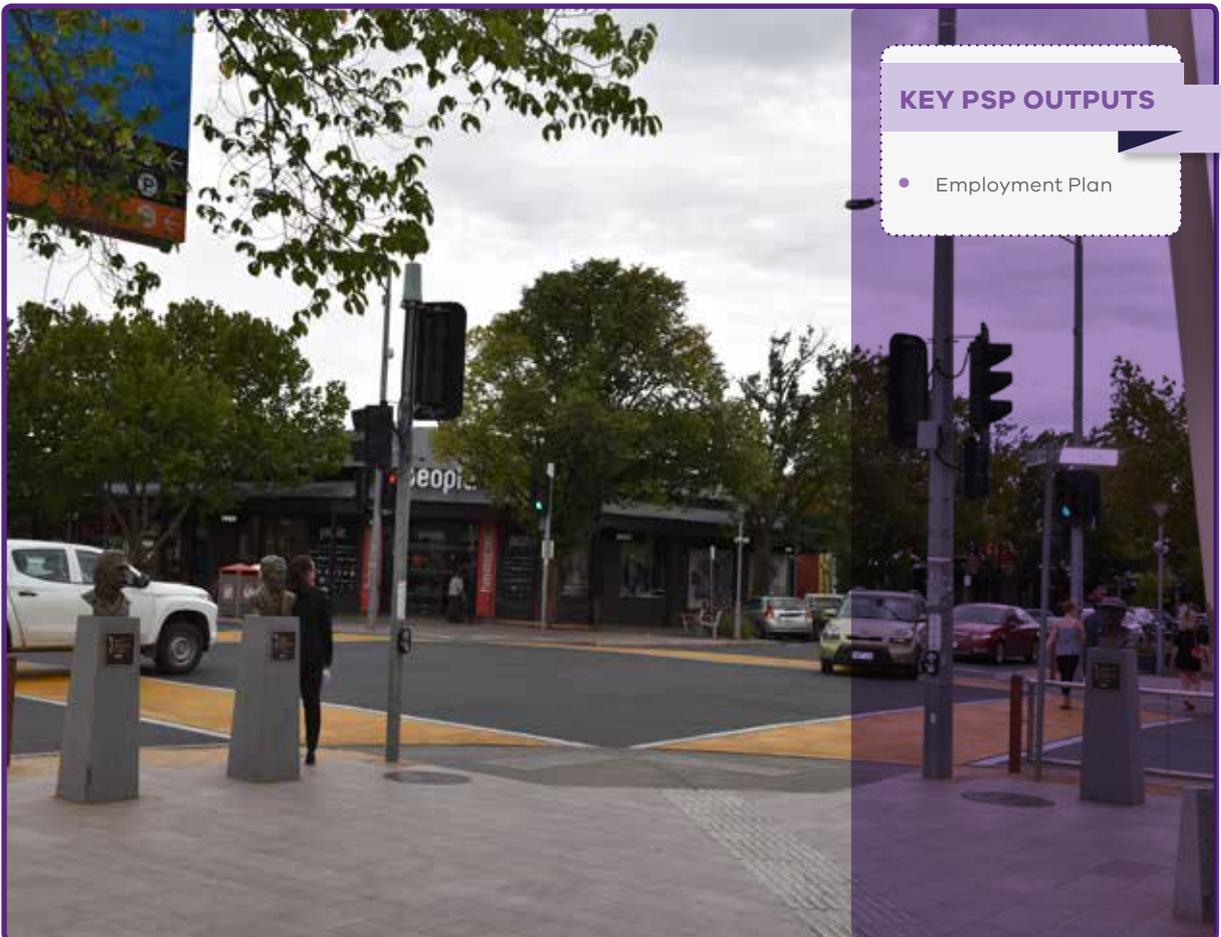
F.8 Well connected to public transport, jobs & services within the region

Diverse economic activity, employment and investment within regional, state and nationally significant areas.



F.9 Local employment opportunities

Local economic activity and employment opportunities that provide jobs and services close to where people live.



CONNECT PEOPLE TO JOBS & HIGHER ORDER SERVICES

Application to a PSP



F.8 Well connected to public transport, jobs & services within the region

Diverse economic activity, employment and investment within regional, state and nationally significant areas.

GENERAL PRINCIPLES

F 8.1 Preferred local, sub-regional and/or regional economic development opportunities should be identified based on the current and future strategic conditions of the PSP area (including advantages and challenges).

These areas should be located, designed and staged to:

- » meet the future economic and employment needs of the state
- » support the types of uses required to support targeted growth industries
- » be located in areas adjacent to, or in close proximity to, arterial roads, public transport and freight networks
- » provide diversity in economic opportunities.

Source: Clause 17-01-1S

F 8.2 Align with state, regional and local industrial and commercial land identified in the *Melbourne Industrial and Commercial Land Use Plan (MICLUP)*.

F 8.3 Locate complementary land uses adjacent to existing or future employment areas, particularly industrial employment areas.

F 8.4 Protect existing and future priority freight routes from conflicting land uses.

F 8.5 Protect existing agricultural land from conflicting land uses.

HOW TO APPLY IN A PSP

A technical analysis of employment needs and opportunities, including analysis of any potential barriers to employment growth, should be undertaken in Stage 4: Plan Preparation.

Where relevant, a Place-based Vision should target proposed industry types and the urban form required to support employment.

An Employment Plan should identify key areas for economic activity. The plan should demonstrate locational advantages and opportunities for linkages, including access to roads, public transport and freight networks.

Zones/applied zones should be selected that support intended employment types and appropriate interfaces with adjoining residential areas. Refer to the relevant practitioner's tool for guidance on applying zones.

Place-specific Guidelines should be considered that will express preferred floor plates to support the type of industries planned for the PSP area.

NB: Depending on the strategic context, this principle may not be relevant to all PSPs.

Analysis of the potential commercial and industrial zonings should be undertaken in reference to MICLUP, including guidance on purposes and zoning.

State Significant Industrial Precincts (SSIPs) should provide strategically located land for major industrial development linked to the PFN and transport gateways.

Regionally Significant Industrial Precincts (RSIPs) need to be planned for and retained as either key industrial areas or as locations that can provide for, or transition to, a broader range of employment opportunities.

On the Employment Plan, map the separation distances and identify potential interface considerations, such as conflicting land uses.

Use Place-specific Guidelines to express preferred built form outcomes in separation distance areas and/or employment areas.

The Future Urban Structure identifies any existing or future priority freight route and maps the adjoining area for management.

Within the adjoining area for management, the Future Urban Structure shows compatible uses and/or the guidelines express required built form outcomes.

The Future Place-based Plan provides adequate separation distances between sensitive land uses and agricultural land.

Use Place-specific Guidelines to address any potential conflicts with production operations on adjacent agricultural land.



F.8 Well connected to public transport, jobs & services within the region

PERFORMANCE TARGETS

T9 The provision of land for local employment and economic activity should be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.

Source: VPA

HOW TO 'TEST' ACHIEVEMENT IN A PSP

Indicative job 'yields' based on land use budget using:

- » residential areas – 10% (e.g. jobs from schools, community facilities, home occupation)
- » activity centres and surrounding small local enterprise (commercial/mixed use) areas and dedicated health and education precincts – 20%
- » employment areas – 70%.



OPPORTUNITY

Alternative approaches to employment provision may be determined at the Vision stage of PSP development.

For Regional and State Significant Industrial Land, the employment provision is to be determined and informed by state policy objectives.

The employment target and job yields should have regard to the vision and any alternative approaches to local employment provision (for example, linkages to nearby regional level employment areas, priority focus on public and private investment into significant employment generating uses, etc.).

Alternative employment approaches should be supported by detailed analysis and specific controls, initiatives and investment plans where appropriate.



F.9 Local employment opportunities

Local economic activity and employment opportunities that provide jobs and services close to where people live.

GENERAL PRINCIPLES

F 9.1 Locate and design mixed-use residential and employment areas to ensure residents and employees have access to public transport, local community and retail services, and open space.

F 9.2 Co-locate complementary commercial, retail, education, medical and other employment uses within or adjacent to activity centres.

HOW TO APPLY IN A PSP

Identify locations for mixed-use development on the Employment Plan.

Zones/applied zones should support mixed-use employment and residential land uses. Refer to the relevant practitioner's tool for guidance on applying zones.

Identify locations for diverse employment options on the Employment Plan and use guidelines to express preferred outcomes.

Zones/applied zones should support diverse employment uses. Refer to the relevant practitioner's tool for guidance on applying zones.

HIGH-QUALITY PUBLIC REALM

Opportunity + Challenge

The public realm and open space network are crucial to creating the identity of a neighbourhood, and can have a significant impact on liveability, social cohesiveness, sense of place, the community's health and wellbeing, and the urban heat island effect.

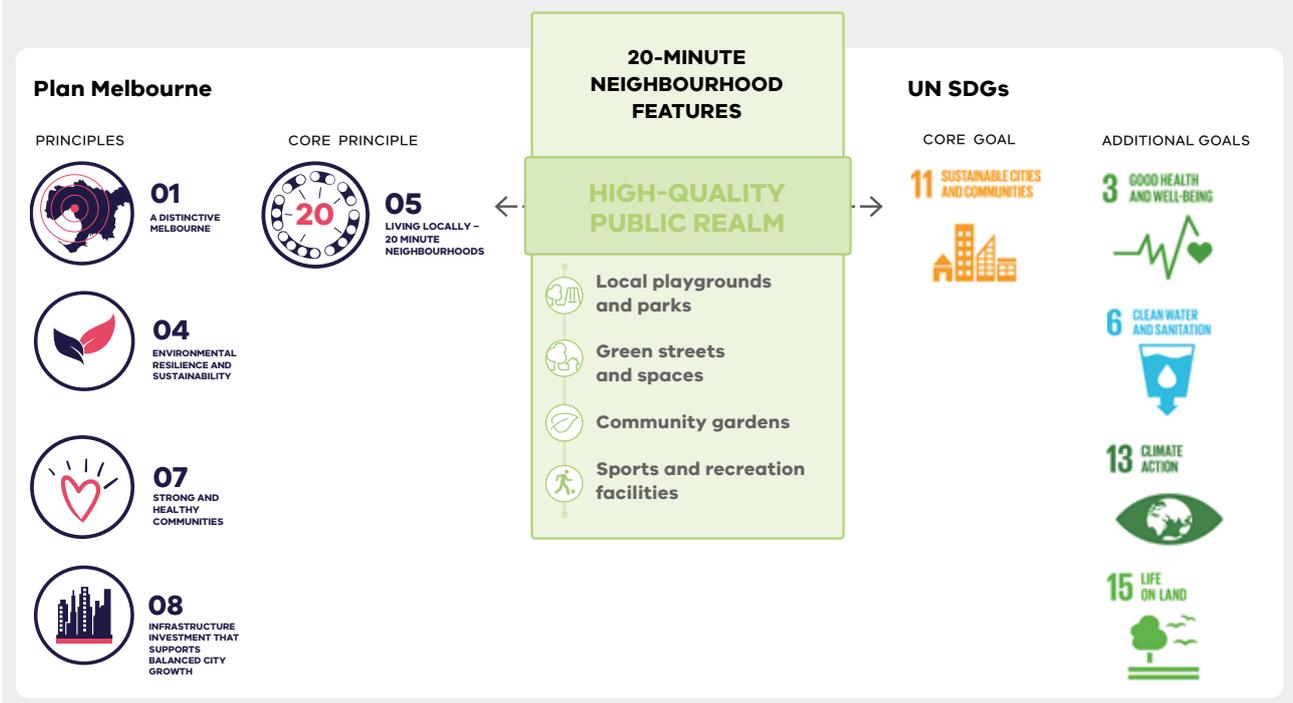
PSP practice has been effective in ensuring appropriate provision of passive and active open space to meet community needs, and has established a standardised approach to the distribution and form of open spaces. The next focus of open space planning in Victoria is the relationship between green spaces and types of land uses to improve public realm outcomes.

