

The new State Planning Policy Framework

Amendment VC71

This advisory note provides detail about the revised State Planning Policy Framework (SPPF).

Introduction

Amendment VC71 introduced a revised SPPF into the *Victoria Planning Provisions* and all planning schemes.

The revised SPPF has been modernised with new themes and an improved structure to accommodate new and emerging State policies, improve policy expression and help strengthen its links with the Local Planning Policy Framework (LPPF).

Revised themes

The review has modernised the key policy themes to better reflect current day planning issues.

The revised themes are:

Settlement – provides the settlement pattern vision for Victoria and gives direction to the location and form of urban settlement.

Environmental and landscape values

– provides direction to the protection, conservation and sustainable management of Victoria's environmental and landscape assets.

Environmental risk – provides direction for the management of environmental risks – both man-made and naturally occurring.

Natural resource management – provides direction to the sustainable use and management of natural resources which support and foster economic growth.

Built environment and heritage – provides direction to the design of buildings and places and the protection and the conservation of cultural heritage values.

Housing – provides direction to the provision and diversity of housing.

Economic development – provides direction to the planning and development of economic activity.

Transport – provides direction to transport planning and development.

Infrastructure – provides direction to the planning and development of social and physical infrastructure.



New structure

The new structure of each policy comprises:

- **Objectives** – that set out the aim of the planning policy.
- **Strategies** – that outline how the planning policy is to be achieved.
- **Policy guidelines** – set out specific strategies, legislation and other matters to be considered in planning decisions.

The new structure to express policy brings it into line with the Municipal Strategic Statements providing a common format between the SPPF and the LPPF about how policy is expressed.

Redistribution of Clause 12 policies

Many of the provisions of the previous Clause 12 – Metropolitan development are sound planning policies which should apply beyond metropolitan Melbourne. Others are specific to metropolitan Melbourne. The provisions of the previous Clause 12 have been redistributed accordingly. Some will continue to apply to metropolitan Melbourne only, while others will apply across the State.

Regional strategies

The revised SPPF includes both general objectives and strategies that apply across the State where relevant and geographic policies and strategies that apply to specific areas. Regional strategies and policies relating to specific areas are included under the relevant theme and policy topic. For example planning for the Great Ocean Road is included as a policy under the Environmental and Landscape Values theme.

Clean out of unnecessary content

In order to provide stronger, clearer policy statements, unnecessary content (including duplication) has been removed.

The redistribution of the previous Clause 12 has assisted in reducing duplication within the SPPF; for example, there were previously multiple provisions, reflecting the same policy, in relation to residential aged care facilities and activity centres. These have been consolidated.

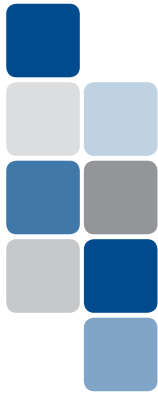
The appropriateness of some provisions to be within the SPPF has also been considered. For example, the provisions relating to brothels are now more appropriately dealt with within the Particular provisions section of the *Victoria Planning Provisions*.

Plain English

In restructuring the SPPF, the opportunity has been taken to simplify the language and state the intent of some provisions with greater clarity. Particular attention has been paid to the manner in which documents are referred. The phrases such as 'must have regard to', 'should have regard to', 'should be consistent with', and 'must be consistent with', have been standardised. All policy guidelines are now referenced as 'must consider as relevant'. Similarly, unnecessary references to 'planning authorities' and 'responsible authorities' have been removed. Now all policies must be considered by all planning decision makers as relevant.

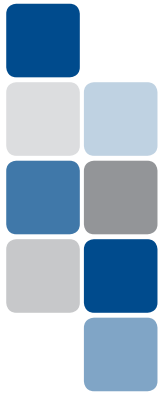
New policy references

A number of reference documents have been updated and some adopted Government strategies or guidelines have been introduced. These new reference documents include *Freight Futures*, *A Vision for Victoria to 2010 – Growing Victoria Together* and *The Victorian Transport Plan*. A list of documents, strategies and guidelines referenced in the revised SPPF is available on the Department's website www.dpcd.vic.gov.au/planning.