The public realm is the context for land uses. The form, function and character of the streetscapes, local parks, and sports and recreation facilities should respond not only to the quantitative needs of the community, but also the form, function and character of the intended surrounding land uses. This means that a high-quality public realm is not only accessible and functional, but also diverse in form and character. This diversity will be enhanced by optimising the role that encumbered or restricted open space plays in the network and by seeking to use it more collaboratively and creatively for open space and recreation purposes.

A green public realm with increased vegetation and canopy tree cover contributes to a distinct sense of place, urban cooling, and an enhanced sense of wellbeing. Productive landscapes in the public realm enable communities to appreciate the connection between our local landscapes and our food system. Preservation and enhancement of existing biodiversity features, such as waterway corridors and their parklands, can help regulate our climate, protect against hazards, meet energy needs, prevent soil erosion and offer opportunities for nature-based recreation, cultural inspiration and spiritual fulfilment.



Offer high-quality public realm and open space.





PSP Features

In greenfield areas, PSPs will facilitate and support the development of neighbourhoods that have the following features:



F.10 Local recreational spaces and facilities

Networks of open space and facilities that provide equitable access to sport and recreation, leisure, environmental and cultural benefits and visual amenity, and that optimise the use of available land.



F.11 Green streets and spaces

Treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment.



F.12 Environmental and biodiversity value

Protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors and grasslands.



F.13 Sustainable water

Sustainable water, drainage and wastewater systems that maintain or enhance the safety, health and wellbeing of people and property now and in the future.

ALTERNATIVE WASTE COLLECTION INNOVATION THAT POSITIVELY IMPACTS THE PUBLIC REALM

EXAMPLE

Gumnut Council has decided to explore alternative ways of collecting waste from homes.

Inspired by research and other examples from Australia and around the world, Gumnut Council proposes to trial a centralised pneumatic waste collection system in a new greenfields area. A developer that controls a large proportion of land in a new PSP area has agreed to partner with Gumnut Council to trial the system. In addition to the potential cost and environmental benefits of the system, Gumnut Council and the developer see other benefits for the design of the public realm. The trial area contains a large activity centre, and areas of medium to high-density housing. These areas are now able to be designed without having to consider garbage truck access, and as such, there are opportunities to deliver different types of streetscapes and different forms of housing.

The partnership between the council and the developer sets the conditions for exploring site-specific initiatives and variations to the General Principles of the guidelines.



KEY PSP OUTPUTS

- Movement Network Plan
- Public Transport Plan
- Street Cross-sections

Application to a PSP



F.10 Local recreation spaces and facilities

Networks of open space and facilities that provide equitable access to sport and recreation, leisure, environmental and cultural benefits and visual amenity, and that optimise the use of available land.

GENERAL PRINCIPLES

F 10.1 The open space network should include local parks that:

- » have a variety of sizes and proportions, generally ranging from 0.1 to 3 hectares
- » are located to enable access by local residents without having to cross significant barriers such as arterial roads, railways or waterways
- » provide a diversity of amenity experiences (both internal to the park and external interfaces that will provide an amenity context for development).

Source: Clause 56.05-2

F 10.2 Proposed sporting reserves should be located, designed and configured to be:

- » targeted to forecast community needs
- » accessible
- » appropriately meeting their purpose, having regard to shared use opportunities
- » distinctive and responsive to local character and surrounding land use.

F 10.3 A network of diverse open space should be provided across the precinct that connect (via open space or major pedestrian/cycle links) to metropolitan or regional open space networks.

F 10.4 The location and scale of open space should respond to and optimise integration with the existing topography, drainage channels, landscape features, biodiversity conservation areas and cultural heritage values.

F 10.5 The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (e.g. waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors.

Where possible, the provision of open space should be integrated with and/or link with waterways.

Source Clause 56.05-2

HOW TO APPLY IN A PSP

An Open Space Plan should show park sizes, preferred interfaces and walkable catchments (adjusted for significant barriers).

A Community Needs analysis should be undertaken in Stage 4: Plan Preparation.

An Open Space Plan should show sporting reserve size, purpose and walkable catchments.



SEE ALSO GENERAL PRINCIPLE 11.1

An Open Space Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers.

An Open Space Plan should detail the features the open space network is responding to.

An Open Space Plan should identify possible functions of each space. This could also include the potential role and function of schools, waterways and/or floodways in contributing to the network.

Place-specific Guidelines should express expectations with regard to landscaping outcomes in open spaces and the public realm.



KEY INNOVATION
PATHWAY OPPORTUNITY





F.10 Local recreation spaces and facilities

PERFORMANCE TARGETS

T10 The open space network should seek to meet the following minimum targets:

- Within residential areas (including activity centres):
 - 10% of net developable area for local parks and sports field reserves, plus 1 hectare per 12,000 residents projected for indoor sports and recreation facilities
 - 3-5% of net developable area set aside for local parks
 - 5-7% of net developable area set aside for sports field reserves.
- Within dedicated employment and/or economic activity areas, 2% of the net developable area for local parks.

Source: 19.02-6S, 53.01 and VPA

T 11 Open space and sports reserves should be located to meet the following distribution targets:

- A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling.
- A local park within a 400m safe walkable distance of each dwelling.

Source: Clause 56.05-2 (400m walkable distance) and VPA (800m walkable distance)

Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.

HOW TO 'TEST' ACHIEVEMENT IN A PSP

- » Quantify open space provision using land budget tables.
- » Open space contributions to be defined as Public Purpose Land in the ICP/DCP.

OPPORTUNITY

Enhance and optimise the role, function and use of existing open space land (e.g. existing sports reserves within the catchment) and encumbered land to be set aside for natural systems (e.g. conservation, waterways) landscape values or utilities easements.

Variations to this target should consider how existing reserves, natural systems or land for landscape values and even schools can be used in a manner that contributes to the overall place-based vision and meets the needs of the future community.

An opportunity for a place-specific variation may be to make use of encumbered land (such as transmission easements) as a productive landscape (for example, community gardens or other urban agriculture) or other recreation uses.

KEY INNOVATION PATHWAY OPPORTUNITY

- » Open Space Plan (showing park sizes and walkable catchments)

OPPORTUNITY

Place-specific variations may be considered where an alternative arrangement of open space is provided that will achieve a specific vision objective (for example, centralisation of open space into a large connected network that increases the overall value of the open space to the community through innovative design and other measures).

KEY INNOVATION PATHWAY OPPORTUNITY

Application to a PSP



F.11 Green streets and spaces

Treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment.

GENERAL PRINCIPLES

- F 11.1** Design of the public realm, public infrastructure and open space should:
- » support climate change adaptation and integrated water management opportunities (e.g. greening and tree canopy for cooling and shade and to manage urban heat island effect, integrated use of water resources, renewable energy infrastructure, etc.).
 - » be responsive to the land use context and interfaces (types of uses, intensity of uses, etc.).
 - » be sensitive and responsive to interfaces with valuable rural landscapes and green wedges.
 - » be designed to encourage passive surveillance by adjoining land uses and activity.
 - » be responsive to the different needs of the forecast future community.
 - » identify opportunities to incorporate productive vegetation, community gardens or urban agriculture where possible.
 - » identify opportunities to incorporate existing healthy and safe canopy trees where possible.

Source: Clause 56-04-4

- F 11.2** Aboriginal cultural heritage values of significance should be protected and managed in accordance with the *Aboriginal Cultural Heritage Act*.

Source: 15-03-2S

- F 11.3** Cultural and post-contact heritage values and features (including buildings, structure, trees, gardens, historical archaeology sites and relics) should be considered and incorporated into the design of the public realm or otherwise protected or celebrated, where appropriate.

- F 11.4** Public land set aside for utility or service infrastructure should be optimised and designed to be multifunctional where possible; providing land for infrastructure, amenity, environmental systems and for passive recreation (where safety risks can be managed).

Infrastructure should be designed and located to make efficient use of existing asset capacity and to withstand the impacts of predicted climate change.

- F 11.5** Wherever feasible, existing overhead powerlines should be placed underground in a manner that will allow canopy tree planting within the public realm.

HOW TO APPLY IN A PSP

A Community Needs Analysis should be prepared in Stages 3/4 to determine appropriate open space functions for the future community.

+ SEE ALSO GENERAL PRINCIPLE 10.2

An Open Space Plan should identify different public realm design intent for open space and public realm areas within the PSP, including any measures that have been incorporated to respond to climate change e.g. greening and cooling, integrated water management, renewable energy, productive vegetation, etc.

+ SEE ALSO GENERAL PRINCIPLE 10.5, 11.2, T9 AND T11

A preliminary Cultural Heritage Management Plan should be prepared in Stage 4: Plan Preparation. Consider locating nominated heritage sites on the Future Place-based Urban Plan and place-specific guidelines to express how cultural heritage is to be protected and managed.

A heritage assessment should be prepared in Stage 4: Plan Preparation.

Consider Place-specific Guidelines, examples and/or diagrams to express how the cultural heritage outcomes are to be delivered.

Consultation must be undertaken with utility and service agencies to identify opportunities for innovative approaches to multifunctional use of space and co-location opportunities.

An Open Space Plan or Public Realm Plan should identify any utility or service infrastructure.

! KEY INNOVATION PATHWAY OPPORTUNITY

A Precinct Infrastructure Plan should identify potential timing and funding of any powerline upgrades (where relevant).





F.11 Green streets and spaces

PERFORMANCE TARGETS

T12 Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).
Source: VPA

T 13 All streets containing canopy trees should use stormwater to service their watering needs.

HOW TO 'TEST' ACHIEVEMENT IN A PSP

A Public Realm Plan should illustrate and quantify canopy tree coverage, assuming typical tree species for the PSP area at maturity and during the summer months.

OPPORTUNITY

Place-specific variations may be considered where a specific vision or objective is to be achieved through alternative landscaping approaches.

A Public Realm Plan and associated cross sections should identify the proposed approach to passive irrigation of street trees.

OPPORTUNITY

Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative.



INFRASTRUCTURE AND MAINTENANCE STANDARDS

WHAT ARE?

Infrastructure and maintenance standards can sometimes inhibit the creation of high-quality public realms.

As part of the PSP 2.0 process, potential conflicts should be addressed and negotiated outcomes should be agreed to by the relevant parties.

Application to a PSP



F.12 Environmental and biodiversity value

Protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors and grasslands.

GENERAL PRINCIPLES

F 12.1 Conservation areas and/or reserves should be provided in accordance with the relevant legislation. Their biodiversity value and their amenity value to the future urban community should be carefully considered and balanced.

Conservation reserves should have appropriate transitions and buffers between areas of high conservation value and urban land uses to support the long-term sustainability of conservation areas and reserves.

Where the location of infrastructure within areas of biodiversity value cannot be avoided, its location, design and construction should reduce any potential impacts while also balancing infrastructure cost implications.

F 12.2 Removal of native vegetation should be avoided, minimised and/or offset in accordance with the relevant legislation.

Where possible, any native vegetation to be retained that is not within designated conservation areas should be appropriately integrated into the urban structure of the area.

F 12.3 Future neighbourhoods should be planned to strengthen the resilience of communities to bushfire risk through appropriate planning and design that prioritises protection of human life.

Source: 13.02-1S

HOW TO APPLY IN A PSP

An Open Space Plan and/or a Public Realm Plan should identify the location and buffers to conservation reserves.

Consultation must be undertaken between Department of Environment, Land, Water and Planning (DELWP) and relevant servicing agencies to identify innovative ways of balancing environmental impacts, and infrastructure needs and costs.

Where appropriate, a Conservation Area Concept Plan should provide further detail about the management requirements of conservation areas (in accordance with relevant legislation), and any impacts on urban land. Management approaches should appropriately balance biodiversity protection with objectives to enhance public accessibility to natural spaces.

In areas where the DELWP Biodiversity Conservation Strategy does not apply, federal referrals are required for any matters that are listed as significant.

+ SEE ALSO DELWP BIODIVERSITY CONSERVATION STRATEGY

An Open Space Plan and/or a Public Realm Plan (or other diagrams) should identify opportunities to retain native vegetation within the public realm and provide guidance on their protection within an urban setting.

+ SEE ALSO DELWP BIODIVERSITY CONSERVATION STRATEGY

A Bushfire Risk Assessment should be undertaken as part of Stage 4: Plan Preparation.

Consultation with the Country Fire Authority (CFA) should be undertaken early in the process to understand local bushfire risks and management approaches.

Future Place-based Plan and Housing Plan must seek to minimise and mitigate risks to the safety of residents and workers from bushfires.

Consider Place-specific Guidelines to incorporate measures to minimise and mitigate bushfire risk.





F.12 Environmental and biodiversity value

PERFORMANCE TARGETS

T14 All conservation areas identified in relevant state strategies should be retained in accordance with relevant legislation.

HOW TO 'TEST' ACHIEVEMENT IN A PSP

Open Space Plan should show conservation areas in accordance with relevant legislation.



OPPORTUNITY

When making a judgement about the quantity of native vegetation retained, opportunities to improve the resilience of biodiversity systems and native vegetation against the impacts of climate change through innovative approaches should be considered as an important factor (i.e. the long-term resilience of the native vegetation may be more important than the quantity retained initially).



Application to a PSP



F.13 Sustainable water

Sustainable water, drainage and wastewater systems that maintain or enhance the safety, health and wellbeing of people and property now and in the future.

GENERAL PRINCIPLES

- F 13.1** Urban planning, including water systems, should have regard to the seven key Integrated Water Management (IWM) principles:
- » Provide a safe, secure and affordable supply of water in an uncertain future.
 - » Use effective and affordable wastewater systems.
 - » Optimise opportunities to manage existing and future flood risks and impacts.
 - » Maintain and enhance healthy and valued waterways and marine environments.
 - » Maintain and enhance valued landscapes for health and wellbeing purposes.
 - » Strengthen community knowledge and local values and reflect them in place-based planning.
 - » Support jobs, economic benefits and innovation.

- F 13.2** Drainage management measures should have sufficient capacity to manage and treat 1 in 100 year flows that are expected to occur as a result of predicted climate change, meeting the requirements of the relevant authority. Nature-based engineering solutions should be prioritised over 'business as usual'.

Source: 56.07-4

HOW TO APPLY IN A PSP

A preferred IWM solution must be developed with and form part of proposed urban form, open space and utility infrastructure design and provision.

An IWM Plan should be prepared (subject to consultation and technical advice in Stage 4) informing proposed urban form, open space and utility infrastructure design and provision.

A Precinct Infrastructure Plan should identify timing, funding and responsibility of key elements of the water system.

Further guidance on incorporating IWM principles in the PSP process is provided in the *IWM Practice Note*.



SEE ALSO INTEGRATED WATER MANAGEMENT GUIDANCE NOTE



KEY INNOVATION
PATHWAY OPPORTUNITY

A flood modelling and drainage report should be prepared as part of the technical reports in Stage 4: Plan Preparation.

Where feasible, drainage should be considered as part of an IWM Plan.



SEE ALSO GENERAL PRINCIPLE 13.1





F.13 Sustainable water

PERFORMANCE TARGETS

T15 IWM Solutions contribute towards targets from the relevant *IWM Catchment Strategy* and meet Best Practice Environmental Guidelines for Urban Stormwater (BPEM).

HOW TO 'TEST' ACHIEVEMENT IN A PSP

The PSP or related council/agency commitments demonstrate an appropriate contribution to relevant catchment or sub-catchment level IWM targets and related KPIs and BPEM requirements.

Note: Some IWM targets/KPIs are not relevant to the PSP process.



OPPORTUNITY

Local circumstances may enable 'better practice' outcomes enabling more innovative approaches to water management (in these cases, commitment from funding and delivery agencies is essential).



SERVICES & DESTINATIONS

Opportunity + Challenge

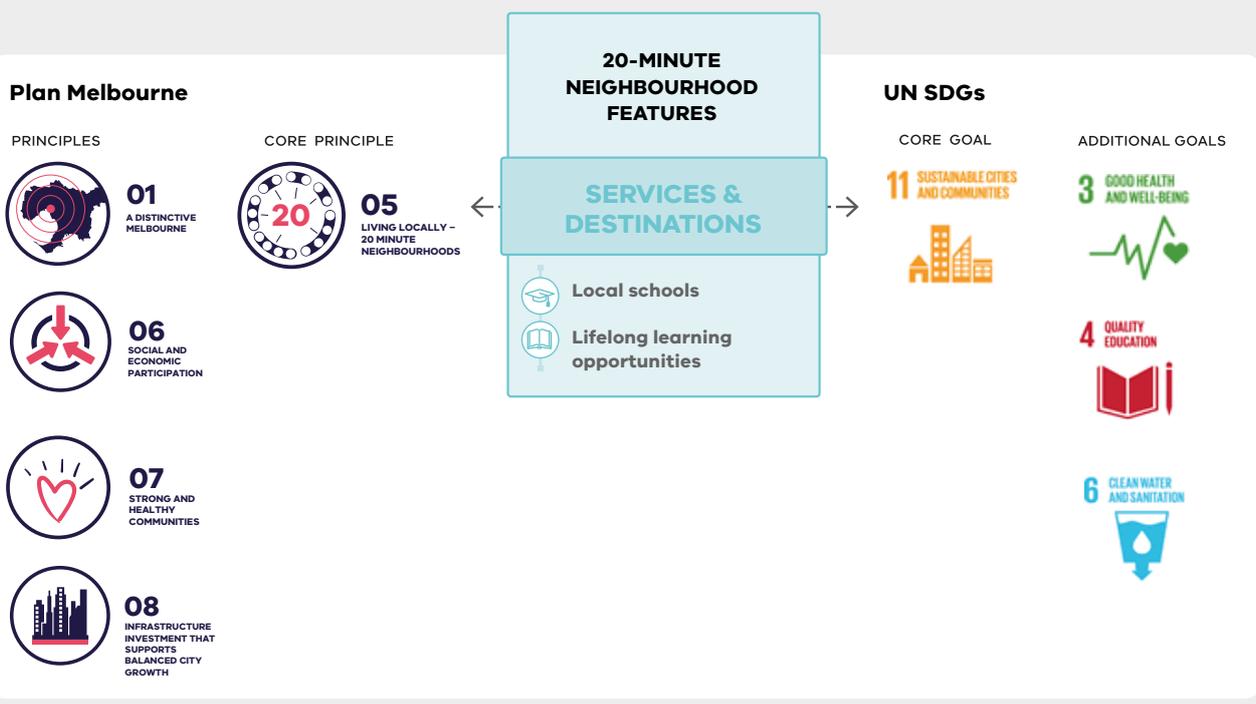
Living locally means ensuring that facilities and services are planned to meet a community’s daily needs near to where they live (a local catchment).

PSPs achieve this objective by identifying public land required for state and non-state schools and council-operated community facilities. The challenge is in ensuring these vital community assets are delivered when new communities are moving in, and that they are designed and delivered to maximise integration and shared use.

Education and community infrastructure facilitate a wide variety of opportunities, activities and services that respond to the individual and community’s social needs. Public and private investment in education and community infrastructure should support social equity and inclusiveness.



Provide services and destinations that support local living.



PSP Features

In greenfield areas, PSPs will facilitate and support the development of neighbourhoods that have the following features:



F.14 Local schools and community infrastructure

Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.



F.15 Lifelong learning opportunities

Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.

HIGHER ORDER HEALTH AND EDUCATION AS A CATALYST FOR LAND USE INNOVATION

EXAMPLE

HealthInc is an important community health organisation that is undertaking its own long-term forward planning.

It hears that a new PSP area is being planned by the VPA in the general location where HealthInc plans to invest in a hospital. EduInc, a tertiary education provider, is also planning to invest in that area in the future. Together they identify an opportunity for a large-scale integrated health and education precinct and approach the relevant state government departments about forming a strategic partnership.

While hospitals and universities are not usually shown on a PSP, knowing early on about the plans of HealthInc and EduInc offers the VPA the opportunity to approach the PSP differently. The VPA uses the Innovation Pathway to facilitate further partnerships with landholders, the local council and other agencies and departments to develop a PSP that uses the health and education precinct as a catalyst for other related land uses, employment and infrastructure planning.



KEY PSP OUTPUTS

- Community Infrastructure Plan

Application to a PSP



F.14 Local schools and community infrastructure

Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.

GENERAL PRINCIPLES

- F 14.1** Education and community facilities (i.e. schools, community centres, health facilities and sport reserves) should:
- » be co-located within community hubs.
 - » have good visual and physical links to a local centre.
 - » be located on connector streets, linked by walking and cycling paths, and in close proximity to high-quality public transport where possible.
 - » be located away from gas trunk infrastructure.

School sites should not be located closer than 400m from to high voltage transmission easements.

Source: DHHS Clause 56.-03-3

- F 14.2** High intensity facilities such as libraries, childcare centres, justice/emergency services and community centres should be located within close proximity of an activity centre or have good visual and physical links to an activity centre and active transport routes.

- F 14.3** Upgrades to existing infrastructure and/or the provision of new infrastructure should align with council and/or agency service plans and provision guidance, and reflect the most cost-efficient approach to addressing service needs. This includes making use of any spare capacity of existing facilities within the catchment area, and pursuing integrated service planning and delivery opportunities.

- F 14.4** Where feasible, education and community infrastructure should provide space for not-for-profit organisations. Opportunities should also be explored in town centres for space that not for profits may be able to rent.

- F 14.5** The location of emergency services should be within easy access to the arterial road network to maximise coverage and reduce response times.

HOW TO APPLY IN A PSP

A Community Infrastructure Plan should show the preferred location of education and community facilities and identify their locational advantages.

Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.

Consultation with agencies and service providers should explore spatial and locational needs of these facilities, as well as likely delivery models.

A Community Infrastructure Needs Background technical report should be prepared in Stage 4: Plan Preparation, identifying the potential locational synergies available in the PSP area.

A Community Infrastructure Needs Background technical report should be prepared in Stage 4: Plan Preparation, identifying spare capacity within the catchment and exploring integrated delivery opportunities.

Consultation with community infrastructure service providers should be undertaken to explore integrated delivery opportunities.

+ SEE ALSO PRACTITIONER'S TOOLBOX: COMMUNITY INFRASTRUCTURE NEEDS GUIDELINES

Consultation with not-for-profit organisations and Department of Education and Training (DET), council and other community land use managers, as well as developers of town centres, should be undertaken to identify and co-design opportunities for shared facilities.