Restructured SPPF Table of Contents

CLAUSE	HEADING	POLICY
Clause 11 SETTLEMENT	Activity centres	<ul style="list-style-type: none"> • Activity centre network • Activity centre planning
	Urban growth	<ul style="list-style-type: none"> • Supply of urban land • Planning for growth areas • Structure planning • Sequencing of development
	Open space	<ul style="list-style-type: none"> • Open space planning • Open space management
	Metropolitan Melbourne	<ul style="list-style-type: none"> • City structure • Activity centre hierarchy • Employment corridors • Central Melbourne • Melbourne's urban growth • Green wedges • Open space network in Metropolitan Melbourne
	Regional development	<ul style="list-style-type: none"> • Regional settlement networks • Melbourne's hinterland areas • Rural productivity • Regional planning strategies and principles • Coastal settlement
Clause 12 ENVIRONMENTAL AND LANDSCAPE VALUES	Biodiversity	<ul style="list-style-type: none"> • Protection of habitat • Native vegetation management • Preparation of biodiversity strategies
	Coastal areas	<ul style="list-style-type: none"> • Protection of coastal areas • Appropriate development of coastal areas • Coastal Crown land • Coastal tourism • Bays • The Great Ocean Road region
	Alpine areas	<ul style="list-style-type: none"> • Framework for planning alpine resorts • Sustainable development in alpine areas
	Significant environments and landscapes	<ul style="list-style-type: none"> • Environmentally sensitive areas • Landscapes
Clause 13 ENVIRONMENTAL RISKS	Climate change impacts	<ul style="list-style-type: none"> • Coastal inundation and erosion
	Floodplains	<ul style="list-style-type: none"> • Floodplain management
	Soil degradation	<ul style="list-style-type: none"> • Use of contaminated and potentially contaminated land • Erosion and landslip • Salinity
	Noise and Air	<ul style="list-style-type: none"> • Noise abatement • Air quality
	Wildfire	<ul style="list-style-type: none"> • Wildfire risk



CLAUSE	HEADING	POLICY
Clause 14 NATURAL RESOURCE MANAGEMENT	Agriculture	<ul style="list-style-type: none"> • Protection of agricultural land • Sustainable agricultural land use • Forestry and timber production
	Water	<ul style="list-style-type: none"> • Catchment planning and management • Water quality • Water conservation
	Mineral and stone resources	<ul style="list-style-type: none"> • Mineral resources and mining • Stone resources
Clause 15 BUILT ENVIRONMENT AND HERITAGE	Urban environment	<ul style="list-style-type: none"> • Urban design • Urban design principles • Neighbourhood and subdivision design • Design for safety • Cultural identity and neighbourhood character
	Sustainable development	<ul style="list-style-type: none"> • Energy and resource efficiency
	Heritage	<ul style="list-style-type: none"> • Heritage conservation • Aboriginal cultural heritage
Clause 16 HOUSING	Residential development	<ul style="list-style-type: none"> • Integrated housing • Location of residential development • Strategic redevelopment sites • Housing diversity • Housing affordability
	Housing form	<ul style="list-style-type: none"> • Rural residential development • Crisis accommodation and community care units • Residential aged care facilities • Design and location of residential aged care facilities
Clause 17 ECONOMIC DEVELOPMENT	Commercial	<ul style="list-style-type: none"> • Business • Out of centre development for Metropolitan Melbourne
	Industry	<ul style="list-style-type: none"> • Industrial land development • Design of industrial development • State significant industrial land • Innovation and research
	Tourism	<ul style="list-style-type: none"> • Facilitating tourism • Tourism in Metropolitan Melbourne • Maritime precincts



CLAUSE	HEADING	POLICY
Clause 18 TRANSPORT	Integrated transport	<ul style="list-style-type: none"> • Land use and transport planning • Transport system
	Movement networks	<ul style="list-style-type: none"> • Sustainable personal transport • Cycling • Principal Public Transport Network • Management of the road system • Car parking
	Ports	<ul style="list-style-type: none"> • Planning for ports • Planning for land adjacent to ports
	Airports	<ul style="list-style-type: none"> • Melbourne Airport • Planning for airports • Planning for airfields
	Freight	<ul style="list-style-type: none"> • Develop freight links
Clause 19 INFRASTRUCTURE	Renewable energy	<ul style="list-style-type: none"> • Provision of renewable energy
	Community infrastructure	<ul style="list-style-type: none"> • Health facilities • Education facilities • Cultural facilities • Distribution of social and cultural infrastructure
	Development infrastructure	<ul style="list-style-type: none"> • Development contribution plans • Water supply, sewerage and drainage • Stormwater • Telecommunications • Waste and resource recovery • Pipeline infrastructure • Survey infrastructure

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