A Community Infrastructure Plan should identify the preferred location of emergency services in consultation with those services.



F.14 Local schools and community infrastructure

PERFORMANCE TARGETS

T16 The location of new education and community infrastructure should achieve the following accessibility targets:

- 70% of dwellings located within 800m of a government primary school.
- 100% of dwellings located within 3,200m of a government secondary school.
- 80% of dwellings located within 800m of a community facility.
- 80% of dwellings located within 800m of a health facility.

Note: A health facility may include areas where a general practitioner would be capable of operating (e.g. commercial or mixed-use zone).

Source: VPA



HOW TO 'TEST' ACHIEVEMENT IN A PSP

A Community Infrastructure Plan demonstrating and quantifying accessibility within relevant catchment areas.

OPPORTUNITY

The distribution of education and community infrastructure may vary where there are demonstrated commitments to innovation in education and community service delivery models.

Note: These should not be within the measurement length for a gas trunk pipeline.

KEY INNOVATION PATHWAY OPPORTUNITY



Application to a PSP



F.15 Lifelong learning opportunities

Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.

GENERAL PRINCIPLES

F 15.1 The amount of land allocated for education and community facilities, and their role and function, should be determined in consultation with service providers and should respond to the local context, the broader strategic context, and the forecast service needs of the new or changing community.

Source: DHHS Clause 56.-03-3

F 15.2 The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.).

F 15.3 Opportunities for non-government schools and tertiary education facilities should be identified through engagement with the non-government school and tertiary education sectors.

F 15.4 Future opportunities for higher order health and education (e.g. tertiary education) should be considered during the PSP process and land areas or 'areas of strategic interest' should be nominated where known.

HOW TO APPLY IN A PSP

A Community Infrastructure Needs Background technical report should be prepared in Stage 4: Plan Preparation, identifying likely community needs.

Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way.

+ SEE ALSO PRACTITIONER'S TOOLBOX: COMMUNITY INFRASTRUCTURE NEEDS GUIDELINES

A Community Infrastructure Plan should show any proposed agreement for shared use.

A Precinct Infrastructure Plan should identify timing, delivery responsibility, and potential funding sources and commitments to shared delivery and use of facilities.

! KEY INNOVATION PATHWAY OPPORTUNITY

Consultation with non-government education providers should be undertaken early in the PSP process.

A Community Infrastructure Plan should identify any non-government education facilities (where known).

Consultation with higher order health and education providers should be undertaken early in the PSP process to explore any opportunities for these sites to be nominated and for partnerships to be forged.

A Community Infrastructure Plan should identify any facilities (where known) and identify any catalyst impacts of these facilities.

+ SEE EXAMPLE HIGHER ORDER HEALTH AND EDUCATION AS A CATALYST FOR LAND USE INNOVATION EXAMPLE





THRIVING LOCAL ECONOMIES

Opportunity + Challenge

Traditionally, the focal point of a neighbourhood has been the local shopping centre, which serves as both the economic and social core of a neighbourhood. These activity centres serve as a hub for local shopping needs, local health and civic services.

A thriving local centre that is well designed, comfortable and accessible is therefore critical to the liveability of a neighbourhood. The form, scale and economic success of a centre also exerts a substantial influence on the form, function and intensity of surrounding land uses.

As the retail industry changes, the way these centres are designed has changed too. It is important that activity centres are economically viable, vibrant places, with a high intensity and variety of public, semi-public and private land uses to ensure they remain the social and economic heart for the community they serve. It is also important that these places are adaptable to accommodate new industry sectors and community needs that arise from changes in the economy, climate change and changing social demographics.





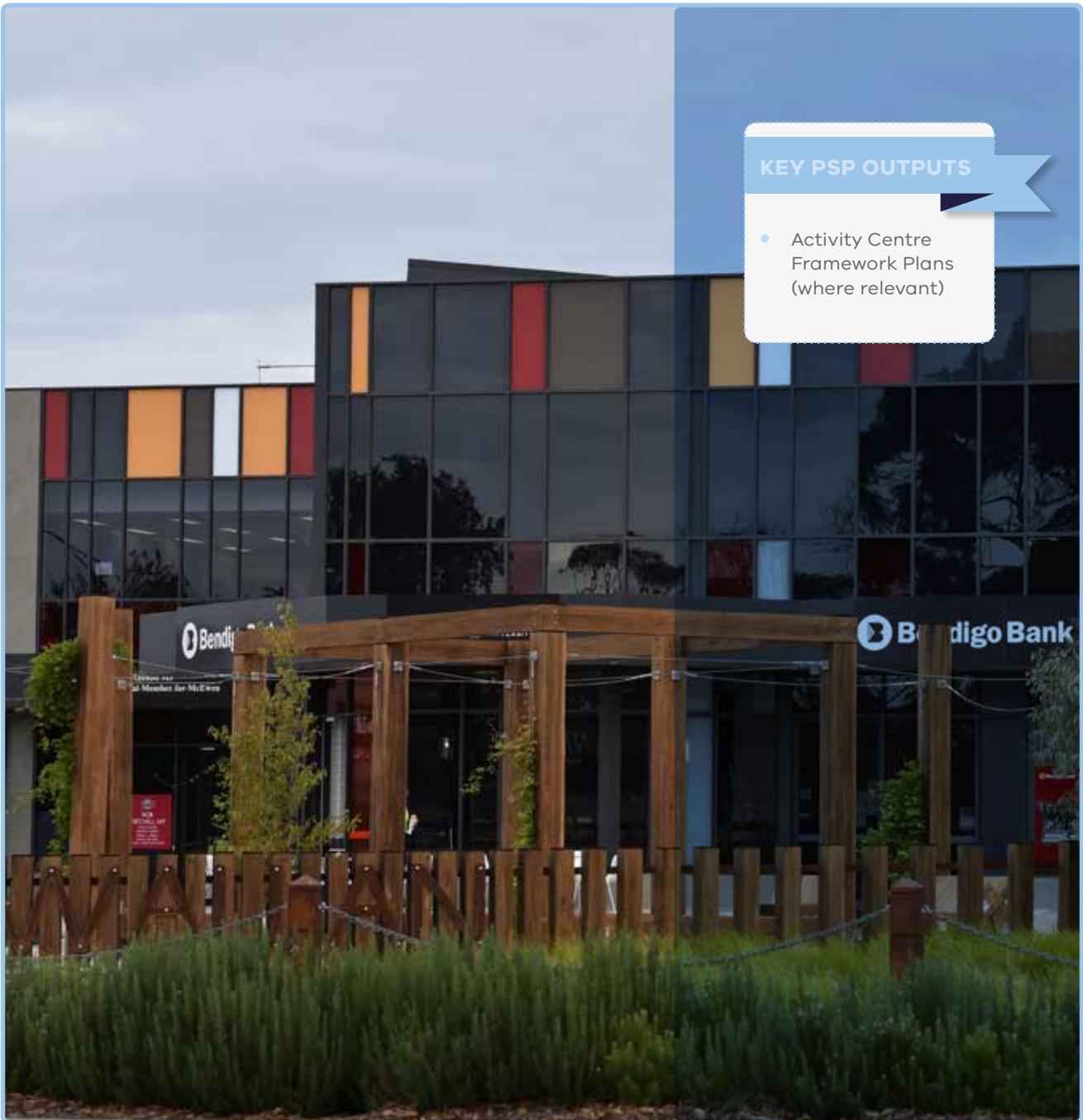
PSP Features

In greenfield areas, PSPs will facilitate and support the development of neighbourhoods that have the following features:

F.16 Thriving local economies

Activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, and meet the changing economic, climate and social needs of a place.

THRIVING LOCAL ECONOMIES



KEY PSP OUTPUTS

- Activity Centre Framework Plans (where relevant)

Application to a PSP



F.16 Thriving local economies

Activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, and meet the changing economic, climate and social needs of a place.

GENERAL PRINCIPLES

F 16.1 New activity centres should be located, scaled and designed to:

- » prioritise pedestrian movement with access to all possible forms of transportation
- » create a 'sense of place' through high-quality and engaging urban design, including maximised activation of uses at ground level
- » be sustainable, adaptable and responsive to local conditions and forecast climate change conditions
- » designate land for an appropriate and viable amount of retail, civic and commercial floorspace.

F 16.2 The allocation and arrangement of land uses within new activity centres should:

- » seek to provide a full range of services (including anchor retail)
- » create a focal point and heart of the centre
- » provide appropriate interfaces to surrounding land uses
- » provide for a flexible structure and block pattern that is adaptable over time in response to changing economic, climate and social conditions
- » maximise opportunity for employment, health, community uses, not-for-profit uses, employment-finding and education services, adaptable/multifunctional spaces and housing in the short and long term.

F 16.3 Mechanisms to support early activation of the activity centre should be explored and encouraged.

HOW TO APPLY IN A PSP

Undertake a Retail Needs Assessment technical report to understand likely floorspace needs.

An Activity Centre Plan should identify location, scale and role of activity centres and provide detail of the locational and amenity advantages of each centre.

An Activity Centre Framework Plan should, where appropriate, provide more detail on the structure of the activity centre and identify key design objectives in accordance with the PSP vision.

An Activity Centre Framework Plan should provide flexibility to allow staging of development that would support early and continuous activation of the centre.

Place-based guidelines should encourage the establishment of temporary spaces that support residents to live locally.



F.17 Thriving local economies

PERFORMANCE TARGETS

T17 80-90% of dwellings should be located within 800m of an activity centre.
Source: VPA

HOW TO 'TEST' ACHIEVEMENT IN A PSP

An Activity Centre plan should show and quantify the percentage of dwellings within 800m catchments.



OPPORTUNITY

Alternative distributions of activity centres may be considered where it can be demonstrated that the variation will make a positive contribution to a 20-minute neighbourhood (and not simply improve commercial outcomes).

For example, variations may seek to:

- » create a distinctive character
- » respond to the location of other existing or planned centres
- » take an innovative approach to delivering infrastructure, and climate change adaptation responses
- » provide enhanced opportunities for vibrancy, diversity and intensity of land uses (including housing, community uses, not-for-profit uses).



INFRASTRUCTURE COORDINATION

Opportunity + Challenge

Plan Melbourne acknowledges that smarter infrastructure investment, and better use of existing infrastructure, is critical to balanced city growth.

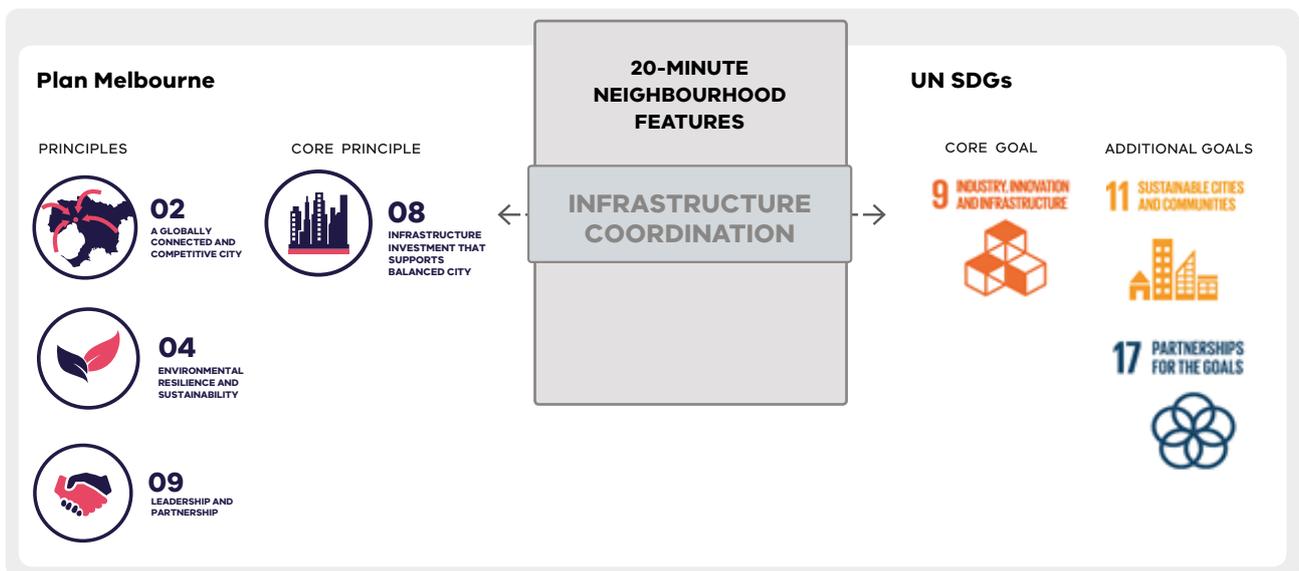
PSPs play a pivotal role in identifying infrastructure needs and providing a policy framework that allows them to be coordinated and delivered. Ultimately, infrastructure coordination is a process that requires ongoing curation between stakeholders.

While a PSP can indicate what, where and broadly when infrastructure is required, decisions about when to build infrastructure and provide services are ultimately made by the relevant service/infrastructure provider. A PSP can prevent development taking place until infrastructure is guaranteed to be provided, but it cannot guarantee provision of that infrastructure.

Infrastructure coordination in a PSP has historically focused on securing and delivering basic and essential infrastructure and services (for example, utilities, roads, drainage, schools and local community facilities). A contemporary approach to planning must also consider:

- a strategic approach to planning for other important infrastructure services (e.g. health, tertiary education, etc.)
- opportunities to develop and capitalise on alternative, innovative infrastructure models (e.g. sustainable energy and water, alternative community service delivery models, etc.)
- certainty and commitment regarding public and private investment in infrastructure and services.

While Coordination Pathway PSPs and associated tools such as Infrastructure Contributions Plans (ICPs) or Development Contributions Plans (DCPs) assist with the coordination and funding of basic and essential infrastructure, they do not direct state or federal fiscal policy, investment decisions or timing of infrastructure provision. Innovation Pathway PSPs provide an opportunity to address some of these more strategic or alternative approaches to infrastructure delivery through partnerships with government, agencies and private industry.





PSP Features

PSPs should address infrastructure coordination by adopting the following approach:



F.17 Staging and location of development

Directing the staging and location of development within a PSP to

- use available capacity in existing infrastructure; or
- support the orderly and economic extension or augmentation of existing infrastructure; or
- match the timely provision of new infrastructure.

This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.



F.18 Innovative and sustainable infrastructure delivery

Actively pursuing innovative and sustainable models for infrastructure delivery and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.

ALTERNATIVE ENERGY PROVISION

EXAMPLE

A developer controls a large proportion of a future PSP area.

The developer has a vision to create a sustainable community that includes a range of distributed renewable energy initiatives, including micro-grid technology, solar PV, battery storage within each home and passive home design to minimise emissions.

For these initiatives to be successful, it will be necessary to take a more active role in the design and features of each new home in the community. The developer is committed to pursuing these initiatives and has partnered with the power authority and council to explore the options.

The energy initiatives will require substantial changes to the approvals process for individual dwellings and service provision and is likely to have other substantial benefits for the community. As such, the planning authority has agreed to approve progress of an Innovation Pathway PSP that formalises commitments and provides sufficient certainty to all parties to roll out the initiatives.

These initiatives are reflected in the PSP through mandatory place-specific requirements that will be implemented via a subdivision permit (possibly via conditions and formalised agreements on title) regarding:

- spatial provision for micro-grid infrastructure
- how services will be provided in the street network
- design guidelines setting out minimum energy efficiency and energy infrastructure at the individual dwelling level.

The Precinct Infrastructure Plans will also be adapted to reflect how the proposed infrastructure is to be funded and the agencies who will be partnering to enable delivery by the developer.



Application to a PSP



F.17 Staging and location of development

Directing the staging and location of development within a PSP to:

- use available capacity in existing infrastructure; or
- support the orderly and economic extension or augmentation of existing infrastructure; or
- match the timely provision of new infrastructure.

This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.

GENERAL PRINCIPLES

F 17.1 The structure and design of a PSP should accommodate the coordinated delivery of key infrastructure (basic and essential infrastructure and other infrastructure) and staging of development to provide for:

- » integration and shared-use opportunities
- » timely delivery, taking into consideration likely sequencing of development, land ownership constraints and funding sources
- » efficient delivery, taking into consideration likely sequencing of development
- » development that will not be isolated from basic and essential infrastructure and services
- » ensuring that development does not take place unless it can be serviced in a timely manner
- » ensuring that development within a PSP can be staged to match the attainment of infrastructure triggers and the provision of infrastructure and services
- » opportunities for alternative delivery models that achieve sustainability or other community benefits.

F 17.2 The staging of development within PSPs should consider:

- » proximity to existing or proposed development fronts or serviced land
- » proximity to significant public transport infrastructure or public transport service
- » proximity to existing or committed community infrastructure such as schools
- » proximity to new or existing arterial or connector road infrastructure
- » its role in facilitating delivery of this infrastructure.

F 17.3 Land should be set aside and reserved to allow for all public land uses, including schools, community centres, health, emergency and justice facilities, road widening and grade separation of rail from all transport corridors (includes roads, pedestrian and bicycle paths) where a delivery agency has agreed to the commitment.

HOW TO APPLY IN A PSP

Active engagement with government departments, service providers and utility agencies to input their forward plans and to explore strategic partnerships for planning, funding and delivery.

A Precinct Infrastructure Plan should identify all infrastructure needed to service the new neighbourhoods, indicative timing, delivery responsibility, potential funding sources (such as infrastructure contributions, opportunities for Growth Areas Infrastructure Contribution (GAIC) funding and other potential funding sources) and any agreed commitments to partnerships or alternative delivery models.



SEE ALSO PRACTITIONER'S TOOLBOX: INFRASTRUCTURE CONTRIBUTIONS GUIDELINES

Active engagement with government departments, service providers, utility providers, landowners, developers and local government to explore the potential staging of development that aligns with potential planning, funding and delivery of infrastructure.

Spatial arrangement of land uses within a PSP and the provision of infrastructure within a Precinct Infrastructure Plan are aligned to encourage appropriate staging of development.

Direction is provided on the location and timing of development fronts within a PSP and the trigger points for required infrastructure where relevant, in order to ensure development matches the timely provision of infrastructure.



SEE ALSO PRACTITIONER'S TOOLBOX: COORDINATED DELIVERY OF INFRASTRUCTURE AND STAGING PROVISIONS

Land required in the future should be identified in a Public Land Plan.



GENERAL PRINCIPLES

F 17.4 Structure and design of a PSP should seek to maximise opportunities for development to utilise existing infrastructure or to capitalise on planned infrastructure commitments.

F 17.5 Potential for shared services and precinct-wide alternative waste and recycling management solutions should be assessed and incorporated where feasible.

+ SEE EXAMPLE ALTERNATIVE WASTE COLLECTION

F 17.6 Gas trunk pipeline infrastructure should be:

- » protected from encroachment by inappropriate land uses where possible.
- » capable of continuing its operation at minimal risk to human health, other critical infrastructure and the environment.



F.17 Staging and location of development

PERFORMANCE TARGETS

T18 Identify all basic and essential infrastructure with spatial requirements on the Future Place-based Structure Plan (e.g. open space, schools, community centres, integrated water management, etc.).



HOW TO APPLY IN A PSP

Infrastructure and Servicing technical report should be prepared in Stage 4: Plan Preparation and should identify existing capacity of infrastructure.

Consultation should be undertaken with agencies and servicing authorities to identify opportunities to leverage planned infrastructure commitments.

A Precinct Infrastructure Plan should identify the proposed approach to waste management including responsibility and funding arrangements if appropriate (for example, where an alternative approach to standard waste collection has been committed to by relevant stakeholders).

! KEY INNOVATION PATHWAY OPPORTUNITY

Consultation should be undertaken with the gas pipeline operator to explore options for safe, efficient and effective ways of treating the gas pipeline in an urban context.

A Future Place-based Plan should show only appropriate land uses within gas pipeline measurement length.

HOW TO 'TEST' ACHIEVEMENT IN A PSP

A Precinct Infrastructure Table and Land Budget should identify land areas on a property-by-property basis.

! OPPORTUNITY

In some instances, the exact location of infrastructure may be flexible (i.e. where land is consolidated into single ownership). The PSP should identify the parameters of this flexibility (refer to sidebar example).

Leadership (through forward strategic planning, partnerships, leveraging catalyst opportunities, etc.) to deliver and plan for other infrastructure and services (i.e. other than basic and essential infrastructure and services, sustainable energy or waste options, etc.) may be supported through the Innovation Pathway.

! KEY INNOVATION PATHWAY OPPORTUNITY



Application to a PSP

F.18 Innovative and sustainable infrastructure delivery

Actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.

GENERAL PRINCIPLES

F 18.1 Alternative and innovative infrastructure and service delivery approaches should be explored early in the PSP place-shaping and visioning stages to ensure new and innovative initiatives are embedded in the design and structure of a PSP. Implications for urban form, housing, jobs and other features of the 20-minute neighbourhood should be considered and addressed through the PSP.

F 18.2 Potential mechanisms to incentivise the early delivery of key infrastructure should be explored, particularly where the delivery of infrastructure is required to support new job growth.

HOW TO APPLY IN A PSP

The PSP Vision Statement (Stage 3) should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision.

 **KEY INNOVATION PATHWAY OPPORTUNITY**

 **SEE EXAMPLE ALTERNATIVE ENERGY PROVISION**

Active engagement with key implementing stakeholders should identify opportunities and commitment to bring forward infrastructure.

All commitments should be identified in the Precinct Infrastructure Plan.

 **SEE ALSO PERFORMANCE TARGET T16**

FLEXIBLE INFRASTRUCTURE

A developer controls a large proportion of a future PSP area.

The developer is committed to delivering an innovative development where community infrastructure such as health, education and other services are genuinely integrated with each other within the future activity. Planning for this integration will take time, and will require a higher level of detail than can be explored in the PSP without causing substantial delays.

Setting aside the usual areas for each of these facilities to be addressed later risks jeopardising this opportunity if a 'business as usual' approach takes over. As such, the planning authority agrees to adopt an Innovation Pathway PSP approach that enables a more flexible approach to depicting these services in the plan set and land budget.

Instead, a set of agreed performance and delivery parameters are decided with the landholder of the consolidated parcels and formalised in both external agreements and the place-specific requirements and guidelines of the PSP.

EXAMPLE



SEQUENCING THROUGH PRIORITISATION AND STAGING

EXAMPLE

Sequencing seeks to align the timing of development with infrastructure provision.

A strong sequencing approach includes the PSP but also goes beyond the scope of the PSP.

It is the role of subsequent processes beyond the PSP to deliver infrastructure. Typically, the infrastructure provider (council, utilities, state agencies) will consider PSP intent but also investment business cases, changes in technology and service models, and policy and financial considerations.

In this context, the VPA works in consultation with state agencies to support sequencing through two key mechanisms: prioritisation of PSPs and staging within PSPs.

Firstly, the VPA prioritises the preparation of PSPs by reference to a set of criteria that includes the ease and cost of extending infrastructure networks. This seeks to ensure that the timing of PSP approvals aligns with the planning and investment decisions of infrastructure providers.

Secondly, each PSP will contain guidance about the staging of development to support the delivery of infrastructure as trigger points are reached. This has regard for all infrastructure categories and providers, and for the practicalities of the development process.

Each PSP will normally include an Indicative Staging Plan to provide a stronger indication of preferred development patterns. In some circumstances, there may be a need to be more directive about development staging to address critical infrastructure elements and/or to impose lot caps which prevent development being approved that will exceed the capacity of infrastructure networks.

PART

4

PRACTITIONER'S TOOLBOX

PSP 2.0 PRACTITIONER GUIDELINES
List of proposed practice notes

WE WANT TO HEAR FROM YOU

We have included the PSP 2.0 Practitioner Guidelines as an example of the practitioner tools that will be included in Part 4.

However, the Practitioner's Toolbox is intended to be completed and added to over time. At the time these Guidelines are delivered, some existing practice notes and guidance will be available to support practitioners. As new needs are identified, practitioner tools will be updated accordingly.

We want to make sure the Toolbox will meet the needs of practitioners.

We are therefore asking you to provide feedback through the engagement process about:

- What type of guidance do you think would be useful to include in the Practitioner's Toolbox?
- Please refer to the list at the end of this section for some proposed ideas of the guidance to be included in Part 4:
 - » Any other matters you think we might have missed?
 - » What could we leave out?

PRACTITIONER GUIDELINES

PSP 2.0 Process

PSP 2.0

Pre Commencement

Phase 1: Land Capability Studies

Phase 2: Pitching Sessions

Phase 3: Vision, Purpose & Place

Phase 4: Place-based Plan Preparation

Phase 5: Exhibition & Planning Panel

Phase 6: Finalisation



PSP 2.0 Process

The VPA has developed this detailed PSP 2.0 process practice note to provide guidance on how PSPs are intended to be prepared in accordance with the PSP 2.0 process, which aims to streamline the preparation of PSPs through collaborative co-design and upfront issue resolution (see Figure on the following page).

This practice note provides guidance on the process of the preparation of a Coordination Pathway PSP, and the matters that may need to be varied or approached differently for an Innovation Pathway PSP.

PSP 2.0

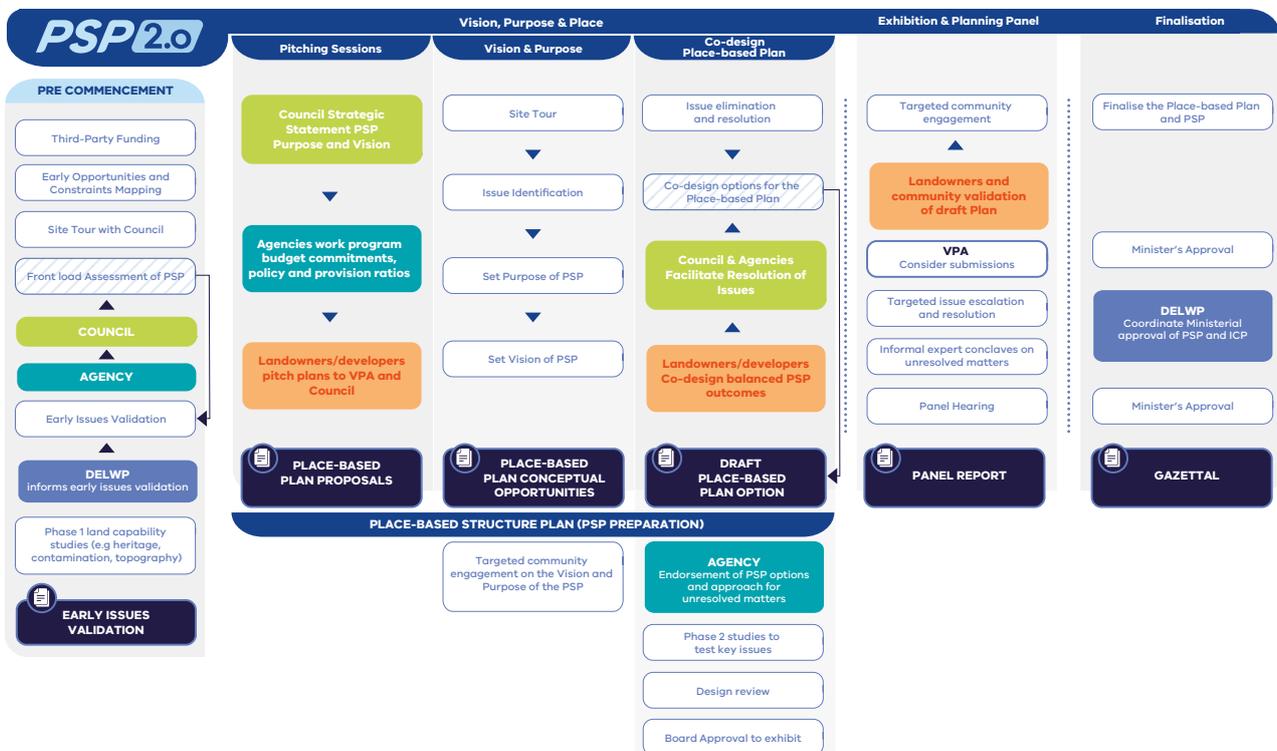
The VPA is taking an innovative approach to shaping the future of Melbourne’s communities, through collaborative strategic planning.

The PSP process was reviewed by the VPA in 2019 as part of a program of continuous improvement. As part of this reform agenda, the next generation of strategic planning – ‘PSP 2.0’ – has been created to deliver outcomes focused on vision, purpose and place in partnership with local communities.

The PSP 2.0 process sets aspirational targets including co-design of the PSP, streamlining PSP preparation and optimising the PSP product to embrace innovation, delivering Victorian Government policy.

IN PARTICULAR, THE 2.0 PROCESS AIMS TO:

- facilitate co-design of a place-based focussed Precinct Structure Plan (PSP)
- achieve up-front, early resolution of issues
- gain better and earlier information on infrastructure demands to inform agency planning and budget bids
- update guidance on content to be included within PSPs, reflecting new government policy and promoting innovation
- provide stronger guidance in PSPs for staging of development.



PSP 2.0 process

Pre Commencement

The purpose of this phase is to on-board key stakeholders in the PSP preparation process and commence early identification of issues and opportunities that will shape the vision and objectives for the precinct.

This phase should provide a clear guide for all stakeholders about how the PSP will be prepared, having regard to the agreed (and approved) PSP Pathway.

THE PURPOSE OF THIS STAGE IS TO:

CONFIRM

landowner interest and funding to prepare a PSP for the precinct.

COMMENCE

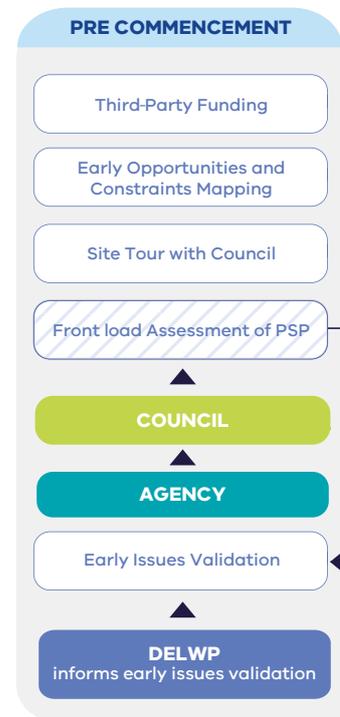
early collaboration with key stakeholders and partners.

UNDERTAKE

early issues scanning and validation of issues with key stakeholders to inform the approach.

IDENTIFY

the appropriate PSP pathway, having regard to the above, and to set the broad parameters for pursuing that pathway.



Steps

COORDINATION PATHWAY

Secure funding for preparation of the plan

Funding for the preparation of a PSP (including development of reports/assessments) are arranged. This may incorporate third-party funding agreements, grants or funding from other government sources.

INNOVATION PATHWAY

Explore alternative funding sources

As per the Coordination Pathway, however, there may be opportunities or requirements to explore alternative funding sources that align with the specific innovation vision (for example, joint funding by implementing stakeholders, grants, etc.).

Outputs

A Third-Party Funding Agreement identifying the sources of third-party funding, the scope of work to be funded and the process to maintain independence to the structure planning process.

Phase 1 land capability studies (e.g. heritage, contamination, topography)

Phase 1

LAND CAPABILITY STUDIES

Review existing technical studies and commission any additional phase 1 land capability studies (e.g. heritage, land capability, etc.) or updates to existing studies required to provide a body of evidence to identify the current issues, risks and opportunities for development of the PSP area, and to support the development of the vision.

The scope of each technical study should be tailored in consultation with technical experts, agencies and council as appropriate.

Land capability studies include:

- arboriculture assessment
- boriginal and historic heritage assessments
- land capability assessment
- landscape assessment
- utility and servicing assessment.

Outputs

TECHNICAL STUDIES

to support early planning for the PSP through identification of land capability constraints.

Identify issues and opportunities

- Review the existing planning and policy framework for the PSP area, including zoning, overlays and any applicable framework plans (e.g. Growth Corridor Plans, Urban Growth Frameworks), state and local government policy, legislation and service plans and strategies, such as councils' open space and community facilities strategies.
- Undertake a broad level site conditions analysis, taking into consideration existing site features and values (natural and constructed) and any planned context or proposed development conditions.
- Conduct a site tour of the precinct with council staff to visually assess key site features including topography, interfaces, existing roads and vegetation.
- Identify key information gaps, that should be addressed through preliminary technical reports.
- Undertake a high-level opportunities and constraints mapping exercise, taking into consideration existing site features and values (natural and constructed) and any planned context or proposed development conditions that may impact on the ability to develop the precinct. Include in this assessment of any enabling infrastructure (e.g. freeway interchange) or plans (e.g. Development Services Scheme) that are required prior to commencement of the PSP.
- Meet with council and key agencies to identify known, high-level opportunities and constraints relevant to the precinct and identify any planning already undertaken.

As per the Coordination Pathway, however, the focus of the analysis should be on the key opportunities and challenges associated with the innovation vision.

This may require:

- a more iterative and facilitative approach to synthesising the implications of the site and strategic context.
- more negotiation with stakeholders, where there may be potential barriers posed by existing policy, legislation or plans and strategies.
- identifying a fall-back position or approach should further understanding of opportunities and challenges prove to be unfeasible.

Identify planning pathway

Based on consultation with council, agencies and landowners, determine the appropriate pathway for the preparation of the PSP based on guidance set out in Part 2, section 1.3 of the Guidelines.



Outputs

EARLY ISSUES VALIDATION

A summary documenting agreement with council and agencies about issues and opportunities to be addressed in the planning for the PSP.



Outputs

FOR INNOVATION PATHWAY ONLY

Endorsement from landowners, agencies whose area/s of responsibility is affected by the innovation (e.g. DHHS in the case of an increased affordable housing target), council and DELWP.

Collaboration at this phase should be focused on:

- communicating the commencement of the PSP process, and actively encouraging a broad range of stakeholder participation, including commitments to adequately resourcing engagement from key agencies and councils
- developing relationships with stakeholders and seeking their early input and ideas
- openly exploring ideas through a co-design approach that provides a transparent way of demonstrating how these ideas are then synthesised and refined into an overarching vision for the PSP area
- forging broad commitments across the whole of government, and with key stakeholders, that will enable the vision to be executed successfully.

At this phase delivering the PSP through an Innovation Pathway should be clearly feasible, and all key stakeholders firmly committed to progressing.

Phase 2

PITCHING SESSIONS

When commencing a PSP, it is important to take a very strategic view of the opportunities the place presents, to determine how these opportunities can be used to compose a vision for what the place will become.

As such, the role of this phase is to require PSP practitioners and stakeholders to step back, take a bird's eye view of the PSP area and its strategic context, and to think about the factors that will meaningfully shape a place and make it distinct.

The primary purpose of this phase is to prepare an overarching place-based vision for the PSP area. This place-based vision will be used as a guide for all subsequent phases of the PSP process.

To support this purpose, it will be necessary to:

- consider the strategic role and purpose of the PSP area in the broader metropolitan context and in the context of the 20-minute neighbourhood framework
- understand the physical and strategic conditions of the PSP area that present opportunities for a distinct and place-based vision
- provide opportunities for a broad range of stakeholders to inform early issues and opportunities identification
- explore potential opportunities to develop partnerships, to demonstrate leadership or to set or leverage catalysts, that may support place-specific initiatives or innovations
- review and revise pathway based on any new information/ proposals presented during the pitching process.

Place shaping, by definition, is a collective endeavour, and, as such, this stage of the PSP process will be highly collaborative and iterative; focusing on integrated planning and co-design methodologies. The input, support and commitment from a range of stakeholders at this early phase of the PSP process will be critical to the overall success of the PSP.



Steps

- Brief consultant/team on the gathering of information to ensure level, type and confidentiality of information to be collected is understood.
- Identify relevant stakeholders/agencies/landowners and development proponents and provide an overview of the precinct, the PSP process and expectations of them in the pitching sessions.
- Prepare materials for pitching sessions, including existing conditions plans (e.g. showing topography, any BCS areas, waterways, existing infrastructure/industries, road network, etc.), introductory presentation and series of prompting questions for each attendee to ensure required information is obtained from sessions.
- Hold a series of half to one-hour one-on-one sessions with individual landowners and the VPA, giving stakeholders the opportunity to 'pitch' early ideas, opportunities and plans for the PSP area.

The expectations of each stakeholder group is as follows:

- Council should present its Strategic Statement, its vision and intended purpose for the PSP.
- Agencies should present their work program, budget commitments policy and provision ratios as they are relevant to the PSP.
- Landowners/developers should pitch any plans they may have for their landholding.

Outputs

PITCHING SESSION SUMMARY

which compiles the emerging themes, key issues and opportunities, and any place-based initiatives to be distributed to participants of pitching sessions.

Outputs

PLACE-BASED PLAN PROPOSALS

informed by the ambitions and concepts put forward by landowners, agencies, councils and other stakeholders.

Phase 3

VISION, PURPOSE & PLACE

While a vision and purpose will have been established in the Pitching Sessions (place shaping) phase, the purpose of this phase will be to articulate these through:

- the development of a place-based plan (existing and planned features, attributes, challenges and opportunities, and community and stakeholder values) for the precinct
- a process of collaborative resolution of early issues with stakeholders so the PSP preparation can focus on key issues and opportunities
- collectively and collaboratively identifying the overarching vision for the precinct – its purpose and place, and any place-shaping gestures
- identifying the purpose of the PSP that delivers on the shared vision. Review, revise and confirm pathway base on any new information/proposals presented during the vision and purpose co-design process to inform the development of the place-based plan during the place-based co-design process.



The place-based plan should build upon the context and conditions to achieve or embed the hallmarks of a 20-minute neighbourhood. The plan should implement the vision and purpose of the PSP, by articulating the preferred character, identity and role of the future neighbourhoods. Where appropriate, the plan should seek to deliver exemplary and innovative outcomes for the future community.

Developing a place-based plan is an iterative process. The overarching vision established in Phase 1 should be used as a framework for shaping the approach and thinking in each of the steps below. Through a process of analysis, testing and re-analysis, a clear, place-specific vision should emerge, that gives clear direction and purpose to the PSP.

+ SEE ALSO PART 3: CONSTRUCTING A PSP

Steps

VISION & PURPOSE CO-DESIGN WORKSHOP

- Identify any additional stakeholders (i.e. in addition to those involved in the pitching sessions).
- Prepare relevant existing conditions maps to inform/direct workshop discussion and activities.
- Identify key issues/questions to be workshopped by participants.
- Undertake a one to two-day Vision & Purpose Co-design workshop, where preliminary ideas are explored, synthesised and refined into tangible place-based plan concepts for the precinct.

The vision should be place-specific, yet flexible enough to facilitate creativity and innovation at the development stage.

For Innovation Pathway PSPs, the vision should be focused narrowly on the innovation initiative proposed and the key elements critical to its success.

Outputs

A VISION STATEMENT

that defines a deliberate and distinct identity and character for the PSP area, based on the place and its intended purpose. The vision statement may include words, diagrams, plans and examples. The vision statement and any place-specific objectives will be used as the framework for 'testing' the next steps of the PSP preparation.

Outputs

PLACE-BASED PLAN CONCEPTS

informed by the ambitions and concepts put forward by landowners, agencies, councils and other stakeholders.

PREPARE A PLACE-BASED VISION

- Draw together the elements to inform a vision and purpose for the PSP area, having regard to the outcomes of the pitching sessions and vision and purpose workshop. The vision should be supported by a number of high-level actions that will support activation of the vision (for example, key investments, partnerships, further policy work, appropriate PSP pathway options, etc.).
- Communicate the elements identified or pitched back to stakeholders, providing opportunities for further participation and collaboration.
- Clearly articulate the role the precinct will play in, and what sets it apart within, the broader community and economy.
- Articulate the desired character and identity for the future community, taking into consideration both existing features and values of the place (such as environmental or heritage features), and planned features and values (such as desired urban outcomes).
- Implement the key purpose of the PSP, including planning for any key enabling infrastructure or features required to achieve the agreed vision for the precinct.
- Articulate any place-specific objectives or initiatives (for example, aspirations in relation to liveability, place-making, climate change resilience, IWM, sustainability or any other relevant area of policy) that will contribute to the place and purpose of the PSP.

Steps

PLACE-BASED PLAN CO-DESIGN WORKSHOP

- Validate the outcomes of the pitching sessions and vision statement with key stakeholders.
- Workshop the conceptual place-based plans with key stakeholders to determine any key issues, conflicts or other opportunities.
- Seek targeted feedback from stakeholders involved in infrastructure delivery to identify and begin coordination of integrated infrastructure planning and delivery.
- Coordinate feedback and inputs from key stakeholders to further refine the plan and infrastructure requirements.
- Any additional information or actions required to further progress the PSP and to support coordination of key stakeholders should be identified and provided.
- As per the Coordination Pathway, however, all feedback processes should be framed by the innovation vision, and the governance procedures agreed in Phase 2.

Outputs

WORKSHOPS SUMMARY

identifying (preferably in plan-based format) the feedback from stakeholders and the proposed actions to respond to feedback that will inform drafting of the **place-based plan**.



Steps

PREPARE PHASE 2 TECHNICAL REPORTS

- Identify and provide additional information required to complete the PSP, including any funding mechanisms required to support the delivery of infrastructure (i.e. Development Contribution Plan or Infrastructure Contribution Plan).
- Prepare briefs for technical studies required to provide a body of evidence to identify the current issues, risks and opportunities for development of the PSP area, and to support the vision. The scope of each technical study should be carefully tailored to respond to the emerging vision and seek to further its refinement.
- Key issues, risks and opportunities are identified by background technical reports, key policy or legislative documents and engagement with relevant stakeholders to provide the strategic context for the preparation of PSPs and the setting of a vision.
- Infrastructure and service providers should be encouraged to coordinate their inputs into the technical reports to identify opportunities for an integrated approach to planning and delivering their infrastructure and services (this may include providing spaces for not-for-profit service providers and potential for shared or co-location of infrastructure).

As per the Coordination Pathway, however, the technical report briefs should be specifically tailored to ensure they are prepared having regard to the innovation vision.

This may include:

- adjusting technical analysis methodologies to align with the key objectives of the innovation vision (for example, being clear where the innovation may require adjustment to underlying assumptions)
- preparing technical reports specific to the proposed innovation opportunity (for example, analysis of specific technologies)
- adopting a more collaborative and iterative approach to analysis and recommendations, as the opportunities and challenges of the innovation vision are revealed
- actively and openly engaging with key stakeholders that would typically be challenged by, and present barriers to, the innovation vision
- actively seeking out the views of parties that do not usually participate in the PSP process (for example, parties that may be affected by the innovation vision, or who may be critical to its success).



Outputs

TECHNICAL REPORTS AND DOCUMENTATION required to resolve and implement the PSP.



SEE ALSO PRACTITIONER'S TOOLBOX: COMMONLY REQUIRED TECHNICAL REPORTS + EXAMPLE BRIEFS

Note: This may include designs for infrastructure (transport, drainage, education and community; functional design layouts; land valuations; infrastructure costings; and any other information required to support the finalisation of a deliverable PSP).

Steps

DRAFT A PLACE-BASED PLAN

- Identify any site features that will be retained and/or enhanced, including natural landscape features, waterway corridors, easements, biodiversity and heritage features.
- Identify any strategic context features (including those external to the PSP area) that will influence the arrangement of land uses within the PSP.
- Create a high-level plan that addresses each of the hallmarks of a 20-minute neighbourhood, using the principles and targets contained within Part 3 of the Guidelines as the basis for determining arrangement of land uses.
- Review the Preliminary Urban Structure for general consistency with any relevant framework plans and the relevant principles and targets within Part 3 of the Guidelines.
- Identify and provide rationale for any place-specific variations to the principles of targets provided in Part 3. Any variations must be justified with reference to the vision statement and objectives.
- Include clear local infrastructure requirements to support their inclusion in the Infrastructure or Development Contributions Plans.
- Identify and draft the core plan-based features of the innovation vision. The plan may require a different level of detail from a Coordination PSP to be shown in order to demonstrate the key aspects of the vision.
- Identify and draft in plan form the hallmarks of a 20-minute neighbourhood (refer to Part 3 for guidance). Where the innovation vision requires departures from the principles and targets contained within Part 3, identify and provide rationale for these departures. The rationale should link directly to the innovation vision, and how any variations will enable successful implementation of the vision.

Analyse the preliminary urban structure to:

Analyse the preliminary urban structure to:

- identify the approximate number of dwellings that can be developed within the PSP area based on the amount of net developable area available
- identify the number of jobs that could be created in the precinct based on the net employment land available. This should be reconciled with the economic role and function of the employment are.
- identify what information is required to complete the Preliminary Structure Plan.
- identify the approximate number of dwellings that can be developed within the PSP area based on an appropriate method (may vary depending on the innovation vision and plan approach)
- identify the number of jobs that could be created in the precinct based on an appropriate method (may vary depending on the innovation vision and plan approach)
- identify what information or further commitments, partnerships or agreements are required to complete the Preliminary Structure Plan.

Note: It is expected that Preliminary Urban Structures prepared under the Coordination Pathway will result in a predictable arrangement of land uses, generally in accordance with the principles and targets contained in Part 3 of the Guidelines, with the potential for some place-specific variations.

Preliminary Urban Structures prepared under the Innovation Pathway may look substantially different from Coordination PSPs.

These differences may include:

- a less predictable arrangement of land uses
- a high degree of variations from the principles and targets contained within Part 3 of the Guidelines (subject to justification)
- a different level of plan-based detail provided.

Outputs

DRAFT PLACE-BASED PLAN

showing the networks of activity centres, employment areas, open space, community facilities, significant waterways and drainage corridors, biodiversity areas or corridors, strategic networks of arterial roads, strategic pedestrian and cycle paths, the Principal Public Transport Network (or similar) and local bus routes, sensitive interfaces within or adjacent to the PSP area and any place-specific initiatives, variations or innovations proposed to activate the vision for the PSP.

Steps

AGENCY ENDORSEMENT

- Provide the draft place-based plan and any objectives, requirements or guidelines relevant to each agency for review and endorsement.
- Escalate and seek resolution to key unresolved issues within relevant agencies.
- Sign off and escalate any unresolved issues for Ministerial decision on outcomes.
- Sign off and identify any remaining unresolved issues for Panel consideration.



Outputs

A REVIEW STATEMENT

from key infrastructure delivery partners identifying that the relevant stakeholders:

- fully/partially supports the draft Place-based plan and PSP, or
- object to the draft Place-based Plan and PSP, or
- provided no response to a request for support within the time required.

Note: Where any key infrastructure delivery partner objects to the preliminary Urban Structure Plan, the necessary conflict management approach determined in Phase 2 should be implemented before proceeding to the next phase.

Collaboration

Stakeholder and community engagement should be broad enough to collect a range of ideas, but also targeted at key points to ensure active participation by those stakeholders critical to the success of the vision (for example, stakeholders who will implement the vision, or stakeholders who may present challenges or barriers to achievement of the vision).

Stakeholder and community engagement should complement the background analysis by providing a more in-depth exploration and understanding of existing issues, risks and opportunities, as well as an understanding of the existing and preferred future values of the community.

Phase 4

PLACE-BASED PLAN PREPARATION

The plan preparation phase is where the PSP’s vision and Place-based Plan will be supported in the form of objectives, other plans, diagrams and guidelines, that direct how development should occur.

The framework for plan preparation commences from Phase 2 Pitching Sessions where the ambitions, baseline data and place-based concepts and options are being raised, considered and tested through early place-based proposals and conceptual opportunities. However, the plan preparation phase provides more detail on what is envisaged for the structuring of key land uses and some of the finer design detail for specific parts of the plan that will be important to the future neighbourhoods and community (for example, activity centre concept plans, transitional interfaces).



COORDINATION PATHWAY

For PSP's prepared under the **Coordination Pathway**, this phase is largely guided by the principles and targets provided in Part 3: Constructing a PSP: Vision, Objectives and Hallmarks. Implementing these principles and targets, and any place-specific variations or initiatives, should be considered in the context of the Vision Statement prepared in the previous phase. The outputs of this phase (including the form of the PSP, the PSP tools used, and the level of detail provided) will generally follow the Compact PSP template.

INNOVATION PATHWAY

For PSP's prepared under the **Innovation Pathway**, this phase is largely guided by the Vision Statement prepared in the previous phase, and the key objectives and actions that have been committed to under governance arrangements. The detailed outputs of this phase (including the PSP tools used) may vary substantially for Innovation Pathway PSPs from the Coordination PSPs.

+ SEE ALSO PRACTITIONER'S TOOLBOX: COMPACT PSP TEMPLATE

Steps

DRAFT THE PSP TOOLS AND DOCUMENT

- Utilising information and feedback gathered, update and finalise a draft of the Future Urban Structure.
- Prepare a succinct set of place-specific **objectives** that identify how the PSP vision will be achieved.

Note: Objectives should not reiterate the general objectives of the 20-minute neighbourhood, as this is to be taken as given for all PSPs. Objectives should only be articulated where they offer distinct place-specific guidance to support variations to standard hallmarks/features of the 20-minute neighbourhoods or the principles and targets contained within the Guidelines.

- Prepare an additional suite of **PSP tools** (plans, diagram guidelines, etc.) that demonstrate how the Future Urban Structure meets or appropriately varies (having regard to the PSP vision and objectives) the principles and targets contained in Part 3 of the Guidelines (refer to the 'How to apply in a PSP' section of Part 3 for guidance).
- Prepare a Precinct Infrastructure Plan, which identifies infrastructure needs and the approach to coordinated delivery (including consideration of funding mechanisms, and delivery responsibility and timeframes).

- Utilising information and feedback gathered, update and finalise a draft of the Future Urban Structure.
- Prepare a succinct set of place-specific **objectives** that give expression to how the innovation vision will be achieved.

Note: Objectives should be specific and targeted to the innovation vision.

- Prepare an additional suite of deliberately tailored **PSP tools** that give expression to the innovation vision and objectives and provides guidance on how they will be achieved through development.

Note: There is no standard recommended suite of PSP tools for Innovation Pathway PSPs.

- Prepare a Precinct Infrastructure Plan, which identifies how infrastructure will be delivered to implement the innovation vision.

Note: Innovation Pathway PSPs that propose alternative infrastructure delivery models must provide sufficient detail about how the model will be successfully implemented through development. This is likely to require reference to external agreements or other documentation demonstrating commitment from key stakeholders to delivering the innovative approach.

Outputs

A DRAFT PSP DOCUMENT

identifying how the precinct is expected to be developed using the standard suite of PSP tools.



Outputs

A DRAFT PSP DOCUMENT

identifying how the precinct is expected to be developed, using a tailored set of PSP tools that will give expression to, and implement, the innovation vision.



SEE ALSO PRACTITIONER'S TOOLBOX: COMPACT PSP TEMPLATE AND STANDARD DEVELOPMENT GUIDELINES

Steps

PREPARE A DRAFT PLANNING SCHEME AMENDMENT PACKAGE

- Identify the most appropriate planning tools for implementing the PSP through the Planning Scheme and prepare a planning scheme amendment package.

Note: While PSPs are usually an incorporated plan (via Urban Growth Zone or similar), some PSPs could be implemented through a package of various zones, schedules and overlays.

- As per the Coordination Pathway, however, alternative planning tools may be selected which are better suited to successful implementation of the innovation vision.



SEE ALSO PRACTITIONER'S TOOLBOX: URBAN GROWTH ZONE AND APPLIED ZONES PRACTICE NOTE



Outputs

PLANNING SCHEME AMENDMENT PACKAGE that includes the relevant material required to implement the PSP through the Planning Scheme.

Collaboration

During this phase, stakeholder engagement is intended to fine-tune the detailed components of the PSP requirements and guidance.

This can occur before and/or as part of the engagement process required for incorporating a planning scheme amendment.

Stakeholder coordination is intended to support the development of integrated design responses to the planning and delivery of infrastructure required to support development of the strategic area.

Phase 5

EXHIBITION & PLANNING PANEL

To ensure that the intended outcomes within the Structure Plan are delivered, a number of ongoing actions are needed to support implementation of the Structure Plan and make the necessary amendments where particular outcomes are not being delivered.

The purpose of this phase is to:

- develop a framework for monitoring and assessing the success of the PSP
- develop a framework to trigger a review of the PSP.



Steps

PREPARE AN INFRASTRUCTURE FUNDING MECHANISM

COORDINATION PATHWAY

- Prepare an Infrastructure Contributions Plan (ICP) for allowable items nominated in the Precinct Infrastructure Plan (from Phase 4).

INNOVATION PATHWAY

- Explore other infrastructure funding models (such as GAIC, grants, etc.) for other key infrastructure not included in the ICP.

+ SEE ALSO PRACTITIONER'S TOOLBOX: ICP GUIDELINES

Outputs

AN INFRASTRUCTURE CONTRIBUTIONS PLAN identifying a shared funding mechanism for allowable infrastructure items (community and recreation infrastructure, transport infrastructure and some public-purpose land).

Outputs

OTHER FUNDING MECHANISM OR AGREEMENTS as appropriate to give effect to any place-specific initiatives or innovations.

Steps

FORMAL EXHIBITION OF AMENDMENT

- Undertake targeted community engagement, appropriate to the scale and complexity of the project, and seek landowner and community validation of the draft Plan via formal exhibition requirements under the *Planning and Environment Act 1987*.
- Consider and resolve issues in consultation with submitters, council and any other relevant agencies or stakeholders; escalate issue resolution where necessary. Confirm agreed resolutions with submitters.
- Convene informal expert conclaves on unresolved issues where appropriate (for example, in relation to drainage or other technical issues).

Outputs

DOCUMENTED LIST OF AGREED CHANGES

to the amendment package to inform submission to the Panel.

PLANNING PANEL HEARING

- Present VPA position on outstanding issues to Panel Hearing to inform independent hearing process.
- Make a request to Planning Panels Victoria to convene a Panel Hearing to hear outstanding issues.
- Prepare submission to Panel, detailing agreed resolutions to submissions, outstanding issues and VPA position on these. Submission should also respond to any other directions provided by the Panel.
- Commission preparation of any expert witness statements required to support VPA position on outstanding issues.
- At completion of Panel Hearing, prepare and present a closing statement responding to positions on outstanding issues made by other submitters.

Outputs

PLANNING PANEL REPORT

with recommended resolutions for outstanding issues.

Phase 6

FINALISATION

- Finalise the Place-based Plan, PSP and other amendment documents with regard to recommendations made in the Panel report.
- Seek Ministerial approval of the PSP and ICP through DELWP, justifying any deviations from recommendations made by the Panel and/or any changes to the document made subsequent to the Panel Hearing.

Collaboration

During this phase, stakeholder engagement is intended to:

- identify the best implementation mechanisms to support the consistent implementation of the PSP and a streamlined process for development
- collaboratively agree on the preferred framework for monitoring development of the PSP against agreed performance indicators.



Outputs

GAZETTAL
of finalised PSP, ICP and supporting documentation.

List of proposed Tools for Practitioners for feedback:**COMMONLY REQUIRED TECHNICAL REPORTS + EXAMPLE BRIEFS**

VPA to provide.

TEMPLATE COMPACT PSP

Includes example plan sets, general guidelines, examples of place-specific guidelines and diagrams. In progress.

GENERAL GUIDELINES

General Guidelines – being prepared as part of Compact PSP template project.

APPLYING THESE GUIDELINES IN THE REGIONS

VPA to prepare with Department of Jobs, Precincts and Regions (DJPR).

COMMUNITY INFRASTRUCTURE GUIDELINES

Insert Guidelines prepared as output from Socom work.

PROVISION OF NON-GOVERNMENT SCHOOLS

Adapted from current practice notes.

ENGAGEMENT PRACTICE NOTE

VPA to prepare.

URBAN GROWTH ZONE + APPLIED ZONES

VPA to prepare.

AFFORDABLE HOUSING IN GREENFIELDS PRECINCTS

VPA and DELWP to prepare.

MOVEMENT AND PLACE FRAMEWORK

VPA to prepare with Department of Transport (DoT).

ICP GUIDELINES

Insert ICP Guidelines (or link to Guidelines).

GENERALLY, IN ACCORDANCE WITH

Insert practice note based on Generally in Accordance With project undertaken by VPA.

INTEGRATED WATER MANAGEMENT

VPA to update current IWM note to reflect revised policy, forums and catchment work.

ALTERNATIVE ENERGY IN THE GREENFIELDS

VPA to prepare with DELWP.

COORDINATED DELIVERY OF INFRASTRUCTURE AND STAGING PROVISIONS

VPA to prepare with DELWP.

Notes:

Blank area for notes.



